

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.: 58193-0012 – 6639 County Road 13, Everett

Land Solutions Ontario represents the owners of 6639 County Road 13 in Everett, Ontario (the “Subject Lands” as highlighted in red on Schedule “A”). The Subject Lands consist of approximately 169 gross acres with frontage on Simcoe Road 13, which is a Secondary Arterial Road, and are immediately adjacent to a large-scale approved residential development consisting of 1,867 residential units currently being developed by Farsight Homes.

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. 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, in conjunction with the surrounding lands, as “Settlement Area” in the County of Simcoe’s Official Plan to allow the planning process to move forward and expedite home building.** For reference, a preliminary development concept plan proposing approximately 1,500 units on the Subject Lands and the surrounding lands is attached as Schedule “B”.

Currently, Farsight Homes is in the advanced stages of proceeding with a modular Wastewater Treatment Plant (WTPP). The facility is already designed and has Environmental Compliance Approvals and is currently tender-ready with tenders expected to be released shortly. The innovative modular design lends itself to adaptability and growth which will allow the Subject Lands to be included. Planning to add an additional 1,500 units to the planned function of the system at this time will help bring the infrastructure investment costs down and ultimately assist with providing housing at more attainable levels. Furthermore, adding the lands will also facilitate the completion of Concession Road 6 north to 15th Sideroad.

Locationally, the Subject Lands benefit from being in close proximity to existing community infrastructure including seven schools within a 9 km radius, the nearest of which is Tosorontio Central Public School located approximately 1.7 km from the Subject Lands.

A 'Settlement Area' designation on the Subject Lands, in conjunction with the surrounding lands, together with site specific permissions will expedite development such that subdivision plans could be submitted as soon as possible and contribute to the 'economy of scale' when implementing the water, wastewater, and road infrastructure upgrades for surrounding developments. We would further ask the Province to add a site-specific policy to permit a minimum density target of 14 units per hectare 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 lots that are similar to subdivision plans that are proceeding in the immediate area.

Designating the Subject Lands as a 'Settlement Area' is strategic to assisting the Province with achieving 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.

Thank you for your consideration.

