

TREASURE HILL

February 1, 2023

BY EMAIL: Julianna.Zhuo@ontario.ca

Municipal Services Office – Central Ontario
16th Floor
777 Bay Street
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.: 58179-0211 - 7473 Keenansville Road, Colgan
P.I.N.: 58179-0412 - 2397 Concession Road 8 & 2396 Adjala Tecumseth Townline, Colgan

1737303 Ontario Limited (c/o Treasure Hill) are the owners of 7473 Keenansville Road, 2397 Concession Road 8, & 2396 Adjala Tecumseth Townline in Colgan Ontario (the "Subject Lands" as highlighted in red on Schedule "A"). The Subject Lands consist of approximately 172 gross acres and are immediately adjacent to a large-scale residential development consisting of a retirement residence and 650 +/- residential units currently being built by Tribute Communities.

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 community of Colgan is not included in the County plan, which will guide growth for the next 30 years. Implementing Official Plan Amendment No. 7 as it currently stands will isolate the emerging community of Colgan. This potential isolation is notwithstanding its desirable location for community development as evidenced by quick absorption of the Tribute development.

As such, we ask that the Province designate the Subject Lands as "Settlement Area" in the County of Simcoe's Official Plan to enable the planning process to move forward and expedite home building on the Subject Lands. For reference, a preliminary development concept plan proposing between 950-1200 units is attached as Schedule "B."

The Subject Lands are very well suited for community development in the near term. Accelerating the development concept will assist the Province with meeting the strategic objective of building 1,500,000 homes over the next 10 years to address the housing crisis. Making more land available for community development will increase the supply of buildable lots and result in the provision of a variety of housing options at various levels of affordability and attainability.

Similar to the development immediately to the south, the Subject Lands can be serviced using a decentralized wastewater system such as those produced by Newterra (www.newterra.com). The size of the Subject Lands and the absence of any major significant environmental features allows

for an economy of scale thus helping development realize cost efficiencies that will ultimately assist with providing housing at more attainable levels.

The Subject Lands each have substantial frontage on Concession 8, which is currently an incomplete and unopened road allowance owned by the Corporation of the Township of Adjala (refer to Schedule "C"). Development of the Subject Lands will facilitate and advance the completion of Concession 8, which is desirable for both the existing and emerging communities.

Locationally, the Subject Lands benefit from being in close proximity to existing community infrastructure including eight schools within a 7 km radius, the nearest of which is St. James School located less than 1 km from the Subject Lands. Highways 9, 50, 27 and controlled access Highway 400 are within close proximity and Pearson International Airport is approximately 45 minutes from the Subject Lands.

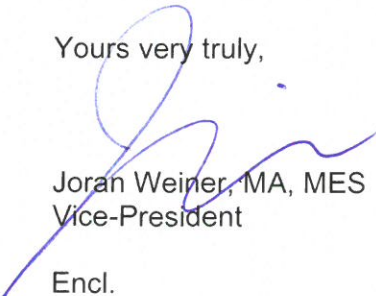
Designating the Subject Lands as a 'Settlement Area' is strategic to assisting the Province achieve its housing objectives as they are prime candidates for near-term housing development and can be built within the 10 year 'need' period identified by the Province. The Subject Lands are a) immediately adjacent to existing settlement areas, b) they can be serviced in the near-term with local infrastructure upgrades, and c) they have characteristics that would enable housing to be built in the near-term. Furthermore, the Subject Lands do not have any large significant environmental features and are not in the Greenbelt or Oak Ridges Moraine regulatory areas. 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 road 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.

Finally, Treasure Hill is a home-builder with substantial capability to deliver large scale residential developments such as this.

Thank you for your consideration.

