

PLANNING JUSTIFICATION REPORT

In connection with a Draft Plan of Subdivision and Zoning By-law Amendment for the former Barzo Lands made by Far Sight Investments Limited affecting lands within the Geographic Township of Tosorontio, Township of Adjala-Tosorontio



Far Sight Investments Limited
Part of Lot 13 and 14, Concession 5
Former Barzo Lands
Geographic Township of Tosorontio
Township of Adjala-Tosorontio, Ontario

May 2021
GPG File FAR-2014-02



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PLANNING JUSTIFICATION REPORT

FAR SIGHT HOMES (FORMER BARZO LANDS)

1.0 INTRODUCTION

The purpose of this planning report is to review proposed draft plan of subdivision and a proposed amendment to Comprehensive Zoning By-law 03-57 for lands located in Part of Lots 13 and 14, Concession 5 in the Township of Adjala-Tosorontio. These applications are being submitted by Far Sight Investments Limited, the landowner.

As part of the preparation of this Planning Justification Report the Goodreid Planning Group did consult with the former Director of Planning for the Township of Adjala-Tosorontio, Skelton Brumwell & Associates Inc., the Township's current planning consultant as well as the Manager of Planning for the County of Simcoe to secure planning input on the project. The municipal input received over several years has been taken into account in the preparation of the draft plan of subdivision and the zoning by-law amendment applications.

The Planning Justification Report (PJR) is being submitted in support of applications to secure approval of the draft plan of subdivision, as well as the zoning by-law amendment.

The proposed draft plan of subdivision takes into account the detailed planning and engineering design work conducted by Far Sight in consultation with the Township of Adjala-Tosorontio (the Township), the County of Simcoe (the County) and other key public stakeholders including the Nottawasaga Valley Conservation Authority (the NVCA) as well as the Everett Master Servicing Study and the related Municipal Class EA approvals.

The following technical studies, plans, reports and documents have been taken into account in the preparation of this Planning Justification Report in support of the plan of subdivision and zoning by-law amendment applications:

- The Everett Master Servicing Study – Phase 1 to 4 Municipal Class EA, 2016.
- Far Sight Homes Everett Hydrogeological Study, 2019.
- Traffic Impact Study, 2021.
- Stage 1-2 Archaeological Assessment, 2017.
- Preliminary Geo-Environmental Due Diligence Assessment, 2016.
- Assessment of Groundwater Levels, 2018.
- Everett WWTP – Design Brief, 2017.
- Water Distribution System Hydraulic Analysis, 2019.
- Community Master Plan, 2021.
- An Environmental Impact Study, 2021.
- The Functional Servicing Report including Stormwater Management Plan for Far Sight Investments Limited, 2021.

- Environmental Conformance Approval for the Sewage Treatment Plant and Outlet to service subdivision development in Everett as approved by the Ministry of the Environment, Conservation and Parks, 2018.

Far Sight Investments Limited has worked with the County, the Township and the NVCA over several years to bring forward draft plan of subdivision and the zoning by-law amendment applications for the former Barzo lands for approval in accordance with The Planning Act. Far Sight Investments Limited and Far Sight Developments Everett Inc. have also, moved forward to advance the first subdivisions with land development servicing designed to implement the Everett Master Servicing Study and address the problematic subsurface municipal sanitary sewage services provided to the existing New Horizons subdivision.

The provision of appropriate full municipal services in Everett, which was not possible until Municipal Class EA approvals were secured by the Township, has hampered the realization of population and/or employment growth in this settlement for the last 20 years. The New Horizons subdivision was the first and last development to occur on full municipal services in Everett and presents issues with its current inground sanitary servicing system.

2.0 SITE DESCRIPTION AND CONTEXT

This section of the report provides a description of the subject property and surrounding land uses within the Everett settlement boundary.

2.1 SITE DESCRIPTION

The subject lands are within the Settlement of Everett and are described as Part of Lots 13 and 14, Concession 5, Geographical Township of Tosorontio, Township of Adjala-Tosorontio, County of Simcoe. In total the lands comprise an area of approximately 96.6 hectares. The proposed subdivision lands are located between County Road 13 on the west and Concession Road 6 on the east. There is a single detached dwelling and a livestock building (not in use and to be demolished) located on the subject property as well as accessory buildings.

