

February 3, 2023

**Submission via Environmental Registry of Ontario**

Hon. Steven Clark  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M5G 2E5

**Re: Simcoe County Official Plan Amendment 7 (Phase 1 Growth Management)  
ERO No. 019-6113  
5961 8<sup>th</sup> Line, Part of the North Half Lot 11, Concession 7, New Tecumseth (the  
Subject Land)  
Site Specific Request**

It is our current understanding that the Simcoe County Municipal Comprehensive Review (MCR) is being conducted through a two-part process. The first part deals with allocating population, employment targets and a corresponding quantity of land to the municipalities; this has been completed through the County's OPA 7 which is now under the Minister's review. The municipalities will then bring their OP's into conformance by designating land, if required, at a later date. While it is out of the scope of County OPA 7 to identify those specific lands, we understand that some landowners have been writing in to have their lands considered and we would like to do the same.

We are an owner of approximately 94 acres of vacant land generally located in the southeast corner of the 8<sup>th</sup> Line and the 10<sup>th</sup> Side Road and adjacent to the urban boundary of Beeton. It is municipally known as 5961 8th Line and legally described as part of the north half of Lot 11, Concession 7, New Tecumseth (the Subject Lands).

For more context, the Subject Land is located directly south of the Simcoe Manor which is an institutional seniors housing community. This facility is slated for a significant expansion and construction has begun. A zoning by-law amendment was required to allow for 6 storey buildings on this property and consequently a Planning Justification Report (PJR) by MHBC dated November 9, 2022 was submitted. (A site plan from the PJR has been attached as Figure 1.) The PJR states, "...the Site also provides residents and staff a location within an established community, walkability to various goods and services, and community amenities all of which, it is submitted, enhances quality of life and opportunity for community involvement for the residents of the Village."

We agree with the above statement about the location and in the past, the Town of New Tecumseth agreed as well. In 2004, the Town included the Subject Land and the Simcoe Manor lands in the Beeton Secondary Plan expansion area which became known as Official Plan Amendment 31 (OPA 31) to the Town's OP. At that time, this area was known as 'Beeton East' and was given a residential designation in addition to 'Beeton South' and 'Beeton West' expansion areas. However, the Province appealed OPA 31 to the Ontario Municipal Board (Case Number PL060354) and due to a population technicality, the 'Beeton East' expansion lands, including the Subject Lands, were removed from OPA 31.

We have been writing to the Town (letters enclosed) to ensure the Subject Lands are considered during the next OP Review as they are a natural, logical, and continuous expansion of the current urban boundary. This is nothing new since background studies in OPA 31 supported the Subject Lands previously and nothing has changed in that regard.

We believe the Province should also take interest since, given the housing affordability crisis, its previous involvement with OPA 31 has had a negative impact. Now, there is an opportunity to right a wrong.

We would like to thank you for your consideration of these comments and we would be available to discuss.

