

Far Sight (Barzo) Draft Plan of Subdivision and Zoning By-law Amendment

Lots 13 and 14, Concession 5

Public Meeting - August 11, 2021

Everett, Township of Adjala-Tosorontio



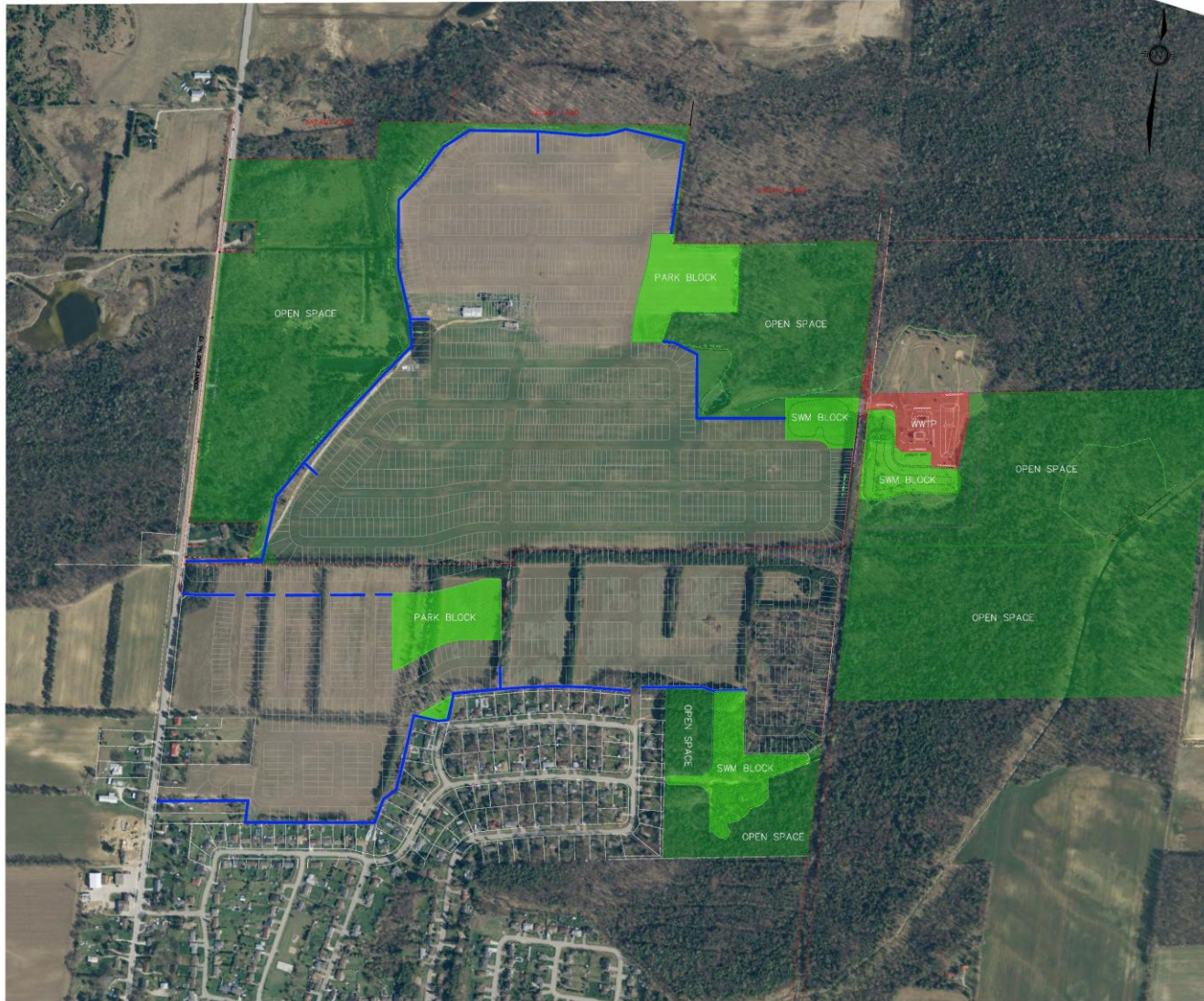


Everett Land Use Pattern

- ❑ Draft Plan of Subdivision application proposes 1,238 lots for 823 single detached dwellings and 415 street townhouses as well as blocks for a stormwater management pond, environmental protection for woodlands, public parkland, temporary construction access route for long term open space recreation, future lot development and 0.3 m reserves.
- ❑ The residential lots for single detached have a minimum lot areas and frontages of 10 m/300 sq m, 11 m/330 sq m and 13 m/340 sq m and the townhouse units will have a minimums of 6 m/180sq m.
- ❑ The zoning by-law amendment application proposes zoning for single detached dwellings and townhouses, as well as a storm pond block, a parkland block, a temporary construction haul route and open space recreation block and two open space conservation woodland blocks.