Yours very truly,

LAND SOLUTIONS ONTARIO



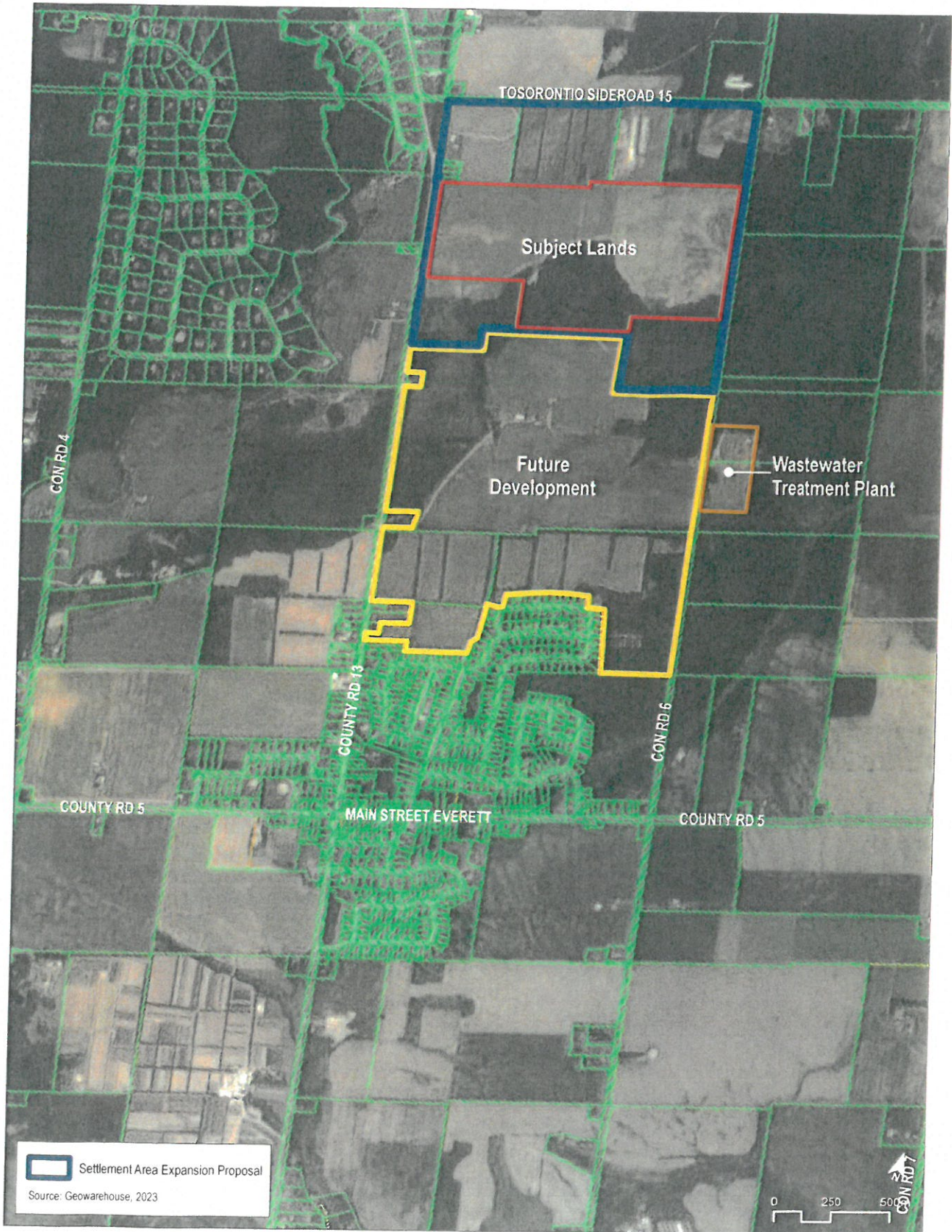
Melissa Fasullo
Principal

Phone: (647) 898-2190

Email: melissa@landsolutionson.com

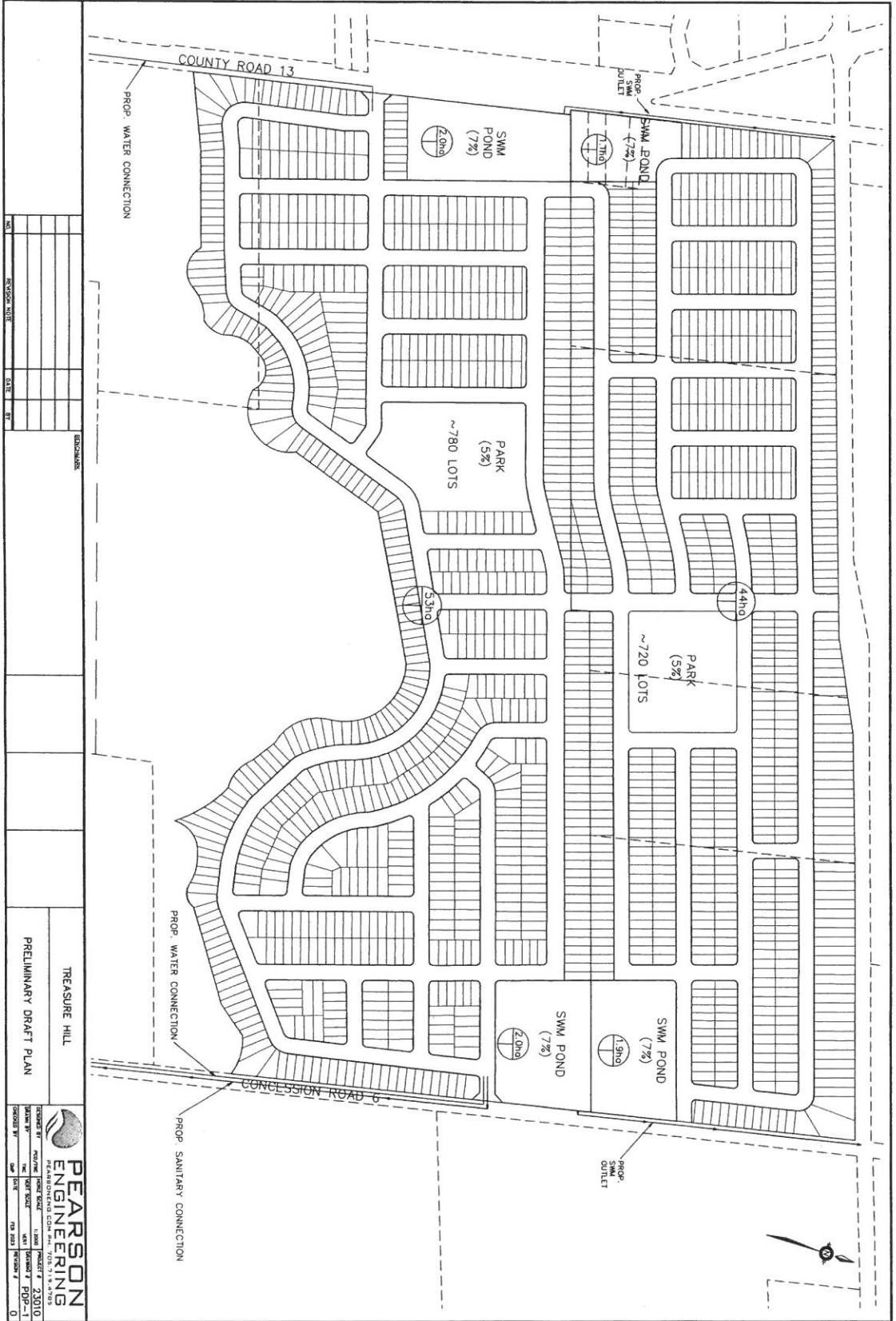
Encl.

SCHEDULE "A"



SCHEDULE "B"

P:\Utilities\Working\Drawings\23010 - Treasure Hill, 8838 County Rd. 13, East\Drawings\23010 - E09017 Submittal\Submittal\POP-1 Prelim Feb 02, 2013 @ 2:35m by jason.m. Pearson\DWG\23010.dwg



TREASURE HILL
PRELIMINARY DRAFT PLAN

PEARSON ENGINEERING
 REGISTERED PROFESSIONAL ENGINEER
 REGISTRATION NO. 705-219-4785
 PROJECT NO. 23010
 DRAWING NO. POP-1
 DATE: FEB 02, 2013