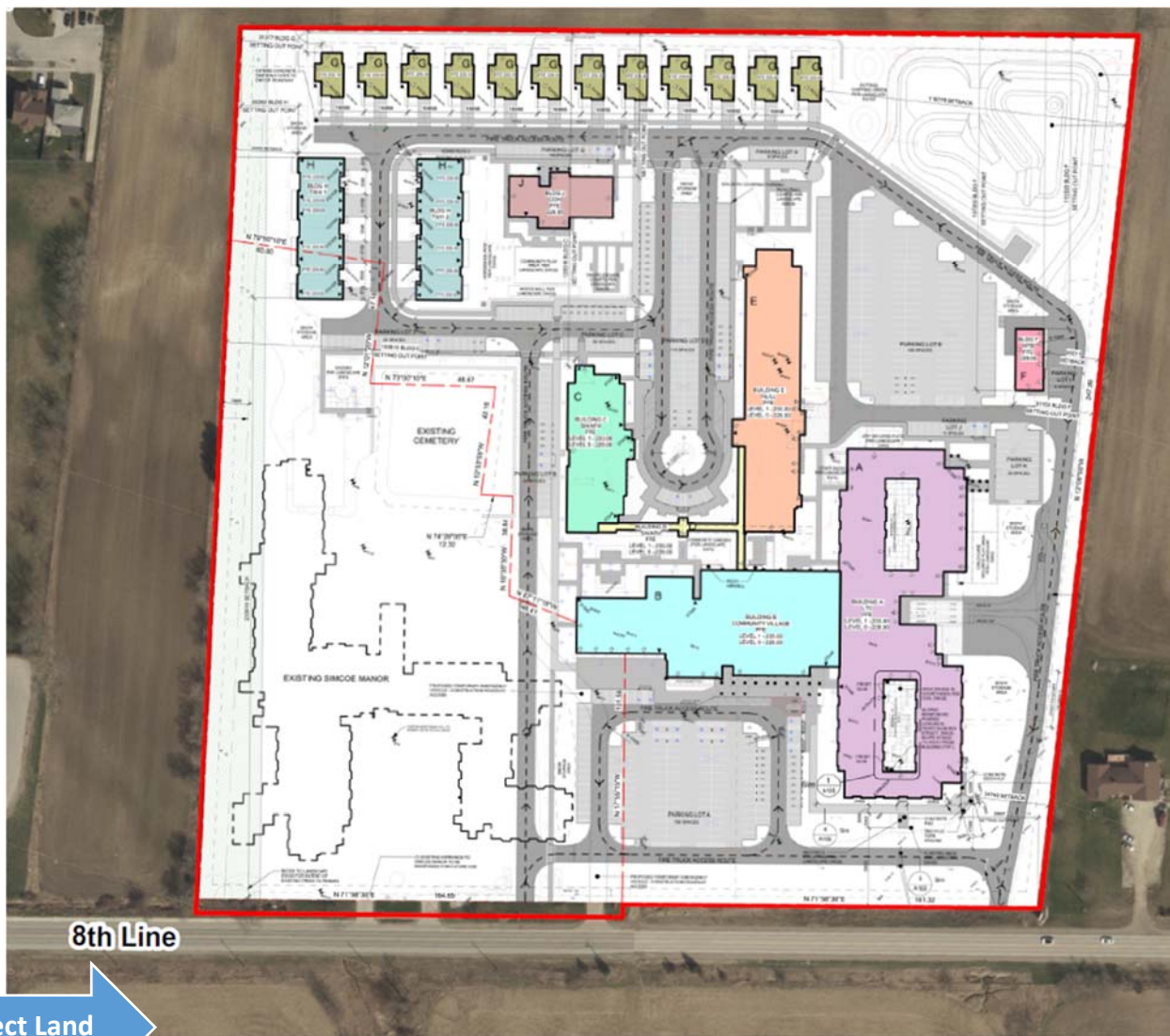
Yours truly,

**MILLFORD DEVELOPMENT LIMITED**

Frank Orsi

– encls. - Figure 1: Site Plan of Beeton Manor  
-Letters to New Tecumseth

Figure 1: Site Plan of Beeton Manor



From: PJR (Nov. 2022)

July 27, 2022

**E-Mail only to: [jbest@newtecumseth.ca](mailto:jbest@newtecumseth.ca)**

Jennifer Best, MCIP, RPP  
Director of Planning & Building  
Town of New Tecumseth  
10 Wellington St. E.  
Alliston, ON L9R 1A1

Dear Ms. Best:

**Re: Committee of the Whole Working Meeting | April 19, 2022  
Report #PD-2022-15 | New Tecumseth Approach to Managing Future Growth  
Part of the North Half Lot 11, Concession 7, Tecumseth (the Subject Land)  
Landowner Request #34 – Mapping Revision**

We are an owner of the Subject Land which is located adjacent to the southeast settlement boundary of Beeton. We have previously written to you in our letter dated November 12, 2021 requesting that the Subject Land be considered in an urban expansion during the Town's next Official Plan Review. Upon reviewing the above-mentioned presentation you gave to the Committee, we recognize the Subject Land being identified as #34.

We would like to advise of a mapping error with respect to #34. The Subject Land is legally described by lot and concession and has one Property Identification Number (PIN 58158-0089). However, it also consists of three assessment parcels and staff only selected two of the parcels. The missing parcel fronts Main Street East (the 8th Line) and we have enclosed a clip of slide 24 (Appendix 1) from the presentation showing the missing parcel and a context map (Appendix 2) showing the Subject Land.