The Applications Overview

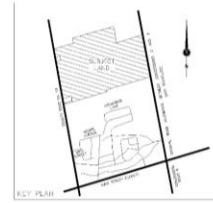


DEVELOPMENT LAND USE CHART		
LAND USE	AREA	% USE
FARSIGHT RESIDENTIAL	48.4ha (120 ACRES)	26.0%
BARZO RESIDENTIAL	56.5ha (140 ACRES)	30.4%
SAN. TREATMENT PLANT	1.9ha (4.7 ACRES)	1.0%
FARSIGHT PARKLAND	2.7ha (6.7 ACRES)	1.5%
BARZO PARKLAND	3.0ha (7.4 ACRES)	1.6%
FARSIGHT PONDS	2.6ha (6.4 ACRES)	1.4%
BARZO PONDS	3.2ha (7.9 ACRES)	1.7%
FARSIGHT TRAILS	1,780m (5,838ft)	0.4%
BARZO TRAILS	2,250m (7,380ft)	0.6%
OPEN SPACE TO TWSHP	65.5ha (161.8 ACRES)	35.3%
TOTAL LAND AREA:	185.8ha (459 ACRES)	100%

- OPEN SPACE
- PARK BLOCK/STORM POND
- WASTE WATER TREATMENT PLANT
- TRAILS



Everett Land Use Areas



DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 13 AND 14
 CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF TOSORONTO
 TOWNSHIP OF ADJALA-TOSORONTO
 COUNTY OF SIMCOE
 SCALE: 1:2500

REGULATORY REQUIREMENTS
 SECTION 27(1) OF THE REGISTRY ACT
 SECTION 27(2) OF THE REGISTRY ACT

REGULATORY REQUIREMENTS
 SECTION 27(1) OF THE REGISTRY ACT
 SECTION 27(2) OF THE REGISTRY ACT

ZONING INFORMATION	
RESIDENTIAL (R1)	RESIDENTIAL (R2)
RESIDENTIAL (R3)	RESIDENTIAL (R4)
RESIDENTIAL (R5)	RESIDENTIAL (R6)
RESIDENTIAL (R7)	RESIDENTIAL (R8)
RESIDENTIAL (R9)	RESIDENTIAL (R10)
RESIDENTIAL (R11)	RESIDENTIAL (R12)
RESIDENTIAL (R13)	RESIDENTIAL (R14)
RESIDENTIAL (R15)	RESIDENTIAL (R16)
RESIDENTIAL (R17)	RESIDENTIAL (R18)
RESIDENTIAL (R19)	RESIDENTIAL (R20)
RESIDENTIAL (R21)	RESIDENTIAL (R22)
RESIDENTIAL (R23)	RESIDENTIAL (R24)
RESIDENTIAL (R25)	RESIDENTIAL (R26)
RESIDENTIAL (R27)	RESIDENTIAL (R28)
RESIDENTIAL (R29)	RESIDENTIAL (R30)
RESIDENTIAL (R31)	RESIDENTIAL (R32)
RESIDENTIAL (R33)	RESIDENTIAL (R34)
RESIDENTIAL (R35)	RESIDENTIAL (R36)
RESIDENTIAL (R37)	RESIDENTIAL (R38)
RESIDENTIAL (R39)	RESIDENTIAL (R40)
RESIDENTIAL (R41)	RESIDENTIAL (R42)
RESIDENTIAL (R43)	RESIDENTIAL (R44)
RESIDENTIAL (R45)	RESIDENTIAL (R46)
RESIDENTIAL (R47)	RESIDENTIAL (R48)
RESIDENTIAL (R49)	RESIDENTIAL (R50)
RESIDENTIAL (R51)	RESIDENTIAL (R52)
RESIDENTIAL (R53)	RESIDENTIAL (R54)
RESIDENTIAL (R55)	RESIDENTIAL (R56)
RESIDENTIAL (R57)	RESIDENTIAL (R58)
RESIDENTIAL (R59)	RESIDENTIAL (R60)
RESIDENTIAL (R61)	RESIDENTIAL (R62)
RESIDENTIAL (R63)	RESIDENTIAL (R64)
RESIDENTIAL (R65)	RESIDENTIAL (R66)
RESIDENTIAL (R67)	RESIDENTIAL (R68)
RESIDENTIAL (R69)	RESIDENTIAL (R70)
RESIDENTIAL (R71)	RESIDENTIAL (R72)
RESIDENTIAL (R73)	RESIDENTIAL (R74)
RESIDENTIAL (R75)	RESIDENTIAL (R76)
RESIDENTIAL (R77)	RESIDENTIAL (R78)
RESIDENTIAL (R79)	RESIDENTIAL (R80)
RESIDENTIAL (R81)	RESIDENTIAL (R82)
RESIDENTIAL (R83)	RESIDENTIAL (R84)
RESIDENTIAL (R85)	RESIDENTIAL (R86)
RESIDENTIAL (R87)	RESIDENTIAL (R88)
RESIDENTIAL (R89)	RESIDENTIAL (R90)
RESIDENTIAL (R91)	RESIDENTIAL (R92)
RESIDENTIAL (R93)	RESIDENTIAL (R94)
RESIDENTIAL (R95)	RESIDENTIAL (R96)
RESIDENTIAL (R97)	RESIDENTIAL (R98)
RESIDENTIAL (R99)	RESIDENTIAL (R100)