Public road access is currently available to the subject property via County Road 13. Access to the public road network for the subdivision is to be gained through internal streets within the adjoining Far Sight Developments Everett Inc. (R&M Homes) Subdivision. The sewage treatment plant and stormwater management blocks to service the subdivision on the Barzo property are part of the Far Sight Developments Everett Inc. (R&M Homes) Subdivision development and are located on the east side of Concession Road 6 in part of Lot 13, Concession 6. The Barzo subdivision lands, which were farmed in the past, are rural in nature and no longer farmed.

The subject lands rise gently from the east side of the subdivision lands at Concession Road 6 to the northwest corner of the subdivision lands. The grades also fall north and east towards a tributary of the Pine River.

The location of the subject lands is illustrated on Figure 1 – Far Sight Investments (Barzo) Subdivision lands.

2.2 SITE CONTEXT

The subject lands are located within the Settlement of Everett and are immediately north of the proposed Far Sight Developments Everett Inc. (former R&M Homes) subdivisions and the existing built-up area of Everett.

Existing and proposed land uses in the vicinity of the subject lands include the following:

- North – Rural and farm lands outside the Settlement boundary of Everett.
- East – Concession Road 6, natural heritage lands and floodplain as well as the tributary of the Pine River.
- South – The proposed Far Sight Developments Everett Inc. (former R&M Homes) draft approved subdivision as well as single detached dwellings on other surrounding lots.
- West – County Road 13 and single detached dwellings and rural lands.

The surrounding land uses are illustrated on Figure 2 – Surrounding Land Uses in the Settlement of Everett.

3.0 INVOLVEMENT OF FAR SIGHT HOMES IN EVERETT

In 2015, Far Sight Developments Everett Inc. acquired the subdivision properties of R&M Homes and took carriage of the draft approved plans of subdivision (File Nos. AT-T-0103 and AT-T-0502).

It was Far Sight Developments Everett Inc.'s intention at the time of acquisition to address all the conditions of draft plan approval, work cooperatively with the Township towards determining an acceptable sanitary treatment system and then move expeditiously towards final plan approval and registration of their subdivisions.

Since acquisition of the R&M Homes properties, Far Sight Developments Everett Inc. further investigated subdivision design and zoning improvements to advance a more compact form of development through red-line subdivision revisions and a zoning by-law amendment(s). These changes were advanced to implement Provincial Policies and Plans and the County of Simcoe and Township of Adjala-Tosorontio Official Plans. This work effort was been successfully undertaken in consultation with the County, the Township and the NVCA.

Location Plan -
Far Sight
Investments (Barzo)
Subdivision Lands
Part of Lots 13 and
14, Concession 5 in
the Township of
Adjala-Tosorontio,
ONTARIO

