

**Committee of the Whole Meeting
May 15, 2023**

Report #PD-2023-19

Proposed Provincial Policy Statement Implications on New Tecumseth's Growth Management Strategy

Recommendation

That Report #PD-2023-19 be received;

And further that the comments contained in Report #PD-2023-19 be forwarded to the Provincial Government for the purposes of consultation on draft Provincial Policy Statement as part of the opportunity to participate in the public commenting of the ERO Posting;

And further that a copy also be forwarded to the Minister of Municipal Affairs and Housing, Association of Municipalities of Ontario (AMO), Federation of Canadian Municipalities (FCM), AMCTO, Local MP, Local MPP and the County of Simcoe.

And further that staff be directed to modify the scope of the Town's Growth Management Study to incorporate the pending changes to the Provincial Policy Statement as outlined in the report.

Executive Summary

Purpose of Report

The purpose of this report is to inform and provide Council with an overview of the Provincial consultation on the draft Provincial Policy Statement 2023 and Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023. This report highlights some of the implications for the Town of New Tecumseth on the growth management strategy as part of the Official Plan update.

Key Findings

- The draft Provincial Policy Statement was released on April 6, 2023 for comment by the Province
- The Growth Plan is proposed to be revoked with elements of the policy direction incorporated into the revised Provincial Policy Statement
- Bill 97, Helping Homeowners Protecting Tenants, Act was released for comment and proposes changes to various Provincial acts including the Planning Act
- Many of the Growth Plan targets have not been carried forward to the draft Provincial Policy Statement with local municipalities taking on responsibility for future growth planning instead of upper tier municipalities

- Municipalities will be expected to designate sufficient land for future growth for a minimum of 25 years
- The proposed changes to the Provincial Policy Statement have some significant implications to the Town especially on the approach to the commencement of the Town Growth Management Strategy
- There are significant changes for the protection of prime agricultural and employment lands which will likely have substantial long term impacts
- Settlement Area Boundary Expansion requests according to the draft Provincial Policy Statement can be received at any time and is not limited to consideration only during a Municipal Comprehensive Review
- The Town has received 49 requests by landowners to be included in urban settlement areas

Background

On April 6, 2023, the Provincial government introduced a draft update of the Provincial Policy Statement (PPS), 2020 and Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023 for consultation. The draft PPS proposes a change in focus of supporting residential development based under five pillars:

- Generate an appropriate housing supply
- Make land available for development
- Provide infrastructure to support development
- Balance housing with resources
- Implementation

The PPS consultation period is open for 60 days closing June 5, 2023 with the Province anticipating an approval in the fall of 2023. As part of the update to the PPS, it proposes to replace A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) by transferring some policies from the Growth Plan to the PPS. Both the PPS and Growth Plan policy documents support the achievement of livable communities, a thriving economy, a clean and healthy environment and social equity, improving the quality of life. The PPS guides land use planning decisions in Ontario where all Planning Act planning decisions shall be consistent with the PPS.

Bill 97 was also introduced and proposes changes to several pieces of legislation including the Building Code Act, Municipal Act, Development Charges Act, Residential Tenancies Act and the Planning Act to support Ontario's plan to build 1.5 million housing units by 2031.

In [January of 2023](#), Council endorsed the initiation of the Town Official Plan update to bring it into conformity with Provincial and County plans and documents. The major component of the Official Plan update involves the completion of a growth management study to provide realistic scenarios to accommodate New Tecumseth's future growth

and potential settlement area boundary expansions to the urban communities. A number of landowners have expressed interest in having their lands be included as part of any proposed boundary expansions. The previous update was provided to Council in April 2022, at a [Council Working Session](#), where staff presented on managing future growth where maps illustrating the locations of the various landowner requests.

Comments and Considerations

Summary of Key Proposed Provincial Policy Statement Changes and Implications

A number of changes are proposed in the PPS, however the following summary provides the most significant ones identified by staff. The policies related to climate change have been weakened throughout the PPS although municipalities are expected to plan for climate change.

Growth Targets

Municipalities are no longer required to plan to a specific residential and employment population for a horizon year. In the current Growth Plan, municipalities are to plan to 2051 (30 years) with a forecast and land needs budget. The land budget decisions driven by those population forecasts will come to an end with the revoking of the Growth Plan. Instead, the Province is proposing that when an official plan is updated, municipalities will be required to have enough land designated for at least 25 years (currently it was only up to 25 years) with the ability to extend beyond this horizon for infrastructure, employment areas and strategic growth areas.

For New Tecumseth, the County forecasting and land budgeting work would be no longer applicable and the Town can undertake its own forecasting. It is recommended that due to the comprehensive and collaborative work completed as part of the County's Municipal Comprehensive Review (MCR) in association with County Official Plan Amendment (COPA) #7, that the Town continue to apply the 2051 targets at a minimum for the Town's Official Plan update as part of the Growth Management Strategy. Although the proposed density target of 55 people and jobs per hectare will no longer be required, the Town's Official Plan will continue to support densification of new growth areas.

The draft PPS did not transition intensification targets from the Growth Plan, however the proposed policy framework supports intensification in principle. The current intensification target is based upon a delineated built-up area established in the 2006 Growth Plan. The built boundary was also not transitioned to the PPS. The Town's Official Plan currently has an intensification target of 40% for the built boundary.