ADDITIONAL INFORMATION REQUIRED UNDER
 SECTION 21(7) OF THE REGISTRY ACT

DEVELOPMENT STATISTICS TABLE

RESIDENTIAL LOTS	LOTS	AREA
RESIDENTIAL (R1)	100	10.0 Ha
RESIDENTIAL (R2)	100	10.0 Ha
RESIDENTIAL (R3)	100	10.0 Ha
RESIDENTIAL (R4)	100	10.0 Ha
RESIDENTIAL (R5)	100	10.0 Ha
RESIDENTIAL (R6)	100	10.0 Ha
RESIDENTIAL (R7)	100	10.0 Ha
RESIDENTIAL (R8)	100	10.0 Ha
RESIDENTIAL (R9)	100	10.0 Ha
RESIDENTIAL (R10)	100	10.0 Ha
RESIDENTIAL (R11)	100	10.0 Ha
RESIDENTIAL (R12)	100	10.0 Ha
RESIDENTIAL (R13)	100	10.0 Ha
RESIDENTIAL (R14)	100	10.0 Ha
RESIDENTIAL (R15)	100	10.0 Ha
RESIDENTIAL (R16)	100	10.0 Ha
RESIDENTIAL (R17)	100	10.0 Ha
RESIDENTIAL (R18)	100	10.0 Ha
RESIDENTIAL (R19)	100	10.0 Ha
RESIDENTIAL (R20)	100	10.0 Ha
RESIDENTIAL (R21)	100	10.0 Ha
RESIDENTIAL (R22)	100	10.0 Ha
RESIDENTIAL (R23)	100	10.0 Ha
RESIDENTIAL (R24)	100	10.0 Ha
RESIDENTIAL (R25)	100	10.0 Ha
RESIDENTIAL (R26)	100	10.0 Ha
RESIDENTIAL (R27)	100	10.0 Ha
RESIDENTIAL (R28)	100	10.0 Ha
RESIDENTIAL (R29)	100	10.0 Ha
RESIDENTIAL (R30)	100	10.0 Ha
RESIDENTIAL (R31)	100	10.0 Ha
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RESIDENTIAL (R40)	100	10.0 Ha
RESIDENTIAL (R41)	100	10.0 Ha
RESIDENTIAL (R42)	100	10.0 Ha
RESIDENTIAL (R43)	100	10.0 Ha
RESIDENTIAL (R44)	100	10.0 Ha
RESIDENTIAL (R45)	100	10.0 Ha
RESIDENTIAL (R46)	100	10.0 Ha
RESIDENTIAL (R47)	100	10.0 Ha
RESIDENTIAL (R48)	100	10.0 Ha
RESIDENTIAL (R49)	100	10.0 Ha
RESIDENTIAL (R50)	100	10.0 Ha
RESIDENTIAL (R51)	100	10.0 Ha
RESIDENTIAL (R52)	100	10.0 Ha
RESIDENTIAL (R53)	100	10.0 Ha
RESIDENTIAL (R54)	100	10.0 Ha
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RESIDENTIAL (R64)	100	10.0 Ha
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RESIDENTIAL (R71)	100	10.0 Ha
RESIDENTIAL (R72)	100	10.0 Ha
RESIDENTIAL (R73)	100	10.0 Ha
RESIDENTIAL (R74)	100	10.0 Ha
RESIDENTIAL (R75)	100	10.0 Ha
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RESIDENTIAL (R93)	100	10.0 Ha
RESIDENTIAL (R94)	100	10.0 Ha
RESIDENTIAL (R95)	100	10.0 Ha
RESIDENTIAL (R96)	100	10.0 Ha
RESIDENTIAL (R97)	100	10.0 Ha
RESIDENTIAL (R98)	100	10.0 Ha
RESIDENTIAL (R99)	100	10.0 Ha
RESIDENTIAL (R100)	100	10.0 Ha

Far Sight Investments Plan of Subdivision Barzo Land
 TOWNSHIP OF ADJALA-TOSORONTO

Part of Lot 13 & 14, Concession 5
 Geographic Township of Tosoronto,
 now in the
 Township of Adjala-Tosoronto
 County of Simcoe
 April 2021

FARSIGHT HOMES
 Everett



Draft Plan of Subdivision

- ❑ Provincial Plans and Policies – The applications for draft plan of subdivision and zoning by-law amendment must be consistent with the Provincial Policy Statement (PPS) and conform to the Growth Plan.
- ❑ County of Simcoe & Township of Adjala-Tosorontio Official Plans – The planning applications must conform with both Official Plans.
- ❑ The draft plan of subdivision and zoning by-law amendment applications are consistent with the PPS and are in conformity with the Growth Plan and the County and Township Official Plans.



