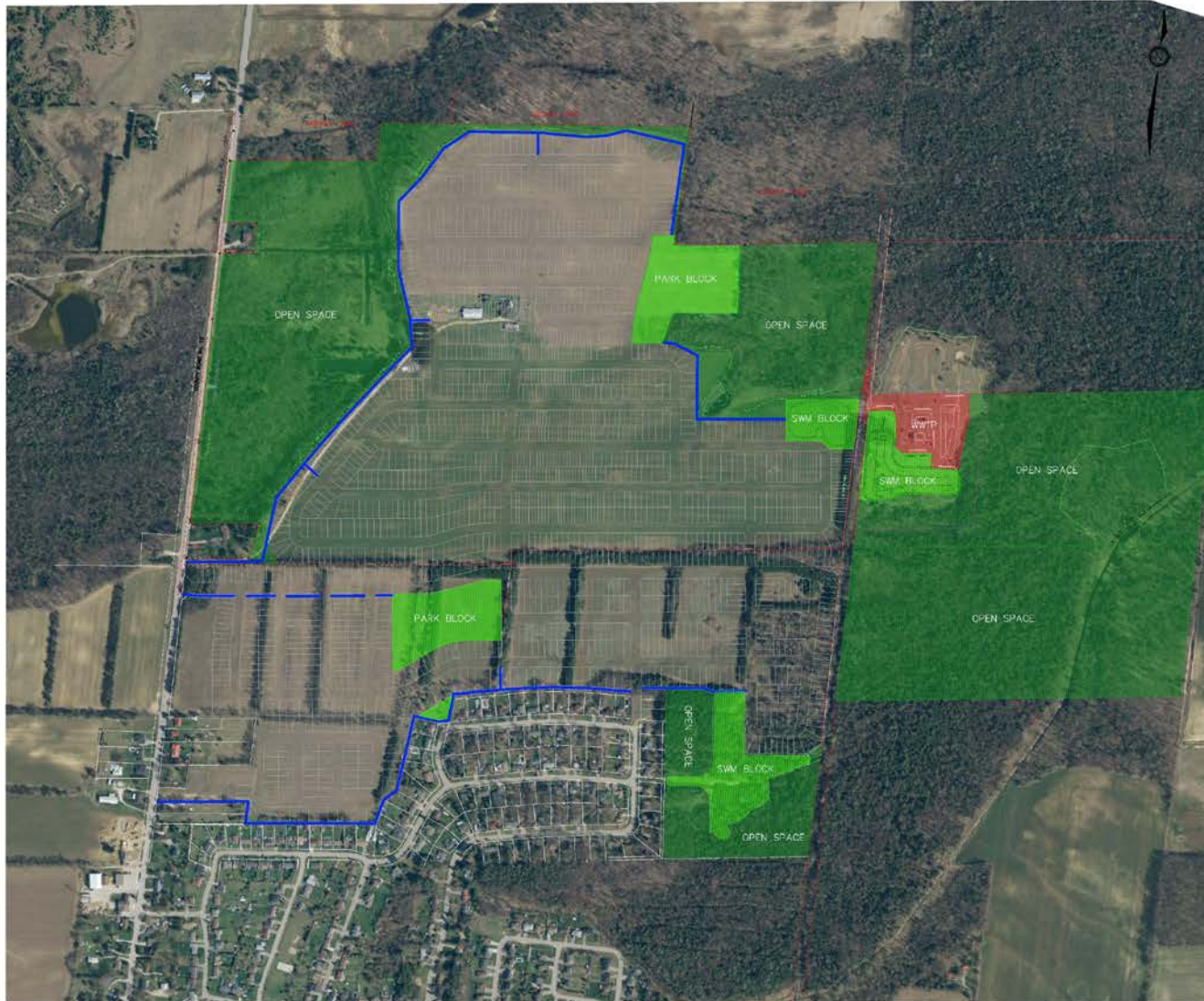


Far Sight (Barzo) Draft Plan of Subdivision and Zoning By-law Amendment

Lots 13 and 14, Concession 5

Public Meeting No. 2 - Sept. 29, 2021
Township of Adjala-Tosorontio





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

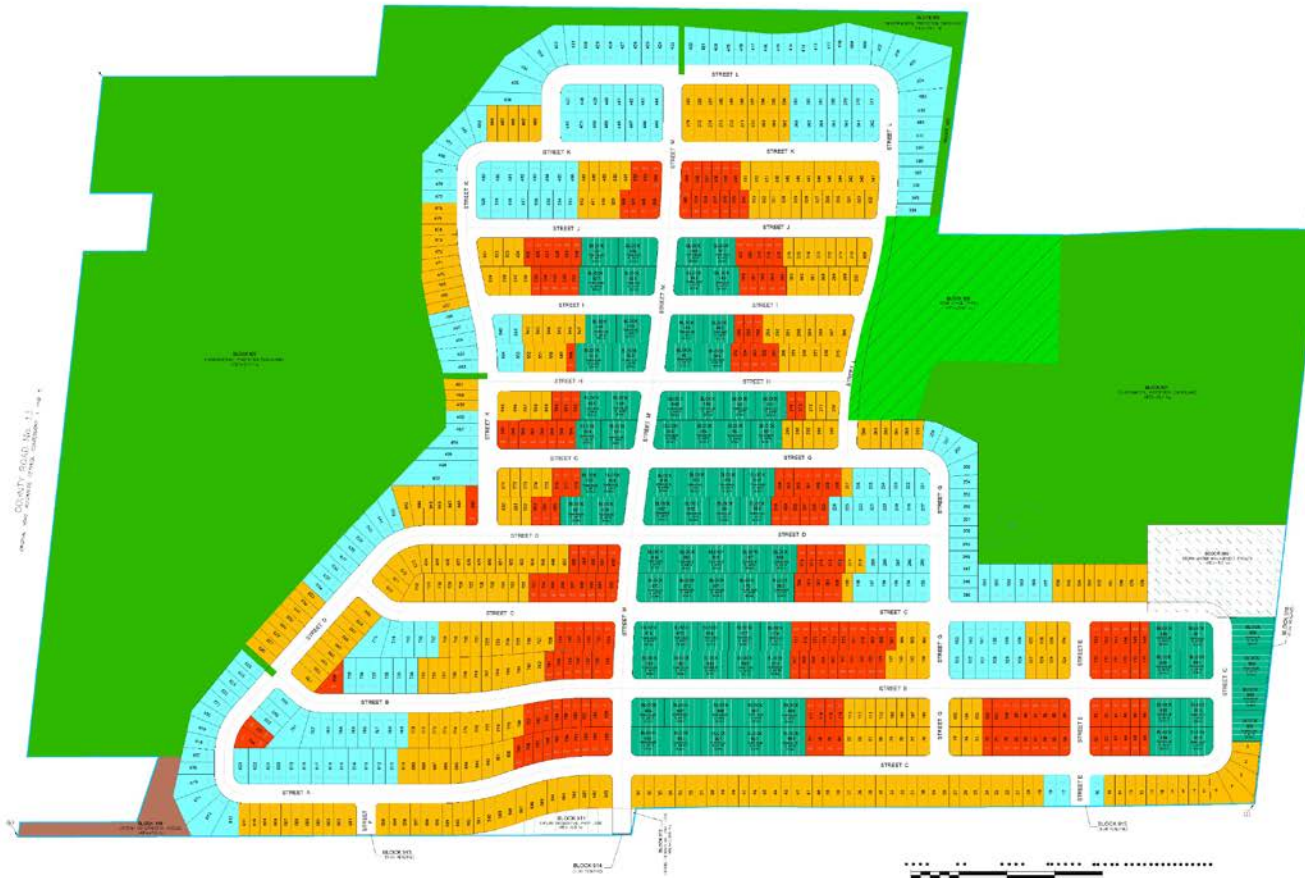


Everett Land Use Areas

- ❑ Draft Plan of Subdivision 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 use, part lots for development and 0.3 m reserves.
- ❑ The residential lots for single detached have a minimum lot frontages and areas 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 street 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