It is recommended that the Town proceed with a policy framework to support intensification in the existing urban communities as well as future growth areas as part of any potential settlement area boundary expansions. The implications could result in

additional urban sprawl of without firm policies/targets in the PPS to limit the amount of single detached dwellings being built. The benefits of intensification results in an uptake of more active transportation, more efficient use of water and sewer pipes, roads and sidewalks and reduces costs to provide this infrastructure, healthier lifestyles, reduced sprawl onto agricultural lands and more economic vitality with additional foot traffic.

Future Growth Settlement Areas

Municipal Comprehensive Reviews would no longer be required and municipalities would have the ability to consider settlement area boundary expansions (SABE) at any time. Further, the draft PPS has made the tests to rationalize a SABE less stringent, but do require the consideration of the adequacy of servicing, phasing and agricultural issues. Although there is no limitation on the ability of landowners from applying for a SABE at any time, the Planning Act continues to limit ability of the refusals of applications.

While staff recognize this is a significant shift in comprehensive planning for municipalities, it is recommended that the Town continue with the Official Plan update from a strategic lens to ensure that complete communities are planned that integrate planning for infrastructure and fiscal responsibility as key principles. The Town will continue to apply the SABE evaluation criteria.

One of the concerns identified by staff is the weakening of the SABE criteria in the proposed PPS. The policies only state that where a SABE is proposed, that a municipality 'should' consider the criteria and the word 'should' is problematic as it is not required. Therefore, it lessens the ability for a municipality to defend itself where an appeal has been launched by an applicant. For a SABE proposed adjacent to or in close proximity to a settlement area, agricultural lands are to be avoided and where not possible, minimized and mitigated to the extent feasible as determined through an Agricultural Impact Assessment. This is a helpful tool for a municipality to evaluate impacts on the agricultural lands.

Employment Areas and Land Use Compatibility

The definition in the draft PPS for employment areas has changed significantly with the focus on heavy industry, research and development, manufacturing and large-scale warehousing in connection with goods movement. Commercial uses not associated with the primary employment use would be prohibited in employment areas. Alliston under the Growth Plan is designated as a Provincially Significant Employment Zone (PZ). With the Growth Plan proposed to be revoked, these employment zones would no longer exist. The Province is proposing the use of Minister Zoning Orders (MZO) to accomplish the intent of a PZ.

The current protections for existing and planned industrial and manufacturing uses or other major facilities are maintained. However it is proposed, that the requirement is

removed for the proponent of sensitive land uses demonstrate the need or evaluates alternative locations for sensitive land uses where avoidance of adverse effects is not possible. Where employment conversions to another land use are proposed, the draft PPS scopes and clarifies the tests for these requests. With MCRs no longer required, proposed employment conversions can be requested at any time.

The Town's Official Plan will require additional policy updates to the employment policies based upon the proposed changes to the PPS. The Town's current employment policies are strong, however the concern lies with the land use compatibility requirements. As part of the Official Plan update, staff will need to assess the proposed changes to ensure sensitive land uses are adequately protected utilizing the provincial D-6 Compatibility between Industrial Facilities as the basis on determining the appropriate land uses near employment areas.

Prime Agricultural Areas

Significant changes are proposed for prime agricultural lands in Ontario with the introduction of up to three new residences permitted on farm properties created through the consent process where an agricultural operation exists. This proposed change unravels 50 years of protecting prime agricultural lands from being fragmented by residential lot creation. The implications of this are significant whereby it will result in farmers with livestock operations with the prospect of not being able to expand or establish new operations due to the Minimum Distance Separation requirements from residential properties.

These changes have a number of implications for New Tecumseth, including:

- Result in the uncertainty of the future of agriculture to have land provided for local and global food production with increases in food costs
- Potential for groundwater contamination due to future septic system failure
- Anticipated capacity challenges at municipal wastewater treatment plants with the number of septic systems requiring regular pump-out maintenance compared to today
- Water availability with strain on aquifers for irrigation and on wells more susceptible to reduced supply
- School capacity challenges in rural areas that cannot expand due to their private water and sewage servicing
- Affordable housing options not realized but more luxury homes
- Land use conflicts between residential and agricultural uses
- Natural heritage system compromised with multi-lot residential
- Impact on growth projections for urban settlements where population is shifted to agricultural areas
- Traffic and safety concerns with the number of entrances on roads
- Where lands were sterilized as a result of a surplus farm dwelling severance would now permit up to three residential severances

The PPS also states that any municipal agricultural policies cannot be more restrictive than the PPS policies. This leaves the Town with limited ability to control land severances, thereby resulting in fragmenting the agricultural lands and negatively impacting the future of farming.

The 2020 PPS and the 2019 Growth Plan introduced a Provincial agricultural system consisting of policies and mapping of prime agricultural, rural and specialty crop lands. The proposed PPS eliminates the requirement to use this Provincially mapped agricultural system. As the Town's Official Plan was updated in 2019 and designates prime agricultural and rural lands, it is anticipated that the elimination of the Provincial agricultural system mapping will not have significant impacts on the Official Plan update. It is the proposed PPS policies that would have the most impact on prime agricultural lands.