Planning Policy Framework

- ❑ Section 1.1.3 of the PPS states that settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.
- ❑ This Section continues on to state that land use patterns in settlements shall be based on densities and a mix of land uses which effectively use land and resources; effectively utilize infrastructure and public service facilities.
- ❑ This Section also states that appropriate development standards should be promoted in settlements to facilitate intensification, redevelopment and compact development form, while avoiding or mitigating risks to public health and safety.

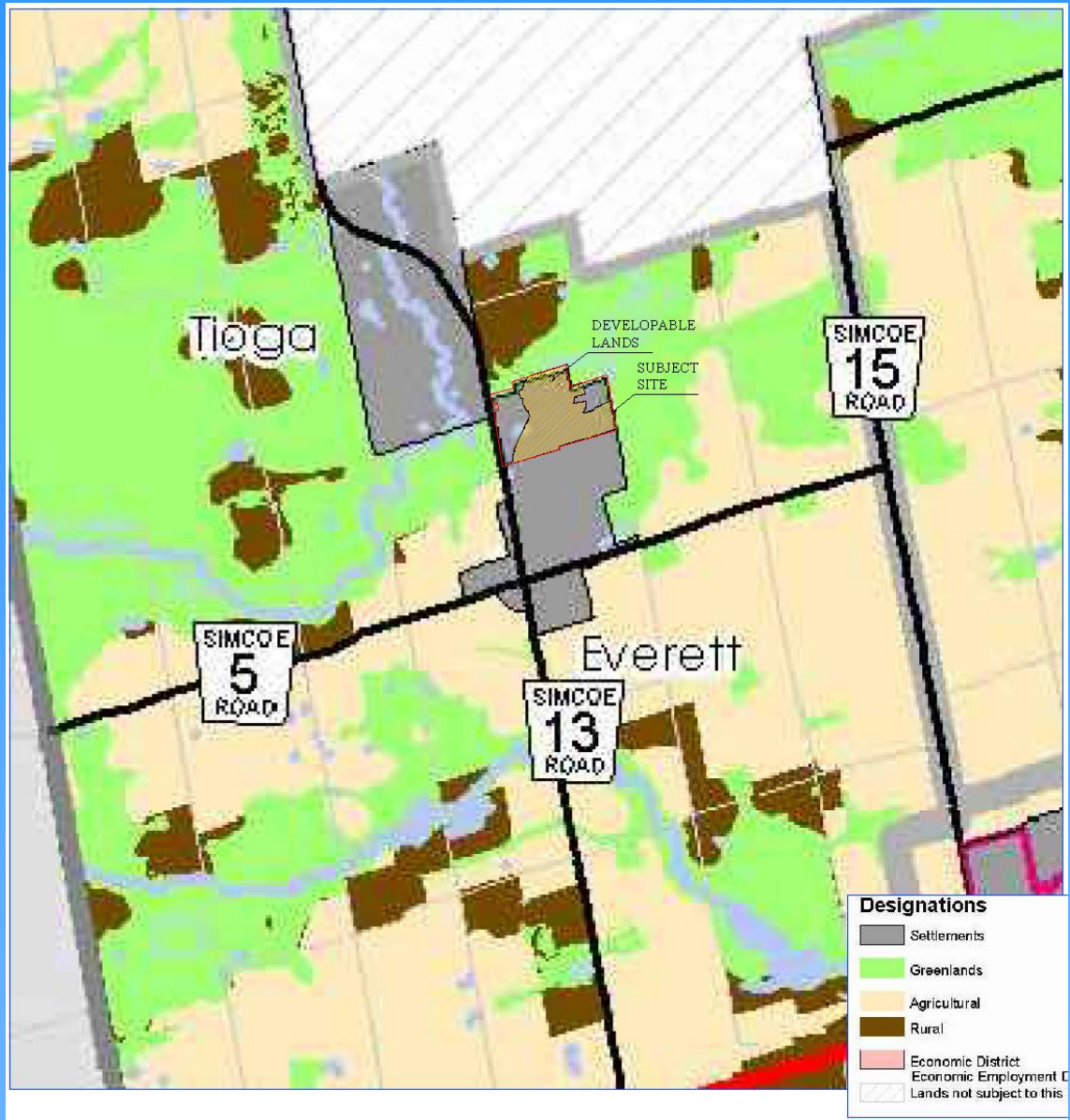


Provincial Policy Statement

- ❑ OPA 8 to the Township Official Plan is the site specific amendment that provides for minimum criteria and policy framework for the development of the Barzo property.
- ❑ The 2020 Provincial Growth Plan mandates a minimum density of 40 people and jobs/ha. This objective is achieved and the proposed plan provides for a density of 57 people and jobs/ha.
- ❑ The Township DC Background Study, 2021 determined that post 2031 there are an additional 1,932 dwelling units needed for population growth in Everett.
- ❑ The sum of the dwelling units for Far Sight at 645 units and Barzo at 1,238 units is less than the projected 1.932 dwelling units in the DC Study.
- ❑ This finding directly supports the number of units and density sought for the property.