We feel it is important to identify this omission now to ensure staff give consideration to this parcel. The contextual location should elevate it to a higher priority area; some amongst many reasons are:

- It fronts a Primary Arterial Road
- It is within walking distance to the Linx bus stop (Route 5: Alliston to Bradford Go Station – see Appendix 3)
- There is existing sidewalk from downtown Beeton extending eastward to this location
- Water and wastewater services extend across the 8<sup>th</sup> Line to this location

- Existing surrounding commercial and institutional uses complement the area
- It is adjacent to the current urban boundary
- We also own the westerly adjacent block (BLK. 25 on RP 51M-254) within the urban boundary

This provides for a continuous and logical extension of the urban boundary. In addition, this area is well suited for a mix of uses and higher density targets which achieves many goals and objectives of the current planning policy regime.

It is important to note that numerous studies, including natural environment evaluation, were conducted to facilitate the Beeton Secondary Plan which became OPA 31. Those studies concluded that Beeton South and East were better candidates for growth compared to further expanding northwards or westwards; for that reason, the Subject Land was included in the expansion at the time. However, as I mentioned in my previous letter, an OMB hearing led to some properties being removed from the expansion of Beeton East due to a population constraint and the Subject Land was one of those properties.

We believe the current Council should be made aware of the previous events. We recognize that Council may choose different alternatives but it would seem as though Councillor MacLellan, Deputy Mayor Norcross, and Councillor Foster had a preference for Beeton East. We believe the Simcoe Manor should also be displayed on all mapping shown to councillors as Councillor Jeb inquired – this assists in identifying logical expansion areas.

Given the timing of Simcoe County's Official Plan Amendment (Growth), the uncertainty of the Minister's position, and the upcoming municipal elections, it may very be a new council that would need to decide on the matter of the Town's future OP. In any event, we look forward to participating in the Town's Official Plan Review process.