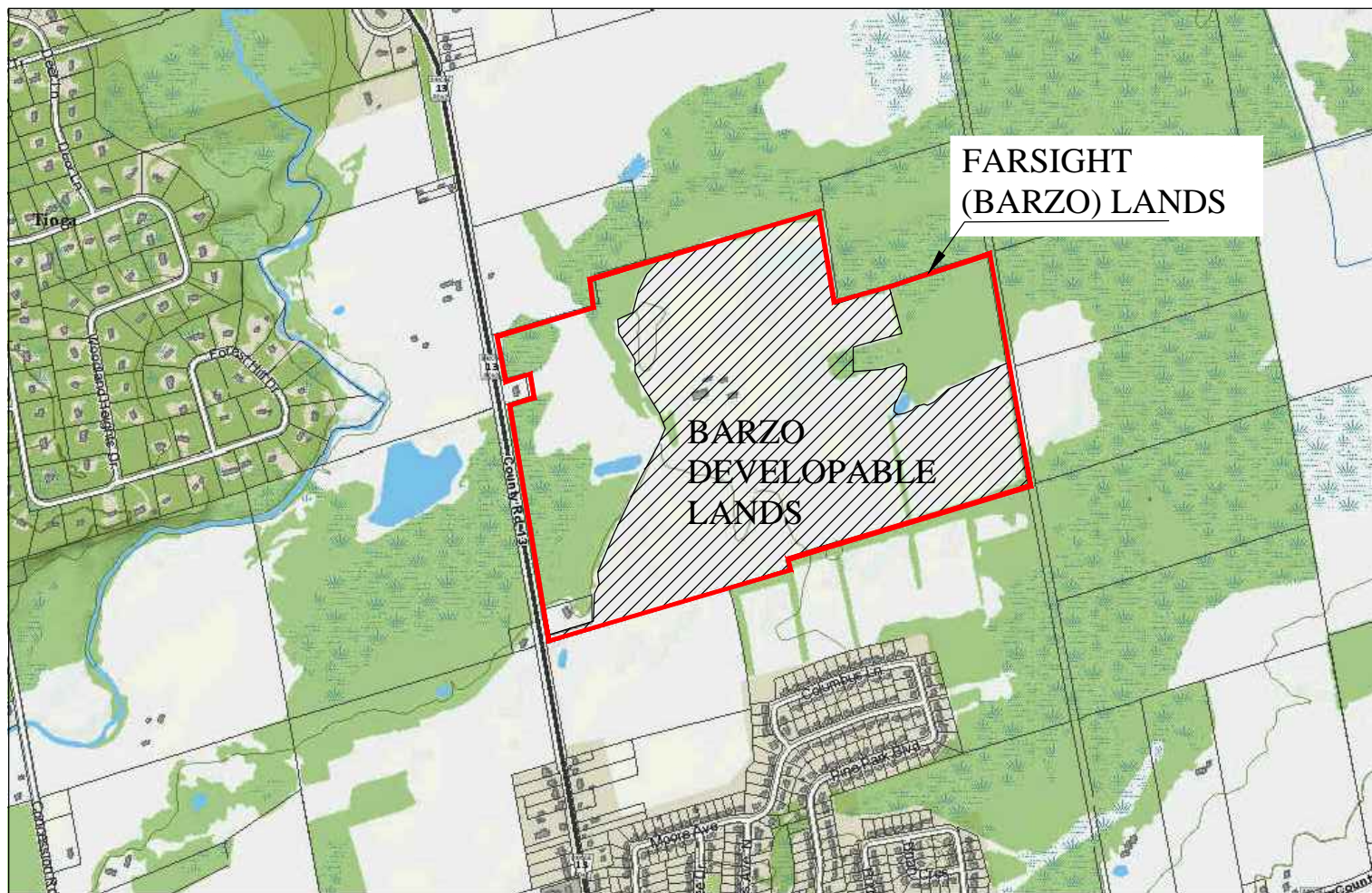


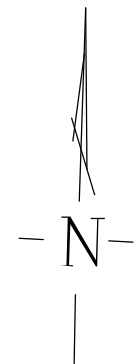
Figure 1



Surrounding Land
Uses in The
Settlement of
Everett -
Far Sight
Investments (Barzo)
Subdivision Lands
Part of Lots 13 and
14, Concession 5 in
the Township of
Adjala-Tosorontio,
ONTARIO



Figure 2



Far Sight Developments Everett Inc. has worked cooperatively with the Township and their consulting engineers to support the municipality's efforts to advance municipal water, sanitary and stormwater services for Everett in accordance with a Master Servicing Study that was completed as a Municipal Class EA.

As a result of extensive communications with the County, the Township and the NVCA, Far Sight Developments Everett Inc. further revised their R&M Homes plans of subdivision and zoning and secured Local Planning Appeals Tribunal (LPAT), Ontario Municipal Board (OMB) and Township approvals in 2016, 2017 and 2018 to advance the optimal and best use of land (for the former R&M Homes properties).

More recently, Far Sight Investments Limited acquired the Barzo property immediately to the north of the former R&M Homes lands for subdivision development purposes. Amendment No. 8 to the Official Plan for the Township of Adjala-Tosorontio, which was applicable to the former Barzo lands, was recently approved by the OMB and established the principle of residential subdivision development for approximately 61 hectares of land. The Amendment in accordance with the Growth Plan provided a population forecast for the subject property and referenced a minimum density target for greenfield areas in the municipality. Population forecasts are no longer to be applied on a site-specific basis and are considered as minimums (Section 5.2.4.6 of the Growth Plan). Amendment 8 also, referenced a minimum density target of 32 persons and jobs per hectare (PJPH). The minimum density target of 32 PJPH expressed in Amendment 8 in our opinion will be satisfied by a proposed population and jobs on the subject property of 3,481, as addressed further in ensuing sections of this Planning Justification Report. The Growth Plan 2020 also now stipulates that the minimum density target for greenfield areas in Simcoe County will be increased to 40 PJPH.

