

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
9th Line, Beeton, New Tecumseth**

We represent Far Sight Investments Limited, owner of two parcels of land located along 9th Line adjacent to the community of Beeton in the Township of New Tecumseh ("Subject Lands"). The Subject Lands have Roll Nos. 432404000314954 and 432406000245407 and together have an approximate area of 15 hectares (37 acres). A portion of the Subject Lands are within Beeton's settlement boundary.

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 Beeton'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
9th Line Beeton, 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 Beeton Settlement Area to include lands municipally addressed at 9th Line, Beeton ON (Figure 1).

Far Sight Homes owns two parcels along the 9th Line in Beeton (Roll No. 432404000314954 and 432406000245407). The two sites possess an overall area of approximately 15 ha. (37 acres), with approximately 520 m. of frontage along the 9th Line. Currently, a portion of the subject lands are located within the settlement area boundary of Beeton. The subject lands:

- Abut the west side of the Beeton Settlement Area;
- Have access to municipal servicing;
- Are in an area where a significant amount of urban development has occurred; and,
- Are a clear and logical extension of the Beeton Settlement Area.

OPA No. 7 Policy 3.2.3 identifies the Beeton Settlement Area, New Tecumseth, as a Category 2 Secondary Settlement Area. Category 2 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 Beeton Settlement Area be expanded to include the subject lands as a designated greenfield area on the basis that it satisfies Policy 3.2.7 d) as follows:

- It 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 Beeton, 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 Beeton, 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 Beeton 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 Beeton Settlement Area will not exceed the 2051 planning horizon for New Tecumseth (Policy 2.2.8 2b)).
- The timing of the proposed Beeton 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 Beeton 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 Beeton 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 Beeton Settlement Area to include the subject land at 9th Line, Beeton.

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)



LEGEND

- Subject Lands
432404000314954
- Subject Lands
432406000245407

**Figure 1
Subject Lands**

Source: Simcoe Maps

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS