

VIA ERO

February 3, 2023

Ministry of Municipal Affairs and Housing
777 Bay Street
Toronto, ON.
M7A 2J3

Attention: Julianna Zhuo

Dear Madam:

**Re: SUBMISSION ON COUNTY OF SIMCOE OPA 7
ERO No. 019-6113
Far Sight Investments Limited
6114 14th Line, Alliston, New Tecumseth**

We represent Far Sight Investments Limited, owner of the property municipally known as 6114 14th Line, within the community of Alliston, in the Township of New Tecumseth ("Subject Lands"). The Subject Lands are approximately 15.2 hectares (37.5 acres) in area with approximately 391 metres of frontage along the north side of 14th Line.

We are writing, with the support of the attached submissions from Innovative Planning Solutions ("IPS"), to request that the Subject Lands be added to the settlement boundary through the Ministry's approval of Amendment No. 7 to the County of Simcoe Official Plan ("OPA 7").

The Subject Lands are appropriate for residential development and should be added to Alliston's settlement boundary for the following reasons:

1. The development of these lands will meet all applicable provincial and county policies for settlement boundary expansions.
2. The lands can be fully serviced by existing infrastructure and public service facilities. Their full development will ensure that existing and planned infrastructure is optimized, and land is used efficiently.
3. There is significant demand for housing in the Township of New Tecumseth, as demonstrated by the proposed population allocation of 35,110 people through OPA 7.

4. The inclusion of the Subject Lands in the Settlement Boundary would assist in alleviating the ongoing housing crises. The Province is calling for a significant number of new residential units over the next ten years and is imposing targets on individual municipalities. The Subject Lands are readily available to delivery much needed housing and Far Sight is willing to immediately commence the planning processes necessary to bring about their development.

The Ministry has broad powers to address this request and allow for the development of the Subject Lands. The Ministry has the authority to modify OPA 7 to expand Alliston's settlement boundary to include the Subject Lands. This will allow for development applications to proceed immediately, so that the Subject Lands can contribute to providing much-needed housing at the earliest opportunity.

Should you have any questions or concerns or require any additional information regarding this request, please do not hesitate to contact us. Otherwise, we thank you for your consideration of these submissions.

Yours truly,

A handwritten signature in black ink that reads "Jennifer Meader". The signature is written in a cursive, flowing style.

Jennifer Meader
JM

ATTACHMENT 1



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

February 3, 2023

Ministry of Municipal Affairs and Housing
777 Bay Street
Toronto, ON.
M7A 2J3

**Attn: Honourable Steve Clark, Minister
Ministry of Municipal Affairs and Housing**

Dear Minister Clark:

**Re: ERO No. 019-6113
Ministry Reference No. 43-OP-221936
Simcoe County Official Plan Amendment No. 7
6114 14th Line Alliston, ON.
Far Sight Homes**

On behalf of Far Sight Homes, Innovative Planning Solutions is pleased to submit the following request to the Ministry of Municipal Affairs and Housing in support of a modification to Simcoe County Official Plan Amendment No. 7 (OPA No .7). This correspondence requests an amendment to Schedule 5.1 Land Designations providing for a Settlement Area Boundary Expansion for the Alliston Settlement Area to include lands municipally addressed at 6114 14th Line, Alliston ON (Figure 1).

The subject lands are approximately 15.2 ha. (37.5 ac.) in area with appropriately 391 m. frontage along the north side of the 14th Line and approximately 457 m. of frontage along the Nottawasaga River. The subject lands:

- Abut the east side of the Alliston Settlement Area;
- Have immediate access to the adjacent municipal sanitary sewer and watermain that extends beneath the 14th Line;
- Are in an area where a significant amount of urban development has occurred; and
- Are a clear and logical extension to the Alliston Settlement Area boundary having the effect of rounding out the community.

OPA No. 7 Policy 3.2.3 identifies the Alliston Settlement Area, New Tecumseth, as a Category 1 Primary Settlement Area. Category 1 Settlement Areas have a delineated Built-up Area. Policy 3.2.4, Table B Population Forecast for 2051 By Local Municipality, allocates 35,110 additional persons to New Tecumseth by 2051. Our specific request is that the Alliston Settlement Area be expanded to include the subject land as a designated greenfield area, on the basis that it satisfies Policy 3.2.7 d) as follows:

- Serves as a logical extension to the existing delineated built-up area allowing for the efficient use of land, infrastructure and public service facilities;
- Will contribute to the availability of housing choices;
- Is supported by available infrastructure and public service facilities; and,
- Supports efficient community transportation patterns.

Provincial Policy Statement (2020) Policy 1.1.3.1 directs that settlement areas, such as Alliston, shall be the focus of growth and development. Policy 1.1.3.8 provides for the expansion of a settlement area through a municipal comprehensive review where it has been determined that sufficient opportunities to accommodate growth are not available through intensification, redevelopment and designated growth areas to accommodate projected needs over the planning horizon.

The Growth Plan (2020) provides for the implementation of PPS Policy. Growth Plan Policy 2.2.1. 2a) directs that that majority of growth be directed to settlement areas, such as Alliston, that:

- Have a delineated built boundary;
- Have existing or planned municipal water and wastewater systems; and,
- Can support the achievement of complete communities.

Additionally, we offer the following assessment of Growth Plan Policy 2.2.8.2 Settlement Area Boundary Expansions in consideration of the Alliston settlement area expansion request:

- Official Plan Amendment No. 7 has identified, through a municipal comprehensive review, that following consideration of minimum intensification targets and a land needs assessment there are not sufficient opportunities to accommodate a forecasted growth of 35,110 persons for New Tecumseth 2051 planning horizon (Policy 2.2.8.2 a)).
- In our assessment, lands made available by the proposed expansion to the Alliston settlement area will not exceed the 2051 planning horizon for New Tecumseth (Policy 2.2.8 2b)).
- The timing of the proposed Alliston settlement area expansion and phasing of development will assist in the achievement of minimum intensification and density targets of Official Plan Amendment No. 7 (Policy 2.2.8 2c)).