4.0 BACKGROUND ON SUBDIVISION & CLASS EA APPROVALS

4.1 R&M Homes Subdivision Work (2005 – 2015)

R&M Homes, the former proponent for the Far Sight Developments Everett Inc. Subdivisions to the south originally obtained official plan amendment, draft plan of subdivision and rezoning approvals in 2005 and 2008 for its two subdivision plans from the OMB. The location of these two draft approved plans of subdivision is highlighted on Figure 3 - Location Plan for Draft Approved Plans of Subdivision (R&M Homes).

The subdivision lands were the subject of two separate draft plan of subdivision approvals and related official plan amendments and rezonings, as follows:

- i) OMB Case No. PL040279/PL040094 (County File No. AT-T-0103) – This is the smaller subdivision comprised of 51 lots/dwelling units. This plan of

Location Plan for
 Draft Approved
 Plans of Subdivision
 (R&M Homes) -
 Far Sight
 Investments
 Subdivision Lands
 Part of Lots 12, 13
 and 14, Concession
 5 in the Township
 of
 Adjala-Tosorontio,
 ONTARIO

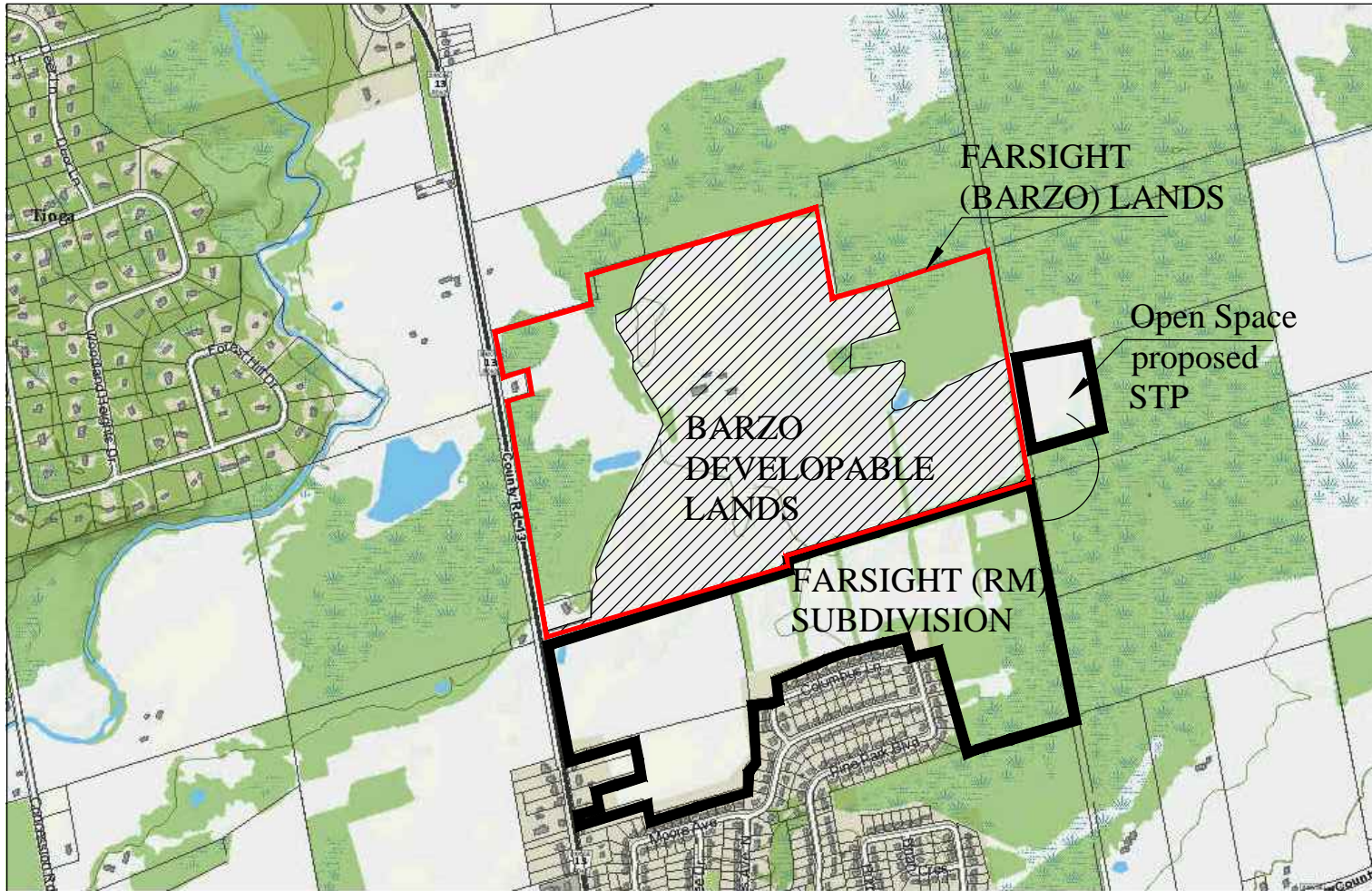
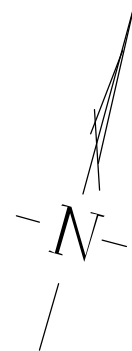