Places to Grow (Growth Plan)



Simcoe County Schedule 5.1

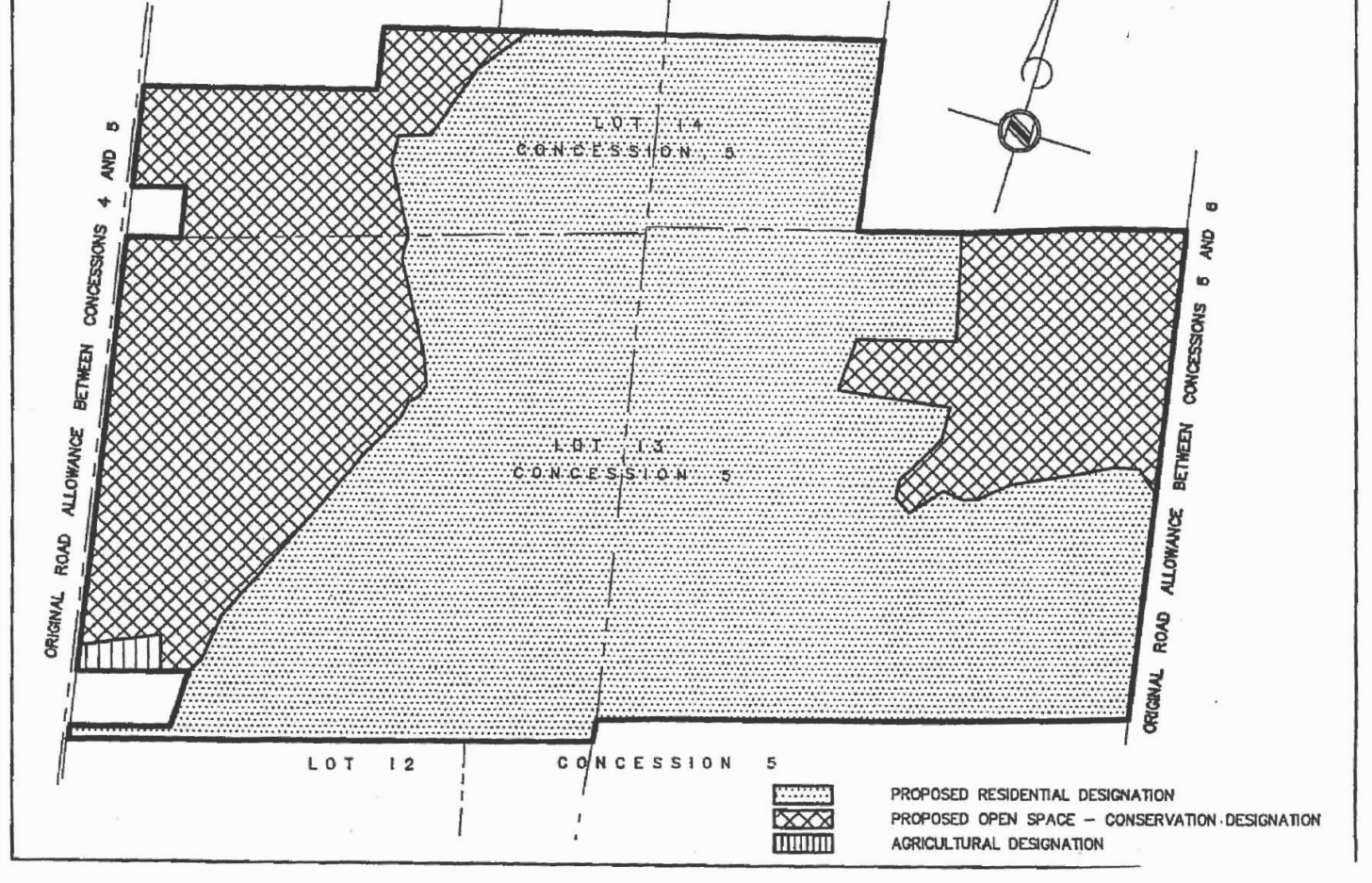
- ❑ Section 3.5.7 Settlement of the Official Plan states that Settlement areas are to be the focus of growth and their vitality and regeneration are to be encouraged and are to be planned to accommodate a diversity of land use including residential, commercial, industrial and institutional uses to reinforce their traditional role as central places and service centres.
- ❑ The draft plan of subdivision and zoning by-law amendment will contribute to Everett being a focus of growth and a compact community with low and medium density housing forms to provide a range of housing types.