Natural Heritage

Within the draft PPS, all natural heritage system policies have been removed at this time until the Province develops updated policies as it has not finalized its approach to natural heritage. A potential change in direction of the natural heritage system policies from the current policy strength to relaxed environmental considers in favour of balancing with increasing the housing supply is a concern to New Tecumseth. The current Official Plan has strong natural heritage policies to protect and enhance this system as it is vital to the Town. As part of the Official Plan update, depending on the Provincial direction, the Town may require the services of an environmental consultant to evaluate and make recommendations on natural heritage system policies to ensure future protection. The Town does not support any reduction in natural heritage system protection.

Minister's Powers and Implementation of the Provincial Policy Statement

Changes proposed in the PPS provide the Minister of Municipal Affairs and Housing with additional powers including the ability to make regulations and orders related to planning functions that previously would solely have been directed to local municipalities. All municipal decisions would be effective the date the PPS comes into effect, unless a transition regulation was made under the proposed Bill 97. Further, all municipal decisions, including zoning by-laws, must be consistent with the PPS, even before a municipality's official plan has been updated. One of the most significant additional powers is that the PPS would prohibit municipalities from enacting policies that were more restrictive than certain policies of the PPS and establishes a greater role for MZOs.

The proposed changes provides the Province with more decision making ability over the local municipality where local context can be disregarded for provincial priorities. Further, the PPS would 'trump' the Town's Official Plan and Zoning By-law policies and

prevent the Town from more restrictive policies in some instances, eliminating the ability for New Tecumseth to plan and protect for certain features, geographies and uses concerning local interest.

Summary of Key Proposed Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023 and Implications

There are a number of changes are proposed through Bill 97, the Helping Homebuyers, Protecting Tenants Act to various legislation. However, the following summary highlights the most significant and relevant changes to the Planning Act which affect the Town as identified by staff.

Ministerial Powers

Effective April 6, 2023, the Minister can amend official plans if the Minister is of the view that a matter of provincial interest could be adversely affected. At present, there is no process set out in the Planning Act for notice or consultation prior to making such a decision. In terms of implementation, it is likely the process will be similar to that of a MZO.

The Minister can exempt lands that are the subject of MZOs from complying with provincial policies and official plans when other planning approvals are applied for, such as plans of subdivision. This gives the Minister the ability to address circumstances where an MZO permits residential uses in an area where the official plan does not.

When a Provincial Land and Development Facilitator is appointed by the Minister, the Minister may order landowners to enter into agreements with municipalities or the Minister to address matters that the Minister considers necessary for the appropriate development of the land. The Minister is able to require a landowner to pay for or provide contributions that are more than the Planning Act, the Development Charges Act, 1997, or any other legislation.

As outlined in the former sections of this report, this process can permit development that would otherwise be precluded through the Town's Official Plan policies and Zoning By-Law which impacts how the Town can effectively manage growth.

Removal of Planning Responsibilities for Upper-Tier Municipalities

The Province has indicated that it is not expected that the implementation of the removal of planning responsibilities from most upper-tier municipalities, as introduced by Bill 23, until Q4 2024, at the earliest. This update provides further clarity with regard to the transition process for the County and workplan for the Town's Growth Management Strategy.

Employment Areas

The definition of an employment area is proposed to be limited to areas where manufacturing, research and development related to manufacturing, warehousing and ancillary uses occur. This appears to be related to broader proposed policy changes regarding the protection of, and conversion from, employment uses, contained in the proposed 2023 PPS. This update will require an update to the Town's Zoning By-law and Official Plan to align with Provincial legislation.

Planning Application Refunds

The effective date for planning application fee refunds where no decision is made within the statutory time periods that were originally in place for applications filed on or after January 1, 2023, is proposed to be changed to July 1, 2023. This delays the commencement of the refund provisions until July 1, 2023. In the event between now and July 1, 2023, the Town cannot refund any application fees. Currently, all Planning Act applications have met the Planning Act decision deadlines or are still in progress.

Appeal of Interim Control By-Laws

The current Planning Act permits an interim control by-law (ICBL) to be passed without notice and may prohibit the use of land, buildings or structures for the purposes set out in the ICBL, and for the period of time set out in the ICBL (not to exceed two years). The right of appeal to ICBLs was removed through Bill 139, however Bill 97 proposes amendments to shorten the period of time within which the clerk of a municipality is required to give notice of the ICBL (from 30 days to 20 days) and to enable an individual who received notice of the passing of an ICBL to file an appeal at the time of initial passing rather than at the time of extension.

If the Town implements and Interim Control By-Law, the notice period will be shortened and the risk to appeals will be higher which may delay implementation.

Parking and Site Plan Control

Bill 23 introduced restrictions on the ability to require more than one parking space where additional residential units are permitted as of right. Bill 97 provides clarification that official plans and zoning by-laws can still require more than one parking space for the primary residential unit. As a result of this update, no changes to the Zoning By-Law are now required whereas previously staff have communicated that changes may be required as a result of Bill 23.