Figure 3



subdivision, official plan amendment and rezoning were approved by the Board by Order No. 2173 issued August 18, 2005.

- ii) OMB Case No. PL080102 (County File No. AT-T-0502) – This is the larger plan of subdivision comprised of 310 lots/438 dwelling units with one commercial block. This plan of subdivision, official plan amendment and rezoning were approved by the Board in a decision issued October 27, 2008.

4.2 Far Sight Developments Everett Inc. Subdivision Work (2015-2019)

More recently by Order issued February 21, 2017, under OMB Case No. PL141263, the Board revised the two draft plans of subdivision and their approval conditions to the benefit of Far Sight Developments Everett Inc. to provide as follows:

- i) County File No. AT-T-0103 – This smaller revised subdivision now is comprised of 78 residential lots, 16 future residential blocks, 1 recreational trail block, road allowances for Streets A to E and Block 97 as a road widening. This revised Plan of Subdivision was approved by the Board pursuant to subsection 51 (43) of the Planning Act, RSO 1990 issued under OMB Case No. 141263 and OMB File No. 141297.
- ii) County File No. AT-T-0502 – This larger revised subdivision now is comprised of 550 single detached dwelling lots, 1 commercial block, 1 institutional stormwater block, 2 environmental protection blocks, 1 institutional sewage treatment block, 1 park block, 1 parkette block, and 6 trail blocks, 1 pump station block, 1 road widening along County Road 13, 11 - 0.3m reserves, 2 daylighting triangles, road allowances for Streets A to M and 17 blocks for future lots. This Plan of Subdivision was approved by the Board pursuant to subsection 51 (43) of the Planning Act, RSO, 1990 under OMB Case No. 141263, OMB Case Name 2411576 Ontario Inc. v Adjala-Tosorontio.

The red-line revised draft plan approved Plans of Subdivision File Nos. AT-T-0103 and AT-T-0502 that were approved by the OMB on February 21, 2017 and are included in Attachment 1 – Red-Line Revised Plans of Subdivision (R&M Homes), 2017 to this PJR. The implementing zoning by-law amendment, being By-law 16-26 for these red-line revised subdivision is also in force and effect.

The red-line revised subdivision design was intended to increase density within the low-density housing form being proposed and provided for residential lots with frontages that range from 10m to 18m. The design provides more residential lots than the original draft plans by R&M Homes. These red-lined subdivision plans better utilized the land base and provided for more compact housing supported by Provincial Policies and Plans, the Simcoe County Official Plan and the Township Official Plan.

The red-lined subdivisions contain a low-density residential form of housing with a total of 666 residential lots proposed for single detached dwelling lots including 22 partial/future lots. The total number of whole lots within the red-line revised subdivision plans is 644 single detached lots including 94 lots in Subdivision Plan No. AT-T-0103 and 550 lots in Subdivision Plan No. AT-T-0502.

The internal streets of the red-line revised plans of subdivision provide road connections to County Road 13 to the west, the 6th Line to the east, the existing streets to the south and the former Barzo development lands to the north.