Simcoe County OP Policies

SCHEDULE "A"

AMENDMENT No 8 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF ADJALA-TOSORONTO
PART OF LOTS 13 AND 14, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF TOSORONTO
NOW IN THE
TOWNSHIP OF ADJALA-TOSORONTO
COUNTY OF SIMCOE

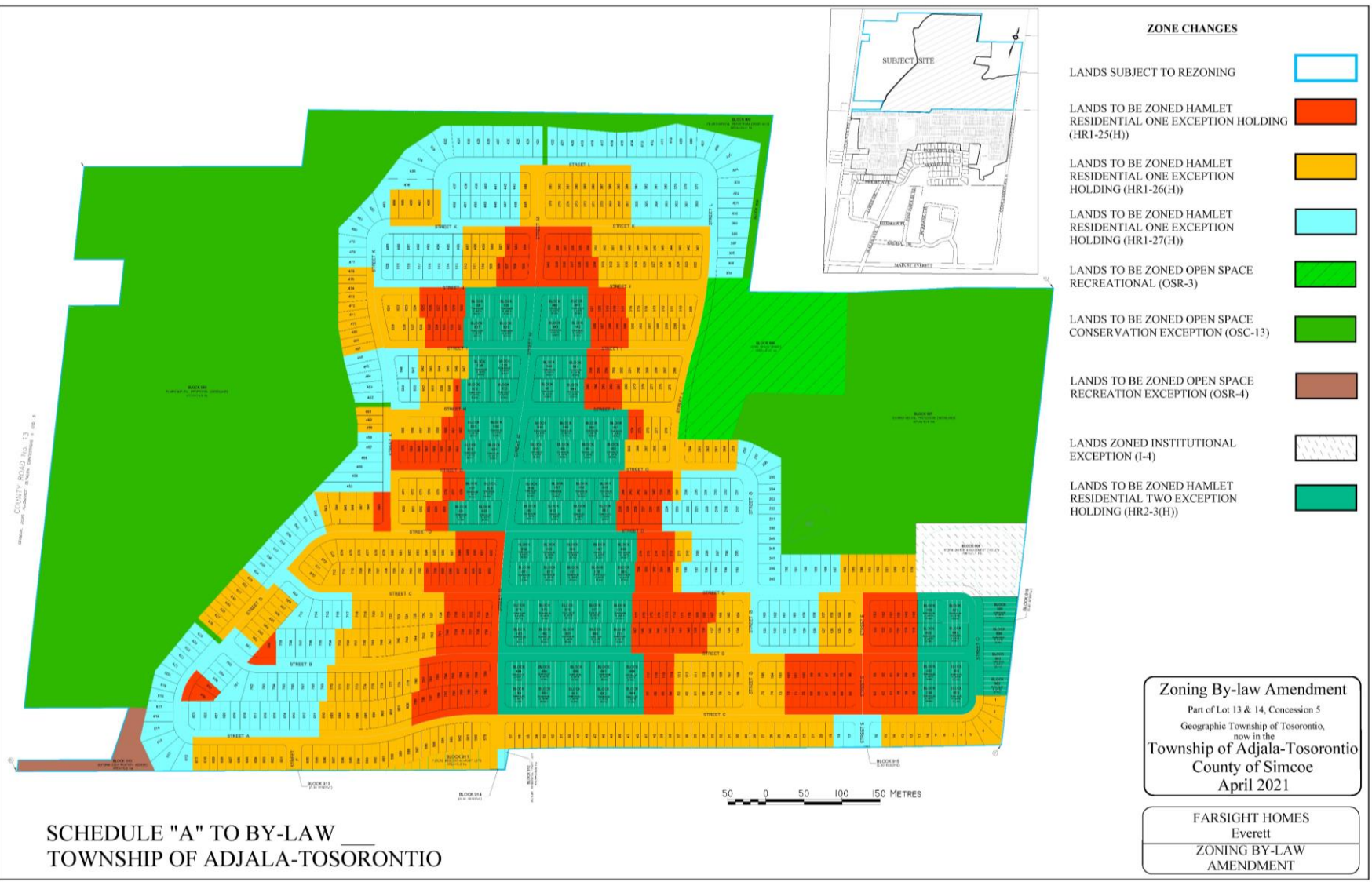


Township OPA 8 - Schedule A

- ❑ OPA 8 to the Adjala-Tosorontio Official Plan designates the subject property as Residential and Open Space Conservation and establishes the principle of subdivision development and guides planning approvals.
- ❑ OPA 8 permits low and medium density housing in the Residential designation as well as public parkland, municipal infrastructure including sewage and water systems, stormwater management facilities and the appurtenances required for these facilities.
- ❑ The subdivision and zoning by-law amendment both implement the Adjala-Tosorontio Official Plan as amended by OPA 8.



