

LAND SOLUTIONS
ONTARIO

February 1, 2023

BY EMAIL: Julianna.Zhuo@ontario.ca

Municipal Services Office – Central Ontario
16th Floor
777 Bay Street
Toronto, ON
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Attention: Julianna Zhuo

RE:	ERO Number:	019-6113
	Ministry Reference Number:	43-OP-221936
	Notice Type:	Instrument
	Act:	Planning Act, R.S.O. 1990
	Instrument Type:	Approval of a municipality's Official Plan County of Simcoe

P.I.N.: 58060-0132 – 5633 Highway 27, Cookstown, Town of Innisfil

We are writing on behalf of the owners of 5633 Highway 27, Cookstown, Ontario (the "Subject Lands" as highlighted in red on Schedule "A"). The Subject Lands consist of 100 +/- gross acres and are immediately adjacent to the existing Cookstown Settlement Boundary per the County of Simcoe and Town of Innisfil Official Plans.

We are writing in response to posting 019-6113 on the Environmental Registry of Ontario, whereby the Province of Ontario (the "Province") is seeking comments on the County of Simcoe's Official Plan Amendment No. 7, being an amendment to guide growth and development to the year 2051. At this time, the Cookstown Settlement Area is not proposed to be expanded in the County Plan. Implementing Official Plan Amendment No. 7 as it currently stands will isolate the emerging community of Cookstown and prevent the growth that its nearby amenities and facilities could support. With the County Plan being a thirty-year plan and an immediate need for 1,500,000 homes over the next 10 years to address the housing crisis, **we ask that the Province designate the Subject Lands as "Settlement Area" in the County of Simcoe's Official Plan to allow the planning process to move forward and expedite home building on the Subject Lands.** For reference, a preliminary development concept plan proposing between 400-600 units on the Subject Lands is attached as Schedule "B".

The Subject Lands are very well suited for community development in the near term.

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The Subject Lands are located on the east side of Highway 27, a Primary Arterial Road. This location is well-served by Provincial Highways such as Highway 89 (less than 70 meters south of the Subject Lands) and by controlled access Highway 400 (3.75-km east of the Subject Lands). The Subject Lands have a variety of schools nearby, including Cookstown Central Public School which is directly across the street and fourteen other elementary and secondary schools that are within a 15-km radius of the Subject Lands. The Subject Lands are also within a 20-minute radius of Stevenson Memorial Hospital, five different community and recreation centers, and the Bradford GO. The Subject Lands are a 40-minute drive from Pearson International Airport, providing nearby international accessibility.

The Subject Lands are prime candidates for near-term housing development and can be built within the 10-year 'need' period identified by the Province. Because of this, designating the Subject Lands as a 'Settlement Area' is strategic to assisting the Province with achieving its housing objectives. The Subject Lands are a) immediately adjacent to existing settlement areas, b) can be serviced in the near-term with local infrastructure upgrades, and c) have characteristics that would enable housing to be built in the near-term. Designating the Subject Lands 'Settlement Area' together with site specific permissions, could expedite development such that subdivision plans could be submitted as soon as possible, together with the studies and designs needed to implement water, wastewater, and other infrastructure upgrades.

In summary, the locational attributes and ability to develop the Subject Lands in the near-term merit consideration for inclusion as 'Settlement Area' in the County of Simcoe's Official Plan. We would further ask the Province consider adding a site-specific policy to permit a minimum density target of 14 units per hectare average across the whole lands with permitted uses to include, but not be limited to, residential, long term care facilities, retirement residences, seniors residences, schools, institutional uses, parkland/recreational uses, stormwater management facilities, and dual-use parkland/stormwater management facilities, without requirements for preparation of a Secondary Plan. The proposed density facilitates development of the concept plan with new lots that are similar to the existing properties in the immediate area, while also recognizing intensification as the Province rises to the challenge of solving the housing crisis it currently faces.

Thank you for your consideration.

Yours very truly,
LAND SOLUTIONS ONTARIO



Melissa Fasullo
Principal

Encl.

SCHEDULE "B"



CONCEPT PLAN
COOKSTOWN

400-600 RESIDENTIAL UNITS



MGP PLAN NO. 23-228
DATE: FEBRUARY 1, 2023