DRAFT PLAN OF SUBDIVISION
PART OF LOTS 13 AND 14
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF TORONTO
TOWNSHIP OF ADJALA-TORONTO
COUNTY OF SIMCOE
SCALE 1:200

RECORDS SECTION AND APPROVED RECORDS INFORMATION TO BE FILED IN THE OFFICE OF THE REGISTRAR OF LANDS

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- GENERAL INFORMATION REQUIRED UNDER SECTION 5(17) OF THE PLANNING ACT
1. NAME OF DEVELOPER
 2. NAME OF PROJECT
 3. LOCATION OF PROJECT
 4. ZONING
 5. ENVIRONMENTAL STUDIES
 6. TRAFFIC IMPACT STUDY
 7. WATER AND SEWER SERVICES
 8. UTILITIES
 9. OTHER INFORMATION

DEVELOPMENT STATISTICS TABLE

GENERAL LOTS	LOTS	AREA
1. TOTAL LOTS	200	44.4 ha
2. TOTAL AREA	200	44.4 ha
3. TOTAL AREA	200	44.4 ha
4. TOTAL AREA	200	44.4 ha
5. TOTAL AREA	200	44.4 ha
6. TOTAL AREA	200	44.4 ha
7. TOTAL AREA	200	44.4 ha
8. TOTAL AREA	200	44.4 ha
9. TOTAL AREA	200	44.4 ha
10. TOTAL AREA	200	44.4 ha
11. TOTAL AREA	200	44.4 ha
12. TOTAL AREA	200	44.4 ha
13. TOTAL AREA	200	44.4 ha
14. TOTAL AREA	200	44.4 ha
15. TOTAL AREA	200	44.4 ha
16. TOTAL AREA	200	44.4 ha
17. TOTAL AREA	200	44.4 ha
18. TOTAL AREA	200	44.4 ha
19. TOTAL AREA	200	44.4 ha
20. TOTAL AREA	200	44.4 ha

Part of Lot 13 & 14, Concession 5
Geographic Township of Toronto,
Township of Adjala-Toronto
County of Simcoe
April 2021

FARSIGHT HOMES
Everett

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



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 2020 Provincial Policy Statement (PPS) and conform to the 2020 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 2020 PPS and are in conformity with the 2020 Growth Plan and the County and Township Official Plans as required by the Planning Act.



Planning Policy Framework

- ❑ The 2020 PPS states that settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.
- ❑ The PPS also states that land use patterns in settlements shall be based on densities and a mix of land uses which effectively use land and resources; and effectively utilize infrastructure and public service facilities.
- ❑ In addition, the PPS states 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.
- ❑ The Draft Plan and Zoning By-law Amendment are consistent with the 2020 PPS.