Yours truly,

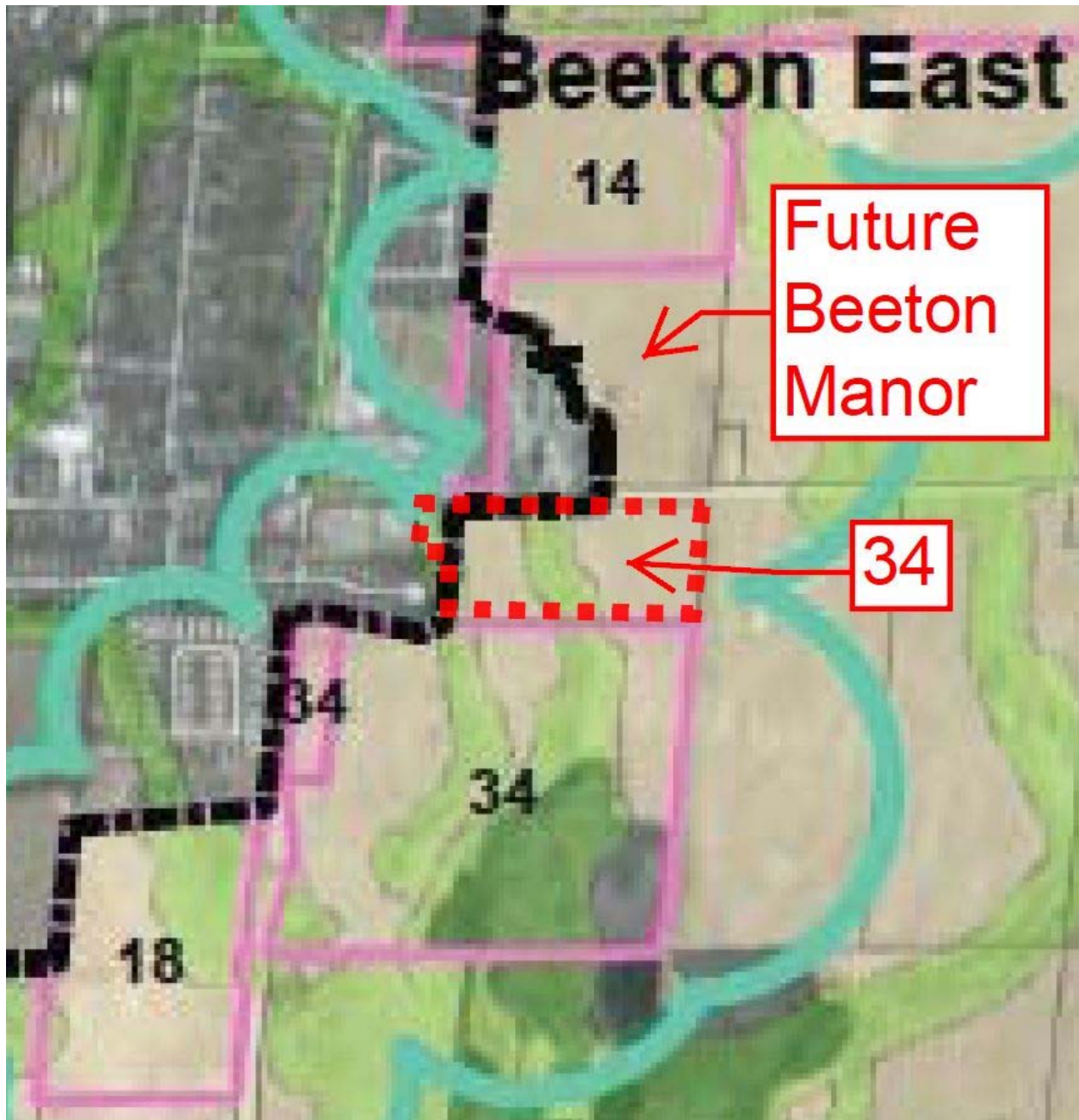
**MILLFORD DEVELOPMENT LIMITED**

Frank Orsi

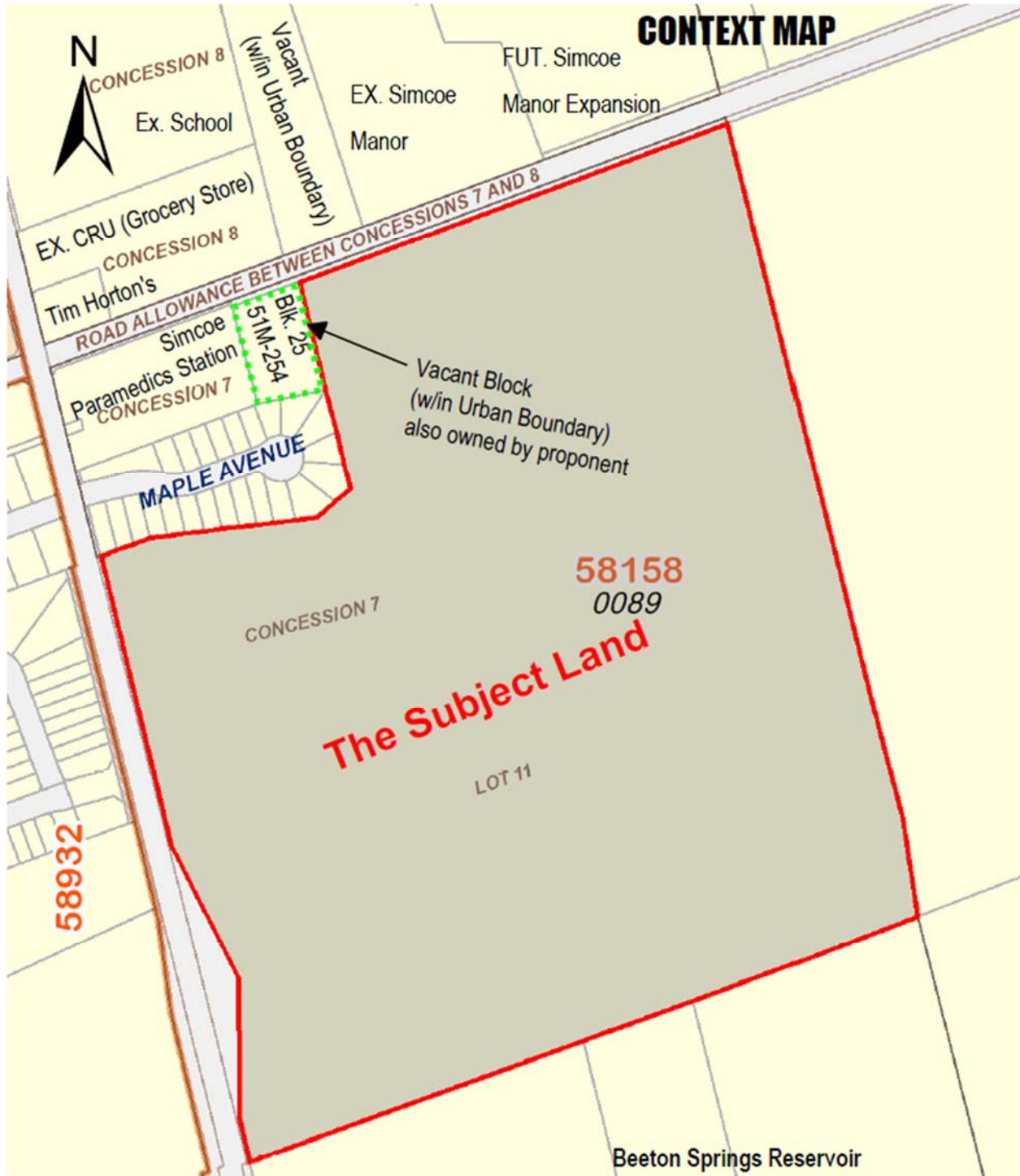
encls. -Appendix 1: Clip of Slide 24 from Presentation  
-Appendix 2: Map of Subject Land  
-Appendix 3: Simcoe Linx – Route 5