Bill 97 introduces a change to the less-than-10-unit residential exclusion from site plan control that was introduced through Bill 23. This change would allow site plan control to apply to developments of less than 10 residential units where the development is

proposed within 300 metres of a railway line. The Town's Site Plan Control By-Law will need to be updated as a result of this change.

Change in the Town's Growth Management Strategy Approach due to Draft Provincial Policy Statement

Staff provided an outline to the proposed work plan and approach to Council on the Growth Management Strategy on January 30, 2023. Due to the changes to the PPS identified in the earlier sections of this report, staff will need to review the approach and timeline to the Growth Management Study.

Despite MCRs no longer being a requirement and therefore SABE requests can be considered at any time, staff recommend that the review of the Official Plan continues in order to strategically plan for future growth. This will ensure that development can be adequately serviced, is fiscally responsible and promotes the principles for complete communities in line with the Town's strategic priorities.

As per the changes introduced through the PPS, the forecasted population and employment figures from Phase 1 of the County's MCR process would no longer apply. However, due to the extensive and collaborate work that has been undertaken through this process, staff advise using these population and employment figures to 2051 as a minimum for the Growth Management Study. With regards to the density targets of 55 people / jobs per hectare as previously proposed, these targets can no longer be considered in the Town's forecasts. As such, the Lands Need Assessment that was produced through the County's MCR process will require re-evaluation and recommendations for the Town as part of the Growth Management Study scope for procurement.

Despite the removal of the density targets for greenfield development and intensification targets from the PPS, the Official Plan policies will be reviewed to provide a strong policy framework for complete communities, intensification and densification. This framework will promote holistic neighbourhood planning with a focus on active transportation, healthy and inclusive communities and efficient use of services. When assessing SABE requests, the Town will continue to use the Council-endorsed evaluation criteria.

There are significant changes proposed to employment lands which may result in long term viability issues for sensitive land uses. This will require a policy review to ensure adequate protection of such uses. The PZ will be removed from Alliston. The Employment Area zoning and designations will still apply to this area however with updated definitions in line with the proposed changes. These changes will require re-evaluation of the employment forecast and land needs assessment. It will be challenging to plan for future employment growth given possibility of conversion of these lands to residential.

Due to the proposed repeal of the Growth Plan, municipalities will no longer be required to plan for a specific target and forecasting beyond 2051 will need to be undertaken by the Town. However, to effectively plan for growth, Town staff need to identify a forecasted ceiling for residential and employment development beyond the original 2051 horizon. Staff require a ceiling for the forecasting in order to plan for and effectively deliver servicing and infrastructure to support future development. The forecasted ceiling will be identified through the Growth Management Study which can be used as an assumption to identify capacity for future services and infrastructure.

A high level Fiscal Impact Study will need to be included in the scope of the Growth Management Study to assess the required capital works and operating expenditures over the forecast period especially in the context of the changes to the Development Charges Act introduced through Bill 23. Capital expenditures are required throughout the forecast period to accommodate growth and can be divided into tax-supported services such as police, library and roads or non-tax-supported services such as roads, water and wastewater which can be recovered through rates. The Financial Impact Study will determine the financial viability of growth in the Town to assist in the decision-making of the proposed SABE scenarios based upon capital and operating expenditure assumptions.

In summary, the approach and timelines to the Growth Management Study will have to be modified to align with the proposed amendments to the PPS. As a result of the changes to the scope of the Growth Management Study, the allocated budget may not be sufficient to cover the additional forecasting and studies that will be required as part of the process.

Continued Interest as Demonstrated by Submission of 49 Landowner Requests for Boundary Expansions

As part of the MCR process, the County continues to accept submissions of landowner requests for consideration for SABEs. Currently, the number of requests has grown to 49 as of May 1, 2023. Approximately 4,100 hectares have been requested that are in excess of the 448 hectares for residential growth and 75 hectares for employment growth as calculated by the County as part of the MCR land needs assessment.

A table outlining the landowner requests is provided in Attachment #1 with maps of Alliston, Beeton and Tottenham and the surrounding rural areas illustrate the requested lands by landowners as Attachments #2 to #5. The landowner requests will be assessed using the Town's evaluation criteria based upon good planning principles of building complete communities. When the Growth Management Study is drafted, landowner engagement will follow to explain the process of how the evaluation criteria will be applied and provide opportunity for feedback into the future evaluation process.

Alternative Options

Staff have identified two alternative options as outlined below:

1. Proceed with the current work plan as outlined in the [January 30, 2023 staff report](#). This approach would not take into account the proposed changes to the Provincial policy framework as outlined in previous sections.
2. Modify the approach as recommended in the above report by staff to incorporate the pending changes to the Provincial Policy Statement. This approach would require amending and increasing the scope of the current proposed work plan to include changes relating to population and employment forecasting, planning horizons, associated infrastructure planning and fiscal impact considerations. Amending the scope to incorporate these changes would likely have an impact on the budget of the Growth Management Study as outlined in the next section.

Financial Considerations

The financial implications of proposed changes to the Provincial Policy Statement and Bill 97 as they relate to the timing and type of future development are not yet known and will have long-term consequences. For example, a shift from what is currently employment land to residential land will not only impact the amount of development charges collected but will also impact the Town's ability to provide its residents permanent, well-paying employment opportunities.