In addition, the red-line revised subdivisions introduced a commercial block, a public park and a new parkette as well as a trail/walkway system within the subject properties that will improve access within the subdivision and to surrounding areas to support alternative means of transportation/movement. The red-line revised subdivisions also include an open space conservation block for stormwater management and an institutional block for a sewage treatment plant.

More recently, further minor red-line revisions and zoning changes were proposed to refine and improve upon the subdivision design. These design and zoning changes were made to implement detailed engineering design work and County, Township and NVCA review comments. These revisions affected lot and street layout, but did not change the number of residential lots or commercial block size on the larger Subdivision AT-T-0502. The smaller Subdivision AT-T-0103 was also revised in terms of street and lot layout to provide for an extension to the trail system to connect with County Road 13 and provide for one additional residential lot. The Township passed By-law 18-50 on July 9, 2018 to address the proposed red-line revisions. There were no appeals and the zoning by-law amendment is now in full force and effect. Subsequently, LPAT issued an Order on December 20, 2018 making further minor red-line revisions to Far Sight Homes Subdivisions (both AT-T-0103 and AT-T-0502) to reflect zoning by-law amendment changes made on the 9th of July, 2018. These red-line revised draft plans are included in Attachment 2 – Red-Line Revised Plans of Subdivision (R&M Homes), 2018 to this report.

The extensions of draft plan approval in previous years have been processed every one or two years, as required (to ensure the subdivision approval did not lapse) through Orders of the OMB/LPAT, all with the support of the County and the Township.

More recently in 2020, LPAT provided three-year extensions for both subdivisions with a new mutual lapsing date of June 6th, 2023. These recent extensions to draft plan approval were necessary in order to provide the time required to fulfill all the draft plan conditions to the satisfaction of the County, the Township, the MOECP and the NVCA.

Far Sight has been working cooperatively with the County of Simcoe, the Township of Adjala-Tosorontio, the Nottawasaga Valley Conservation Authority and affected Ministries, Agencies and Utility Providers to secure detailed subdivision design approvals for the two subdivisions including, but not limited to development servicing, the sewage treatment plant and the stormwater management facility.

In 2020 Far Sight made its fifth and sixth detailed engineering design submissions to the Township in order to address the fourth and fifth engineering submission review comments. In terms of recent servicing approvals, we would advise that Far Sight has obtained Environmental Conformance Approvals from the MOECP for water, sanitary and stormwater services for the two Far Sight (former R&M Homes) subdivisions as well as the sewage treatment plant including the outlet to the Pine River and the stormwater management pond.

In 2020-2021 Far Sight also, approached the Township of Adjala-Tosorontio regarding the financial component of draft plan of subdivision implementation that will be addressed through the preparation of a subdivision agreement, a municipal responsibility agreement and a cost sharing agreement for infrastructure in an effort to move the subdivision forward in a responsible manner and within an appropriate legal framework. Far Sight is currently reviewing a draft consolidated subdivision agreement prepared by the Township and hopes to move forward to conclude final plan of subdivision approval and registration.

4.3 Everett Master Servicing - Class Environmental Assessment

The Township of Adjala-Tosorontio retained Greenland International Consulting Ltd. in 2012 to prepare a Master Servicing Plan (MSP) for an expanded community of Everett.

The purpose of the Everett MSP was to develop a strategy for water, waste water, stormwater and transportation servicing for the community of Everett. The MSP was prepared in accordance with the requirements of the Municipal Class EA process. As part of this MSP exercise a list of infrastructure projects from the servicing options outlined in the MSP were developed. These are to be implemented in Phase 5 of the Class EA process.

On January 24th, 2013 the Township issued a notice of completion for the Everett MSP. The Everett MSP was the subject of a number of comments forwarded to the MOECP.

The MSP investigations determined as follows:

- The aquifer can service an equivalent population (EP) of 11,300 - 12,400 persons.
- A new well will be required when the EP exceeds 5,400 persons.
- Existing water storage is sufficient to service an EP of 3,400 persons.
- No sanitary trunk sewer network exists in the community of Everett.
- New Horizons subdivision has the only waste water treatment plant in Everett.
- R&M Homes WWTP capacity EP is approximately 2,200 persons.
- Development above EP of 2,200 persons will need expansion of R&M Homes WWTP.
- Everett has 3 stormwater management plan facilities (SWM) including R&M Homes.
- SWM facility of R&M Homes needs to be upgraded for their proposed subdivision.
- SWM facilities to ensure post matches pre development flows.