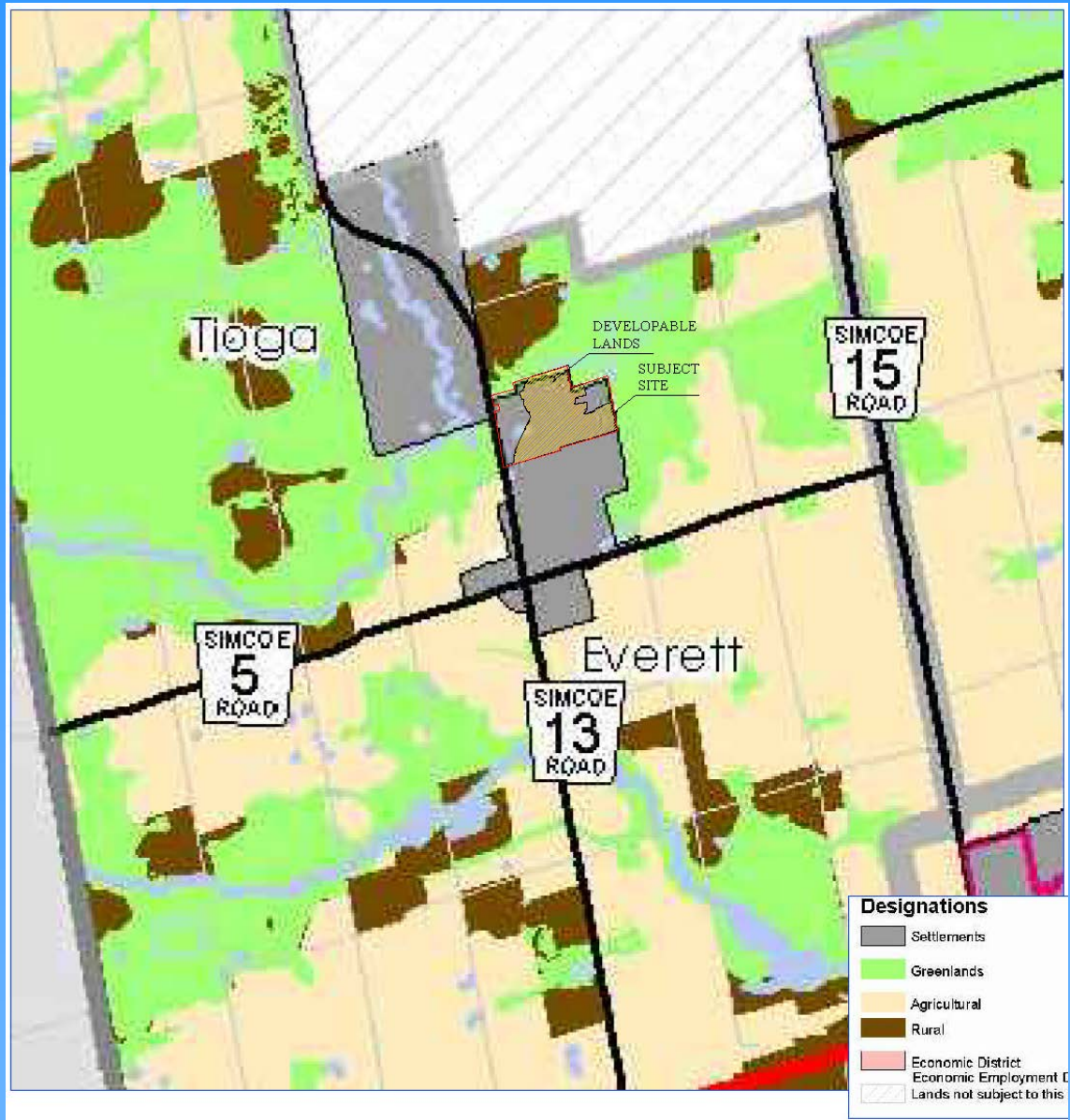


Provincial Policy Statement

- ❑ Amendment No. 8 to the Township Official Plan introduces a minimum population forecast and a minimum density for people and jobs per hectare for the Barzo property.
- ❑ The 2020 Growth Plan encourages municipalities to go beyond these minimums and apply them over relevant broader settlement area(s) versus a specific property.
- ❑ The Growth Plan supports population and densities beyond the minimums cited in order to contribute to a scale of development that is appropriate for settlement areas with urban services and supports in this case the achievement of Everett as a complete planned community with a diverse mix of land uses.
- ❑ The Township DC Background Study, 2021 determined that post 2031, an additional 1,932 dwelling units are needed for population growth in Everett. This exceeds what Far Sight now proposes.
- ❑ This finding supports the proposed Far Sight Barzo subdivision.