Implications of the proposed changes to the Provincial Policy Statement will be assessed when approved in terms of additional resources including staffing to manage the changes to the proposed lot creation, changes to natural heritage protection, and modification to employment area policies. Any requirements for additional resources will be incorporated into future budget deliberations.

Further, as the growth management study approach will change as a result of the draft Provincial Policy Statement, the budget of \$100,000 for the study may not potentially cover a consultant due to the additional work that is now required. Staff will be proceeding with a request for proposal in May to retain a consultant to undertake the growth management study as part of the Town's Official Plan update.

Communication Plan

A Public and Stakeholder Engagement Strategy will be prepared as part of the Work Program. A Public Engagement specialist with the relevant skills and expertise is proposed to be procured to ensure high quality engagement is delivered given the sensitive nature on the amount of growth and potential impacts to residents of the Town. Robust public and stakeholder engagement is a vital component of the Official Plan Review and the Growth Management Study and is required to underpin decisions

on how the Town is going to grow. Opportunities will be prepared throughout the project for the public and stakeholders to provide feedback and input into the process.

Strategic Plan

[Click here for strategic plan](#)

Good Governance

Relevant Information

The listings of the proposed legislative changes to the Provincial Policy Statement and Bill 97 are presently posted for consultation on the ERO:

- [Proposed Provincial Policy Statement](#)
- [Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023](#)

Previous report on Official Plan Review and Information:

- [Staff Report #PD-2023-08 - Official Plan Review and Growth Management Study](#)
- [Settlement Area Boundary Expansion Criteria](#)

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Attachments:

- [Attachment #1 - Landowner Request TABLE Attachment May 15.23](#)
- [Attachment #2 - Landowner Requests - Alliston - 15 May.23](#)
- [Attachment #3 - Landowner Requests - Beeton - May 15.23](#)
- [Attachment #4 - Landowner Requests - Tottenham - 15 May.23](#)
- [Attachment #5 - Landowner Requests - New Tecumseth - 15 May.23](#)

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Department:

Planning
Infrastructure and Development
Division
CAO

Status:

Approved - 11 May 2023
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Summary of Landowner Requests – as of May 1, 2023

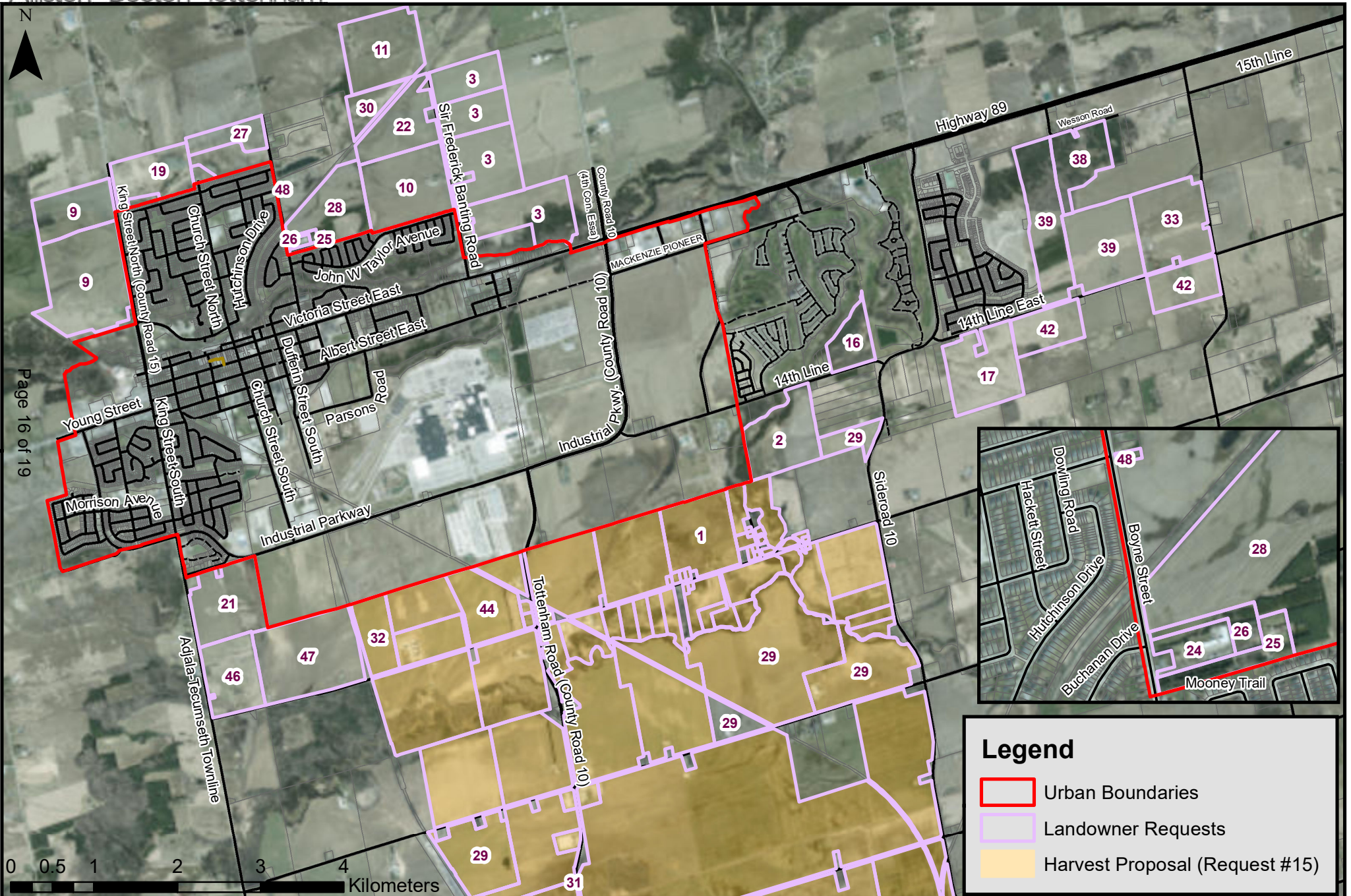
- Note: the numbers correspond to the Landowner requests in the map attachments #2 to #5