Adjala Tosorontio OP Policies



Proposed Schedule to By-law

- ❑ The zoning by-law amendment application proposes zone categories for single detached dwellings and townhouses as well as a storm pond block, a parkland block, a temporary haul route block intended for long term open space recreation use and two woodland protection blocks.
- ❑ The minimum lot area and frontage for single detached dwellings are 300 sq m and 10 m, 330 sq m and 11 m and 340 sq m and 12 m, respectively for the proposed subdivision.
- ❑ The minimum lot area and frontage for townhouses is 180 sq m and 6 m.
- ❑ Essentially the above zone provisions for single detached dwellings currently apply to the Far Sight subdivisions to the south.



Proposed Zoning By-law

- ❑ Two other zone categories are proposed in the Zoning By-law Amendment for the stormwater detention facility and the construction haul route.
- ❑ The proposed Institutional Zone permits a stormwater detention facility, subject to specific Zone Provisions.
- ❑ The proposed Open Space Recreation Zone permits a private park, hiking trails, or wilderness areas, conservation uses, forest management uses and a temporary development access driveway/haul route, subject to specific Zone Provisions.

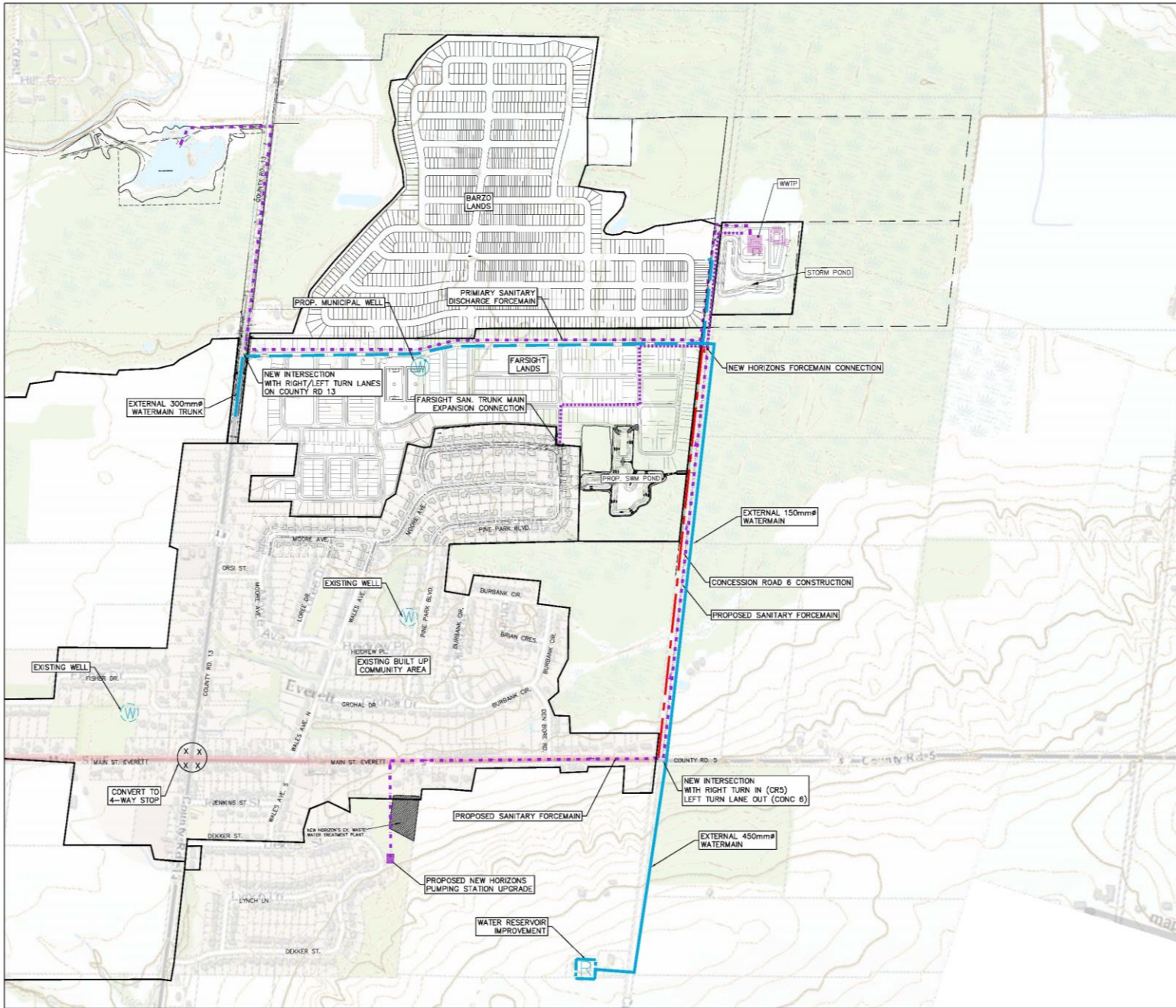


I and OSR Zones

- ❑ WWTP is designed and MECP approved to accommodate Barzo Development.
- ❑ Water treatment, storage and supply system with planned upgrades accommodate the Barzo Development.
- ❑ SWM Pond and outlet will be located adjacent to WWTP.
- ❑ Existing and proposed traffic improvements are designed to accommodate Barzo Development.