cc. Jim Craig – Mod-Aire Homes Limited, by e-mail

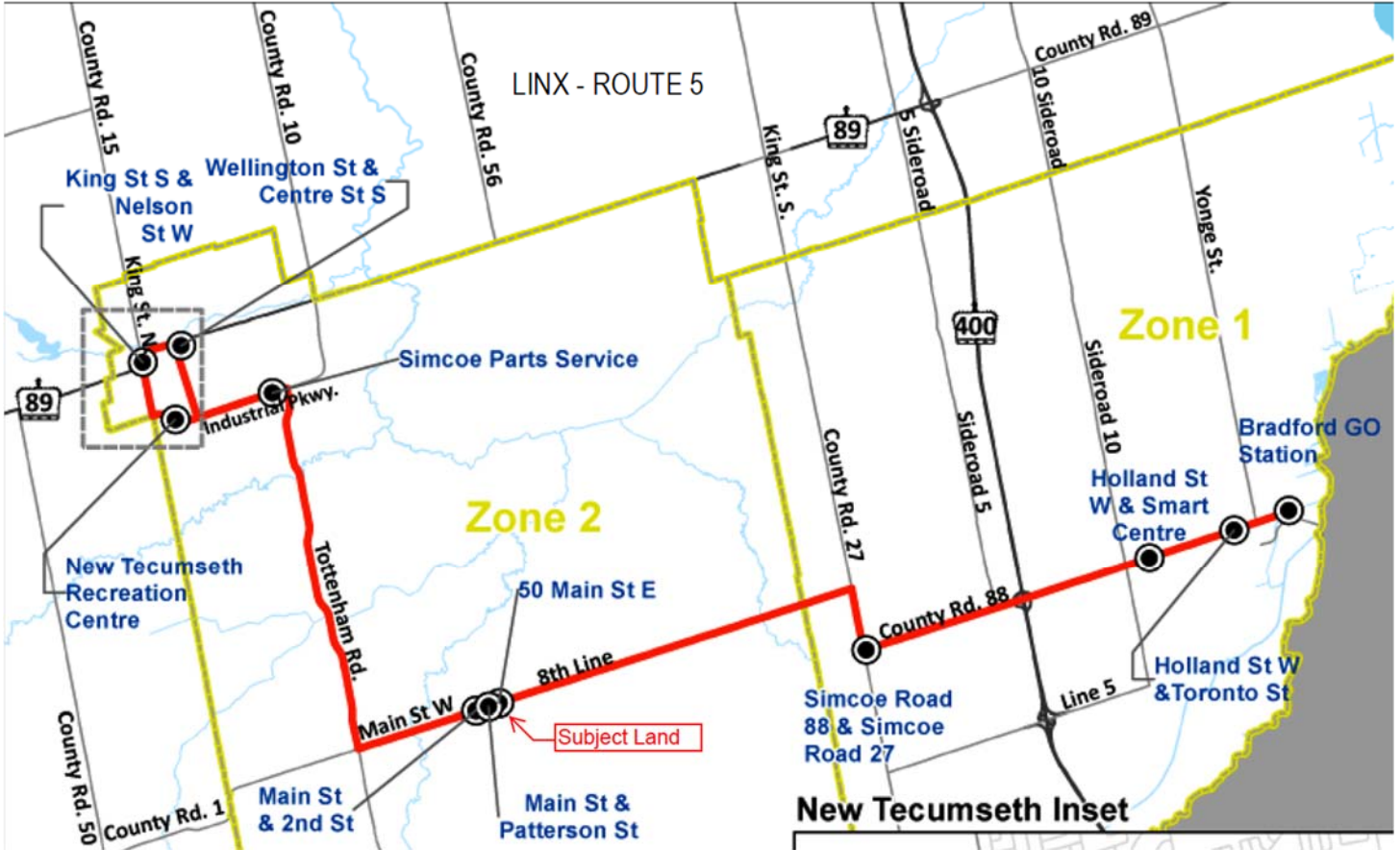
Appendix 1: Clip of Slide 24 from Presentation