No.	Submission Date	Address	Comment and Request
1	May 14.21	6440 and 6426 13 th Line; Alliston	38 ha
2	April 16.21	6209 14 th Line; Alliston	34.48 ha Residential for active seniors and LTC; 336 residential dwellings of single, semi and TH plus 120 bed LTC Current OPA/ZBL applications submitted and before the OLT
3	December 23.19	5065, 5101, 5277 & 5277 Sir Frederick Banting Road; Alliston	89 ha
4	April 12.21	6370 4 th Line; Tottenham	39 ha Proposal Tottenham of 500 residential units of single, semi and TH to meet 50 residents and jobs per ha = 1500 persons and 60 jobs
5	February 2.21	8 th Line to 10 th Line on both north and south sides; Beeton	West Beeton Expansion Area - 294 ha/726 ac frontage on the 8 th Line to 10 th Line consists of three sites: Site 1 – 102.4 ha/253 ac Site 2 – 11.1 ha/279.5 ac Site 3 – 78.6 ha/194 ac
6	May 31.21	6368 3 rd Line; Tottenham	20.1 ha Future residential
7	May 31.21	6303 5 th Line; Tottenham	38.55 ha Future residential
8	May 31.21	6606 7 th Line; Beeton	41.06 ha Future residential
9	May 28.21	144 King St. N; Alliston	80 ha
10	May 26.21	ESSA – on Sir Frederick Banting Road; Alliston Pt Lt 3 Conc 3, Essa	8.5 ha Located in Essa Twp.
11	May 27.21	ESSA - 5426 Third Line; Alliston; Pt Lt 4 Conc 2, Essa	39 ha Located in Essa Twp.
12	May 28.21	255 & 271 Patterson Street North; Beeton	80.96 ha
13	June 4.21	6763, 6768-6770, 6819, 7019, and 7141 6 th Line, and 6812, 6822, 6837, 6838, 6843, 6850, 6858, 6863, 6868, 6876, 6882, 6923, 7004, 7086, 7136, 7200, and 7242 5 th Line, and Assessment Roll Number 432404000122340 (PIN: 589360134), hereafter to identified as the “Tottenham Northwest” lands.	385 ha located NW of Tottenham Road; portion in Oak Ridges Moraine Conservation Plan
14	June 21.21	5962 8 th Line Pt Lt 11, Conc. 8; Beeton	15.4 ha
15	2003	Part Lots 5 to 10, Conc 10; Alliston	1850 ha; Proposal for community of “Harvest” mixed used development

16	November 12.2021	6114 14 th Line; Alliston	15.2 ha – letter from Aug 24.2017 Updated letter November 12.2021
17	2016	5789 14 th Line; Alliston	38 ha
18	May 30.2016	2840 10 th Sdrd; Beeton	10 ha
19	July 19.2017	No address but east side of King Street – Roll #432408000100800; Alliston	26.35 ha
20	July 27. 2017	6438 3 rd Line; Tottenham	42.67 ha
21	March 16.2016	4575 Adjala-Tecumseth Townline; Alliston	36.6 ha
22	March 16.2016	5274 Sir Frederick Banting Road; Alliston	28.63 ha
23	N/A	6491 8 th Line; Beeton	66.9 ha Proposed mixed residential use development of rental and condo apt, freehold low density
24	October 5.2016	5095 Boyne St; Alliston	1.47 ha
25	October 5.2016	5089 Boyne St. Alliston	1.77 ha
26	October 5.2016	5091 Boyne St. Alliston	1.09 ha
27	May 28.21	5280 Boyne St. Alliston	27.53 ha
28	May 28.21	No address - Roll #432408000123407; Alliston	30.8 ha
29	Nov 21.2021	4444 10 th Sdrd, 6282 and 6875 12 th Line; Alliston	9.8 ha, 40.43 ha and 34.3 ha for Total of 84.53 ha
30	May 26.21	ESSA – No address – Roll #432408000104201; Pt Lt 3, Conc 2, Essa Pt 3 of Plan 51R35488; Alliston	11.04 ha
31	June 15.2021	3780 Tottenham Road; Alliston	33 ha
32	October 17.2016	7058 13 th Line; Alliston	18.72 ha
33	July 26.2021	5514 14 th Line; Alliston	41.78 ha
34	November 12.2021	5962 8 th Line, 2819 Sdrd 10 and 2851 Sdrd 10; Beeton	38.2 ha
35	November 12.2021	6277 9 th Line and 9 th Line; Beeton	15.24 ha
36	November 16.2021	2251 Tottenham Road; Tottenham	23.4 ha
37	November 21.2021	6420 3 rd Line; Tottenham	21.82 ha
38	December 3.2021	5619 Wesson Road; Alliston	23.39 ha
39	December 8.2021	5726 14 th Line and 5600 14 th Line; Alliston	41.64 ha and 42.56 ha for a total of 84.2 ha