Engineering Considerations



LEGEND

- PROP. MUNICIPAL ROAD WORKS
- NEW HORIZONS SANITARY FORCEMAIN WORKS
- PROP. FARSIGHT SANITARY TRUNK LINE WORKS
- DEVELOPMENT WATERMAIN
- EXTERNAL WATERMAIN WORKS
- MUNICIPAL WATER WELL

DRAWING NOTES:
 ALL EXISTING ELEVATIONS ARE APPROXIMATE ONLY. THE ELEVATIONS OUTSIDE OF THE PROJECT AREA (BARZO LANDS AND FARSIGHT SUBDIVISION) HAVE BEEN DERIVED BY CONTOURS PROVIDED BY SWAGE MAPPING AND TOPOGRAPHIC SURVEY.

REVISION		BENCHMARK
NO.	REVISION NOTE	DATE



FARSIGHT HOMES SUBDIVISION,
 EVERETT
 INFRASTRUCTURE UPGRADES

PEARSON ENGINEERING LTD.
 PEARSONEENGINEERING.COM TEL: 724.719.4789

DESIGNED BY	PLANNED	DATE	1.0000	PROJECT #	10063.01
DRAWN BY		DATE		ISSUE #	CR6-1
CHECKED BY		DATE		REVISION #	

Costing Breakdown

Costing Breakdown - Barzo Lands, Everett

Unit Type	Single Detached	823
	Townhouses	415
Total Units:		1238

County DC's					
	Cost/Service		Singles Cost	Towns Cost	Total
	Singles	Townhouses			
Paramedic	\$ 203	\$ 168	\$ 167,069	\$ 69,720	\$ 236,789
Long Term Care/Seniors	\$ 758	\$ 628	\$ 623,834	\$ 260,620	\$ 884,454
Social Housing	\$ 1,458	\$ 1,209	\$ 1,199,934	\$ 501,735	\$ 1,701,669
Public Works	\$ 92	\$ 76	\$ 75,716	\$ 31,540	\$ 107,256
General Contract	\$ 56	\$ 47	\$ 46,088	\$ 19,505	\$ 65,593
Solid Waste Management	\$ 234	\$ 194	\$ 192,582	\$ 80,510	\$ 273,092
Roads	\$ 7,183	\$ 5,956	\$ 5,911,609	\$ 2,471,740	\$ 8,383,349
Total					\$ 11,652,202

Education (Schools)				
	Cost/Service	Singles Cost	Towns Cost	Total
Simcoe County District School Board	\$2,211	\$ 1,819,653	\$ 917,565	\$ 2,737,218
Simcoe Muskoka Catholic District School Board	\$1,348	\$ 1,109,404	\$ 559,420	\$ 1,655,344
Total				\$ 4,392,562

Township					
	Cost/Service	Singles Cost	Towns Cost	Total	
Roads/Transportation	\$ 3,674	\$ 3,064	\$ 3,023,702	\$ 1,271,560	\$ 4,295,262
Fire Protection	\$ 1,819	\$ 1,517	\$ 1,497,037	\$ 629,555	\$ 2,126,592
Police Services	\$ 10	\$ 8	\$ 8,230	\$ 3,320	\$ 11,550
Parks and Recreation	\$ 859	\$ 716	\$ 706,957	\$ 297,140	\$ 1,004,097
Administration	\$ 380	\$ 316	\$ 312,740	\$ 131,140	\$ 443,880
Area Specific Roads	\$ 1,765	\$ 1,470	\$ 1,452,595	\$ 610,050	\$ 2,062,645
Total				\$ 9,944,026	

Township Connection Charges					
	Cost/Service	Singles Cost	Towns Cost	Total	
Water	\$5,892	\$ 4,849,116	\$ 2,445,180	\$ 7,294,296	
Wastewater	\$ 15,236	\$ 12,705	\$ 12,386,868	\$ 5,272,575	\$ 17,659,443
Total				\$ 24,953,739	

Total \$ 50,942,529



- ❑ Proposed draft plan & rezoning consistent with the PPS.
- ❑ Proposed draft plan & rezoning conforms to Growth Plan.
- ❑ Proposed draft plan & rezoning conform to SCOP.
- ❑ Proposed draft plan & rezoning conform to Township OP.
- ❑ Proposed draft plan & rezoning advance compact form of development and appropriate land uses for a settlement.
- ❑ Proposed draft plan & rezoning represent good planning.



Summary and Conclusions