Appendix 2: Map of Subject Land



Appendix 3: Simcoe LINX – Route 5



<https://www.simcoe.ca/Transit/Pages/Route-5-New-Tecumseth-to-Bradford-West-Gwillimbury.aspx>

November 12, 2021

By E-Mail: [jb@newtecumseth.ca](mailto:jb@newtecumseth.ca)

Jennifer Best, MCIP, RPP  
Director of Planning & Building  
Town of New Tecumseth  
10 Wellington St. E.  
Alliston, ON L9R 1A1

Dear Madame:

**Re: Report #PD-2021-45 – Municipal Comprehensive Review Update on Growth Management**

Millford Development Limited and Mod-Aire Homes Limited are the registered owners of approximately 94 acres of land located in the southeast corner of the 8<sup>th</sup> Line and 10<sup>th</sup> Side Road adjacent to the current settlement boundary of Beeton and across of the Beeton Manor. These lands are legally described as part of the north half of Lot 11, Concession 7, Tecumseth (the Subject Land).

We are writing in response to Staff Report #PD-2021-45 to the Committee of the Whole dated September 13, 2021. We note that the County of Simcoe is conducting a Municipal Comprehensive Review to allocate additional population to the year 2051 to the lower tier municipalities across the County. While the Town of New Tecumseth has yet to initiate its Official Plan Review process, landowners have been writing into the Town to have their lands considered for future growth. Given the history of the Subject Land, we feel it should be considered for an area of boundary expansion, if it was not being considered already, and added to the request map at this time.



Map showing the Subject Land

## History

As it relates to the Subject Land, the owners granted an easement to the Corporation of the Village of Beeton (the name at the time) on November 25, 1980 for the purposes of the municipality to install and maintain its watermain to the Beeton Springs Reservoir. This has been registered as Instrument Number 858840 and is shown on Part 2 of Reference Plan 51R-14208 which generally runs north-south bisecting the Subject Land. (It's our understanding that the current size of this watermain is 400mm.)

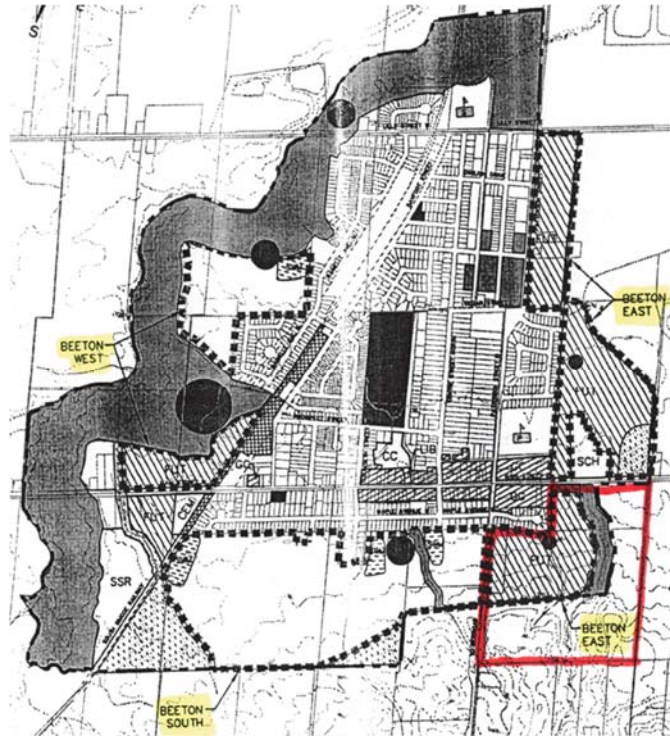
It was on May 9, 1986 that our plan of subdivision was registered as Plan 51M-254 with the residual remaining as the Subject Land. This Plan created Maple Avenue, 23 lots, a block for stormwater management (SWM), and a block of approximately one acre in size fronting the 8<sup>th</sup> Line; this was the limit of the settlement area at the time. The one acre block (beside the newly built Simcoe Paramedics Station) is designated as Corridor Commercial in the current OP and remains vacant while the SWM block remains in our private ownership although it has been assumed.