The request for expansion to the Alliston settlement area is consistent with PPS Policy 1.1.3.1 insofar as it directs growth to a settlement area. It complies with Growth Plan Policy 2.2.8.2 insofar as OPA No. 7 has completed a municipal comprehensive review and has identified that New Tecumseh, inclusive of the Alliston settlement area, is deficient in terms of its ability to a forecasted growth of 35,110 persons for 2051 planning horizon.

On the basis of this consideration, we request that Simcoe County Official Plan Schedule 5.1 Land Use Designations be further amended to expand the Alliston Settlement Area to include the subject land at 6114 14th Line, Alliston.

Thank you for consideration,
Innovative Planning Solutions

A handwritten signature in black ink, appearing to read 'D. Vella', written over a horizontal line.

Darren Vella, MCIP, RPP, B.Sc.
President & Director of Planning

Cc. Far Sight Homes (Client)

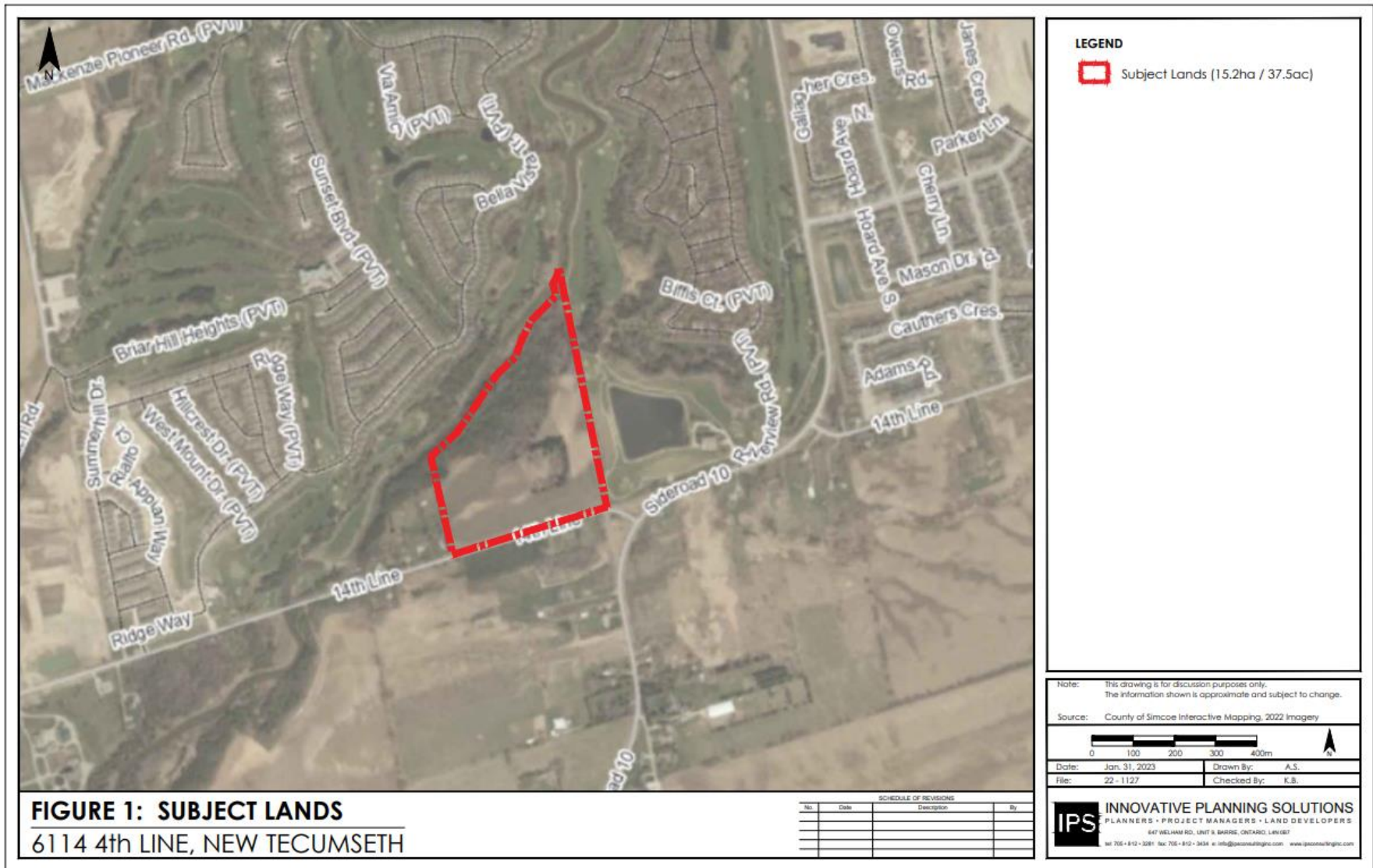


FIGURE 1: SUBJECT LANDS
 6114 4th LINE, NEW TECUMSETH

SCHEDULE OF REVISIONS			
No.	Date	Description	By

LEGEND

Subject Lands (15.2ha / 37.5ac)

Note: This drawing is for discussion purposes only. The information shown is approximate and subject to change.

Source: County of Simcoe Interactive Mapping, 2022 Imagery

0 100 200 300 400m

Date: Jan. 31, 2023 Drawn By: A.S.

File: 22 - 1127 Checked By: K.B.

IPS INNOVATIVE PLANNING SOLUTIONS
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