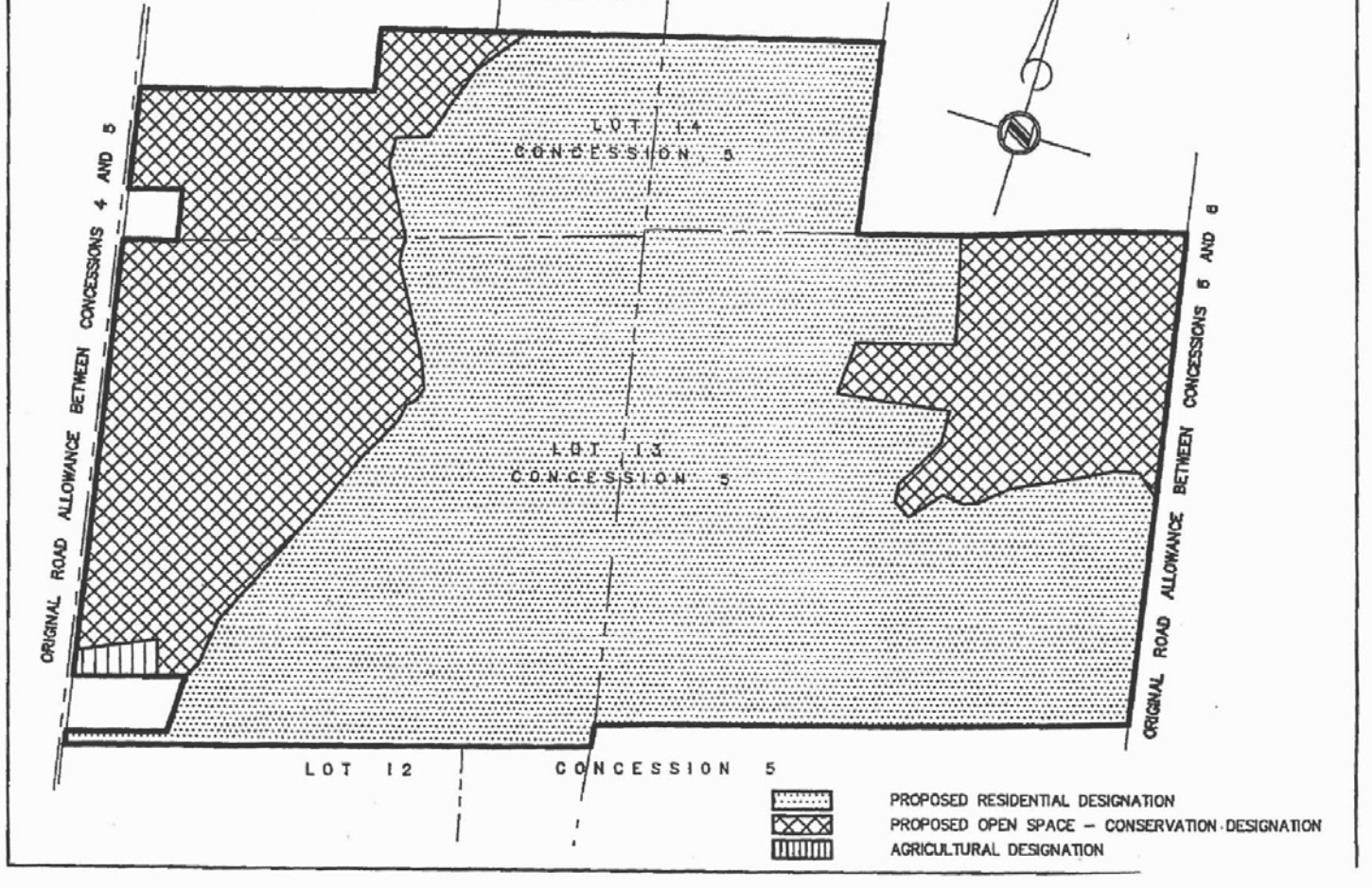
Places to Grow (Growth Plan)