Map showing 51M-254 and remaining block fronting 8<sup>th</sup> Line from the Subject Land

## Official Plan Amendment 31 (Beeton Community Secondary Plan)

In 2004, the Town of New Tecumseth initiated the process to review the Secondary Plan of Beeton (OPA 31) including background studies and a Master Servicing Plan. Draft Schedule 'A' to OPA 31 dated June 2004 shows the Subject Land as being included in the proposed settlement boundary as part of the 'Beeton East' expansion area. The drawing had designated the Subject Land as 'future residential' and even showed a location for a future park.

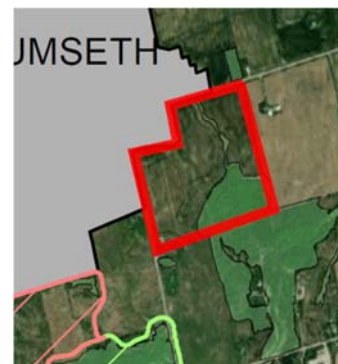


Map from Draft OPA 31 Schedule A – Beeton Secondary Plan (June 2004)

However, it was determined that there was not enough population to be allocated and the final iteration of the Beeton Secondary Plan had reduced the expansion of the boundary which omitted the Subject Land and other lands from it. This matter had been appealed to the Ontario Municipal Board (Case Number PL060354) where Mod-Aire was granted participant status. In the Board’s Order issued December 5, 2007, the Member included a statement from Mod-Aire requesting “that if the Town of New Tecumseth is successful in obtaining an increased population allocation in the current County of Simcoe Growth Management Study, the Beeton Community should be a candidate for some of that population allocation.”

### **Development Context**

The Subject Land is suitable for development as analyzed by high-level background studies previously conducted during the OPA 31. The soils are mapped as being a silty clay loam and have good drainage characteristics. There is a woodlot feature in the very southeast corner of the land; however, in respecting current policy, buffering can be used to minimize disturbances and promote stewardship of the natural heritage feature. It should be noted that the draft Natural Heritage System mapping (Oct. 25, 2021), derived from Provincial mapping, being conducted by North-South Environmental, as part of Simcoe County’s MCR, does not include any



features on the Subject Land. Mapping also shows that the Subject Land is outside of regulated flood hazard areas.

The Subject Land is adjacent to the existing settlement boundary and local infrastructure. There is existing residential to the west and to the north there is supporting commercial retail (e.g. grocery store, retail, Tim Horton's, etc.) Not only is the commercial retail within walking distance, an elementary school exists within 800m of the Subject Land. Furthermore, having frontage on both primary arterial and arterial roads, as classified by the OP, this accessibility presents itself to allow for a range of mixed uses and occupancy types. Moreover, the Beeton Manor has a redevelopment plan approved by Simcoe County to create an age in place community producing an attractive, vibrant area. For these reasons, amongst others, the Subject Land should be considered a highly suited candidate for an area boundary expansion.

We recognize the Town may be creating principles and establishing criteria to evaluate lands for consideration. We look forward to participating in the Town's Official Plan Review Process and would be available to discuss our proposal at a future time.

In the meantime, we plan to enclose this letter with our correspondence to Simcoe County as it conducts phase one of its MCR.