40	February 2.2022	2151 Tottenham Road; Alliston	2.14 ha
41	March 16. 2022	7141 6 th Line and 2442 Tottenham Road; Tottenham	42.38 ha and 38.9 ha for a total of 81.28 ha Note: Previously formed part of #13 originally the Woodington MZO
42	April 27.2022	5741 and 5477 14 th Line; Alliston	20 ha and 19 ha for a total of 39 ha
43	December 20. 2019	6843 and 6863 5 th Line; Tottenham	40 ha Note: Previously formed part of #13 originally the Woodington MZO
44	May 18.2022	6800 13 th Line; Alliston	27.71 ha Proposed Industrial plan of subdivision
45	June 15.2022	4994 7 th Line; Bond Head	45.98 ha Proposed Residential
46	January 3. 2023	4387 Adjala-Tecumseth Townline; Alliston	29.1 ha Proposed place of worship and private residential community
47	March 15. 2023	7110 13 th Line; Alliston	57.7 ha for 7110 13 th Line 4 ha for Parcel A Proposed Employment Lands
48	March 27. 2023	5193 Boyne Street, Alliston	0.14 ha
49	April 27. 2023	6425 4 th Line, Tottenham	1.67 ha Proposed Residential

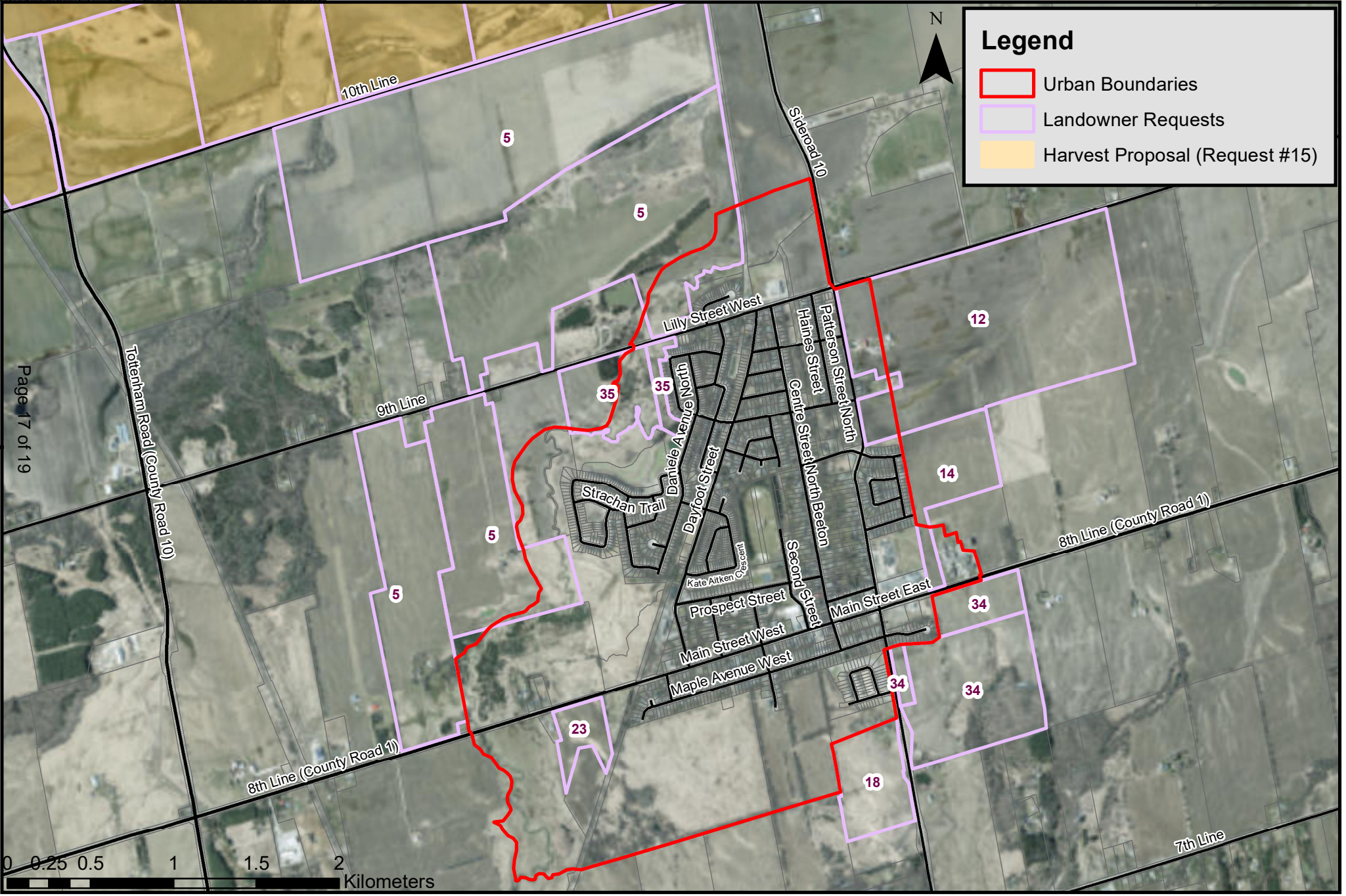
Landowner Requests - Alliston



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*Numbers correspond to the attached Landowner Request Table. Harvest Proposal is Landowner Request #15.

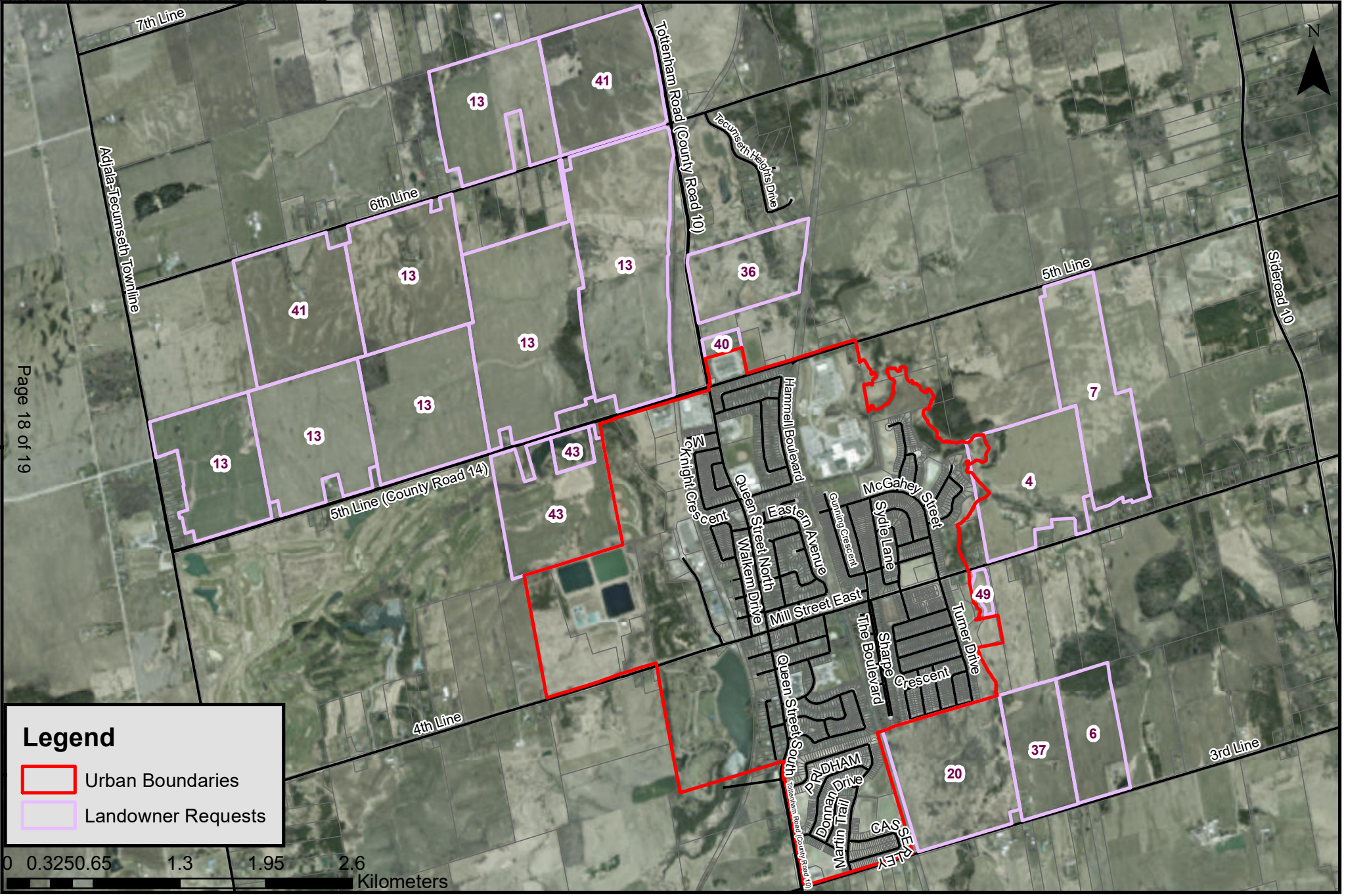
Landowner Requests - Beeton



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*Numbers correspond to the attached Landowner Request Table. Harvest Proposal is Landowner Request #15.

Landowner Requests - Tottenham



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Legend

- Urban Boundaries
- Landowner Requests



*Numbers correspond to the attached Landowner Request Table. Harvest Proposal is Landowner Request #15.