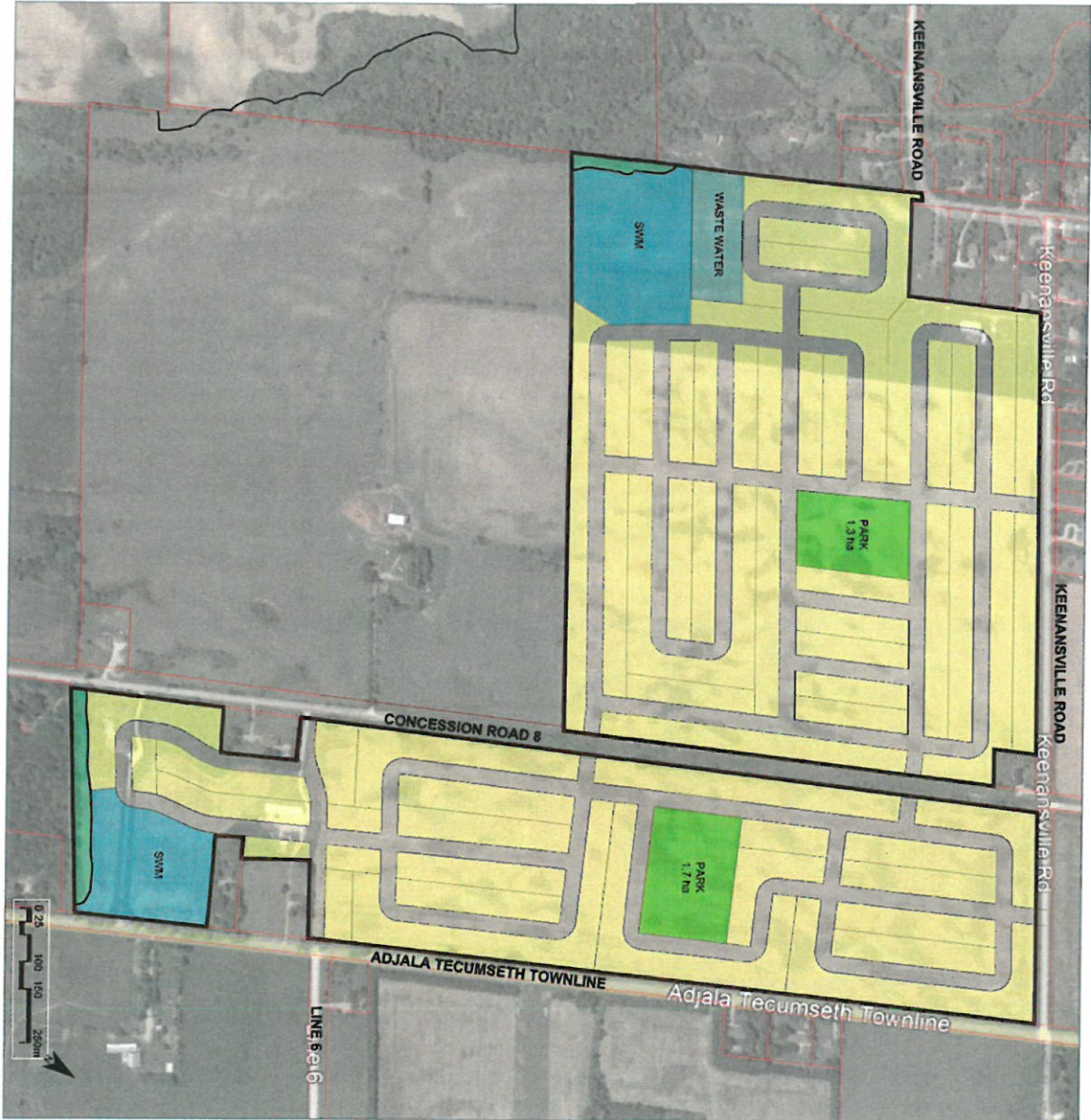
Yours very truly,



Joran Weiner, MA, MES
Vice-President

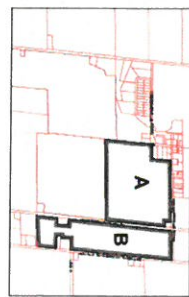
Encl.

SCHEDULE "B"



CONCEPT PLAN
COLGAN

950-1,200 RESIDENTIAL UNITS



DATE: 21/01/2011
JOB: 10000000000000000000



SCHEDULE "C"