Simcoe County Schedule 5.1

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



- ZONE CHANGES**
- LANDS SUBJECT TO REZONING
 - LANDS TO BE ZONED HAMLET RESIDENTIAL ONE EXCEPTION HOLDING (HR1-25(H))
 - LANDS TO BE ZONED HAMLET RESIDENTIAL ONE EXCEPTION HOLDING (HR1-26(H))
 - LANDS TO BE ZONED HAMLET RESIDENTIAL ONE EXCEPTION HOLDING (HR1-27(H))
 - LANDS TO BE ZONED OPEN SPACE RECREATIONAL (OSR-3)
 - LANDS TO BE ZONED OPEN SPACE CONSERVATION EXCEPTION (OSC-13)
 - LANDS TO BE ZONED OPEN SPACE RECREATION EXCEPTION (OSR-4)
 - LANDS ZONED INSTITUTIONAL EXCEPTION (I-4)
 - LANDS TO BE ZONED HAMLET RESIDENTIAL TWO EXCEPTION HOLDING (HR2-3(H))

COUNTY ROAD 46, 13
Map No. 1000/10001/10002/10003/10004/10005/10006/10007/10008/10009/10010/10011/10012/10013/10014/10015/10016/10017/10018/10019/10020/10021/10022/10023/10024/10025/10026/10027/10028/10029/10030/10031/10032/10033/10034/10035/10036/10037/10038/10039/10040/10041/10042/10043/10044/10045/10046/10047/10048/10049/10050/10051/10052/10053/10054/10055/10056/10057/10058/10059/10060/10061/10062/10063/10064/10065/10066/10067/10068/10069/10070/10071/10072/10073/10074/10075/10076/10077/10078/10079/10080/10081/10082/10083/10084/10085/10086/10087/10088/10089/10090/10091/10092/10093/10094/10095/10096/10097/10098/10099/10100



**SCHEDULE "A" TO BY-LAW ___
TOWNSHIP OF ADJALA-TOSORONTIO**

Zoning By-law Amendment
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
ZONING BY-LAW
AMENDMENT

