

LAND SOLUTIONS
ONTARIO

February 1, 2023

BY EMAIL: Julianna.Zhuo@ontario.ca

Municipal Services Office – Central Ontario
777 Bay Street, 16th Floor.
Toronto, ON
M7A 2J3

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.: 58144-0026 – 5964 13th Line, New Tecumseth

We are writing on behalf of 1737303 Ontario Inc, the owners 5964 13th Line, New Tecumseth, Ontario (the "Subject Land" as highlighted in red on Schedule "A"). The Subject Land consists of 98.5 gross acres with frontage on Simcoe County Line Road 13 and are south of the large scale 'Treetops' residential development in Alliston.

We are writing in response to ERO posting 019-6113, 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. With the County of Simcoe planning for growth over a thirty-year horizon and an identifiable need for 1,500,000 homes over the next 10 years to address the housing crisis, **we ask the Province to designate the Subject Land 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 Land.**

Located directly south of large residential development currently under construction, the Subject Land and its surrounding properties benefit from being immediately adjacent to Alliston, one of the fastest growing municipalities in Canada. Alliston offers a full range of community and commercial services, and we note that the Subject Land has ten schools within a 9 km radius and is within 6.5 km from Stevenson Memorial Hospital. Most critically, the Land is in close proximity to Honda Canada's plant, where Honda has announced plans to convert to the production of hybrid vehicles over the next six years with the provincial and federal governments investing \$131 million of the anticipated \$1.4 billion needed.

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A 'Settlement Area' designation on the Subject Land, in conjunction with the surrounding lands will accelerate development by bringing the lands into the planning horizon so detailed plans for water, wastewater, road, and other community infrastructure upgrades can be appropriately planned for in advance.

Thank you for your consideration.
Yours very truly,


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Encl.

SCHEDULE "A"

