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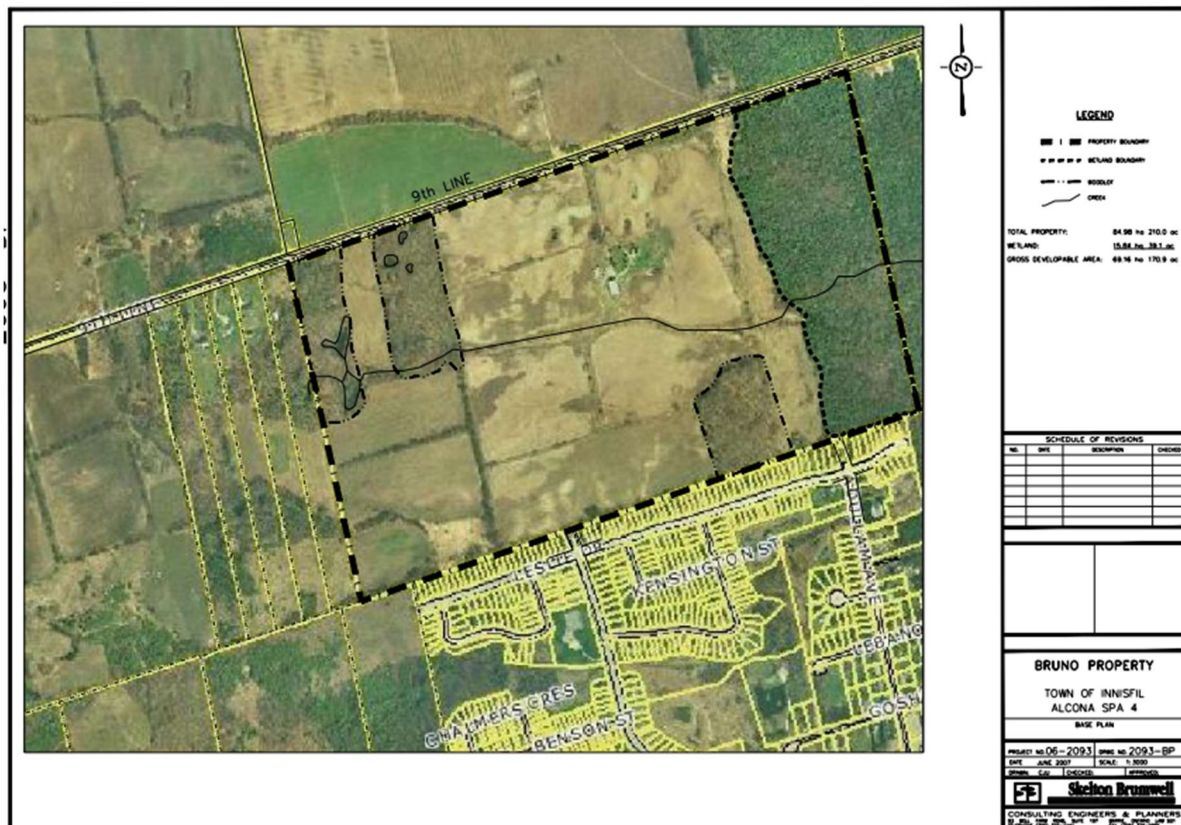
February 3, 2023

Submitted on line to the Environmental Registry of Ontario:

Re: Submission regarding Simcoe County Official Plan Amendment No. 7.
ERO number 019-6113 Ministry reference number 43-OP- 221936

We own the 85 ha (210 ac) property in the Town of Innisfil part of the north half of Lots 22, 23 and 24 Concession 8. We have been actively participating in the planning exercises at the Town of Innisfil for two decades as our land is part of Alcona North which has been in the works for many years as an expansion of the Alcona Settlement Area. Our property is shown outlined on Figure 1 and is contiguous to the existing developed area of Alcona.

Figure 1. Land Owned in Alcona North



We understand that this OPA 7 sets out growth-management policies to guide growth in Simcoe County to the year 2051. The policies related to settlement area hierarchies and Table A establish Alcona as a Primary Settlement Area. The policies on settlement area boundary expansion criteria are good and are seen to be supportive of Alcona North expansion.

The uncertainty caused by the Build More Homes Faster Act, 2022 in its elimination of planning responsibilities for the County of Simcoe, and some other upper tier municipalities, needs to be addressed prior to the approval of this Simcoe County OPA No. 7. Are the population caps established for the County of Simcoe in the Growth plan to be revised or even eliminated?

That possibility coupled with the intent to build many more homes (1.5 million in next ten years) in Ontario, presumably including additional housing growth in Innisfil, beyond what has been planned, leaves us questioning the validity and relevance of the forecasts and targets for population and employment growth in Innisfil.

The greenfield area land needs for the increased population of 39,740 (Table B) and increased employment of 20,290 (Table C) for the entire Town of Innisfil, is only 104.2 ha. (Table F).

There are two Minutes of Settlement (MOS) signed between the Province, the County of Simcoe, the Town of Innisfil, and the Pratt Company in relation to an appeal of the Town adopted and County approved Innisfil OPA No. 1. This was caused by a Ministry of Municipal Affairs and Housing appeal. That OPA No. 1 expanded the Alcona Settlement to the north including our lands. The MOS identified a potential for 38.6 % of Innisfil Growth for Alcona North. If the total population and related greenfield requirement remains limited to 39,740 persons and 104.2 ha., this results in only 15,340 persons or 40.2 hectares of Greenfield land in Alcona North. That was not enough even before the Build More Homes Faster Act, 2022.

We note that additional 37 hectares was added by OPA No. 7 for the Minister's Zoning Order for the protected transit station area known as the Orbit. This has no benefit to Alcona North and there is a question of what population growth that is to accommodate and whether it is locked up, even if the Orbit does not proceed. We ask that it be confirmed that the Orbit is not to consume a portion of the 39, 740 population increase previously planned.

We will continue to participate in the County MCR process, The Town Official Plan Amendment process for an Alcona North Secondary Plan, and in subsequent planning and development applications for community population and housing and employment growth on our land. Alcona North has technical merit and reasonable expectation thru the two MOSs for high priority for Innisfil and Alcona growth.

Yours truly



Silvan Bruno