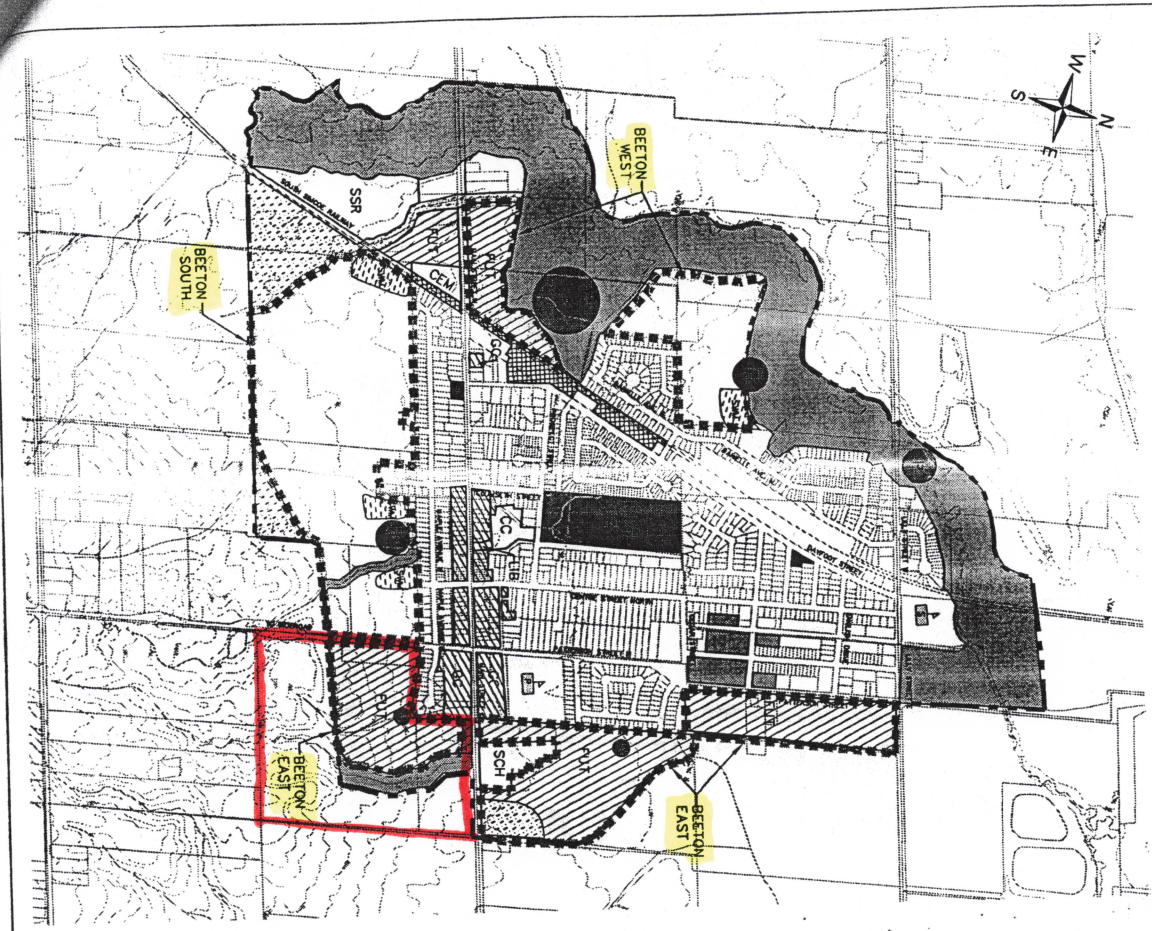
Yours Truly,

**MILLFORD DEVELOPMENT LIMITED**

Frank Orsi

encls.

cc Jim Craig – Mod-Aire Homes Ltd.



COMMUNITY OF BEETON  
 TOWN OF NEW TECUMSETH  
 SECONDARY PLAN  
 MASTER SERVICING PLAN  
 DRAFT - BEETON SECONDARY PLAN  
 SCHEDULE 'A' TO OFFICIAL PLAN  
 AMENDMENT NO. 31

PUBLIC MEETING - JUNE 9 2004  
 SCALE = 1:15000

- LEGEND:**
- COMMUNITY BOUNDARY
  - ▨ LOW DENSITY RESIDENTIAL
  - ▧ FUTURE RESIDENTIAL
  - ▩ VILLAGES (URBAN) COMMERCIAL
  - STORMWATER MANAGEMENT FACILITY
  - ▬ URBAN INDUSTRIAL
  - ▭ SPECIAL POLICY DISTRICT (LIMITS TO BE DETERMINED)
  - ▮ OPEN SPACE - HAZARDOUS LANDS
  - ▯ OPEN SPACE - ENVIRONMENTAL PROTECTION
  - ▰ VILLAGES (GENERAL) COMMERCIAL
  - PARK LAND
  - NEIGHBOURHOOD PARK
  - LOCAL PARK
  - ▭ INSTITUTIONAL
    - ▭ SCHOOLS (S) (P)
    - ▭ CEMETERY
    - ▭ LIBRARY
    - ▭ CC COMMUNITY CENTRE
    - ▭ SCH SENIOR CITIZENS HOME
  - ▭ SPECIAL USE
    - ▭ SSR SOUTH SIMCOE RAILWAY

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 Jan 03, 2004 - 10:45am  
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