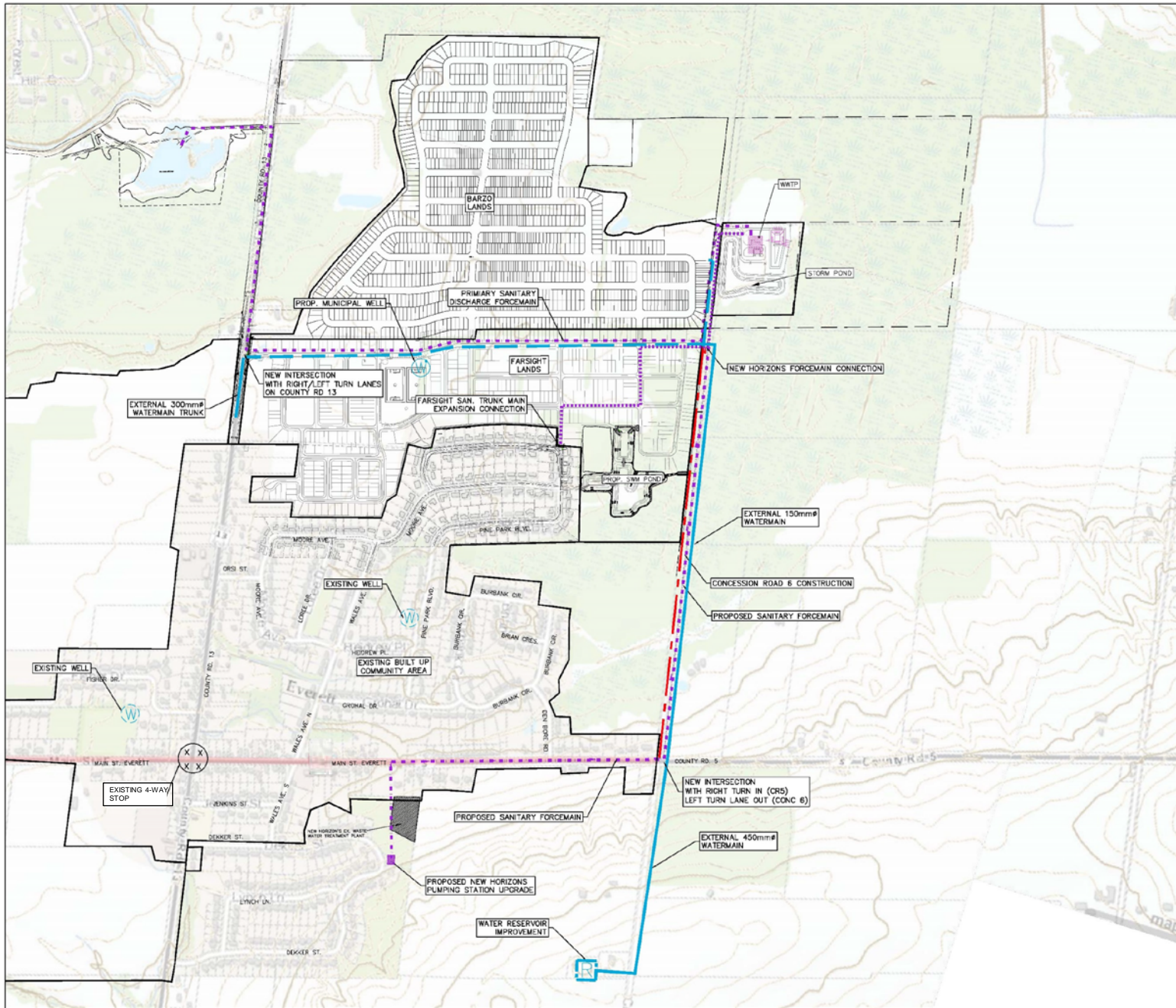


Proposed Schedule to By-law

- ❑ 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
- MANHOLE WATER WELL

DRAWING NOTES:
 ALL EXISTING ELEVATIONS ARE APPROXIMATE ONLY. THE ELEVATIONS OUTSIDE OF THE PROJECT AREA (BARZO LANDS, AND PROPOSED SUBDIVISION) HAVE BEEN DERIVED BY CONTAINS PROVIDED BY SURVEY, AIRPHOTO AND SPOTCHECK SURVEY.

REVISIONS		DATE		BY	



FARSIGHT HOMES SUBDIVISION,
 EVERETT
 INFRASTRUCTURE UPGRADES

PEARSON ENGINEERING LTD.
 PEARSONENGINEERING.COM TEL: 726.5119.4782
 DRAWN BY: [blank] CHECKED BY: [blank] PROJECT # 10065.01
 ISSUED BY: [blank] DATE: [blank] SHEET # 06-1
 OF 0

- ❑ Transportation Impact Study Update completed in April 2021
- ❑ Analysis included a review of the existing and future traffic volume in the study area, up to 2036.
- ❑ Recommended Improvements
 - ❑ County Road 5 / County Road 13
 - ❑ convert to all-way stop control (installed)
 - ❑ County Road 13 / Street C
 - ❑ One-way (westbound) stop control
 - ❑ Construct 60 metre northbound right-turn taper
 - ❑ Construct southbound left-turn lane
 - ❑ County Road 5 / Concession 6
 - ❑ One-way (southbound) stop control
 - ❑ Construct 60 metre westbound right-turn taper
 - ❑ Construct southbound left-turn lane
 - ❑ Columbus Lane / Pine Park Boulevard
 - ❑ Construct T-intersection
 - ❑ One-way (eastbound) stop control



Transportation Considerations

Costing Breakdown

Costing Breakdown - Barzo Lands, Everett

Unit Type	Single Detached	823
	Townhouses	415
Total Units:		1238

County DC's					
	Cost/Service		Singles Cost	Townhouse 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	Townhouses 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	Townhouse 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	Townhouse 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	



- ❑ 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