- SWM facilities to protect water quality.
- Regional SWM facilities should be investigated to minimize maintenance.
- Certain intersection improvements were noted.

4.3.1 Transportation

The preferred transportation solution was found in Option T-2 (Complete Recommended Intersection Improvements). The recommended improvements were to be made at the following intersections:

- County Road 5 at Blanchards Way.
- County Road 13 at Collector Road 4.
- County Road 13 at Collector Road 3/Collector Road 5.
- County Road 13 at County Road 5 (Main Street Everett).
- County Road 13 at Collector Road 6/Dekker Street (South leg)
- Main Street Everett at Wales Avenue.
- Concession Road 6 at Main Street Everett.

4.3.2 Master Drainage

The recommended preferred Master Drainage Solution for the community of Everett was found to be Option MDP-3 and includes the following;

- 6 new SWM facilities for the community of Everett including R&M Homes.
- Each is proposed as wet SWM ponds for enhanced water quality.
- Each is proposed to control post to pre-development flows for all storms.
- Each to provide 24-hour detention of 25mm storm for erosion control purposes.
- The size and location of SWM facilities to be determined at subdivision approval.
- All development to be outside natural environment areas with a 30m setback.
- Low impact development measures are to be proposed where feasible.

4.3.3 Sanitary Servicing

The recommended preferred sanitary servicing is to include the following characteristics:

- A 1,400 m gravity trunk sewer as shown in Option WWC-B located on Wales Ave and discharging to R&M Homes WWTP.
- A gravity-based mainline sanitary sewer collection network upstream of the trunk sewer.
- An initial phase of sub-surface WWTP for R&M Homes with room for expansion to a surface water facility. Conversion to occur before an estimated population of 2,200 persons is reached.
- Future expansion of WWTP would include effluent pump and forcemain which discharges treated effluent to the Pine River as shown in Option WWT-9.

- The Option will allow New Horizons WWTP to be decommissioned after the new STP and trunk sewer are constructed.

4.3.4 Water Supply

The recommended preferred water supply and treatment, water storage and distribution servicing for the community of Everett are found in Option WST-4-WD1-WS-3 which will require the following improvements:

- Construct a new primary well and pump station chlorination system and contact chamber prior to EP exceeding 5,000 persons.
- Construct a new alternative well and well pump prior to EP exceeding 5,000 persons.
- Preferred location of the water supply and treatment system is the R&M Homes public park (Block 315).
- In-ground storage and booster pumping facility to be expanded to provide required pressure head.
- Construct a new trunk 300 mm watermain to provide trunk looping to service the ultimate EP population of 10,669 persons.
- Twin the existing 300 mm watermain from the existing storage facility to County Road 5 with a 450 mm diameter watermain.

Since the completion of the Everett MSP and a subsequent Schedule C Class EA for the Everett waste water treatment plant and surface water outfall additional waste water conveyance solutions and technologies have been reviewed by the Township specifically a low-slope gravity sewer system with lot-level pre-treatment. This alternative was evaluated under the Class EA process and an Addendum issued with favourable recommendations relating to this form of servicing.

A Notice of Completion for the Addendum prepared under the Class EA process was issued on January 29th, 2016 and the last day to comment on the amended Everett MSP was February 29th, 2016. The Everett MSP including Phases 3 and 4 are now in force and effect and support servicing of the Far Sight Developments Everett Inc. (former R&M Homes) and Far Sight Investments Limited (former Barzo) subdivisions.

The Phase 5 - Implementation initiated by Far Sight Developments Everett Inc. culminated successfully in 2018 with an Environmental Conformance Approval being issued by the MOECP for water, sanitary and storm sewers within the subdivision, the sewage treatment plant design and the stormwater management outlet to the Pine River.

5.0 THE FAR SIGHT PLAN OF SUBDIVISION FOR THE BARZO LANDS

The proposed draft plan of subdivision for the Barzo lands is designed to be in conformity with Provincial Policies and Plans as well as implement the approved Official Plans for the County of Simcoe and the Township of Adjala-Tosorontio. The Far Sight Investments Plan of Subdivision Barzo Lands is included in Figure 4- Far Sight Investments Plan of Subdivision Barzo Lands.

This design for the Far Sight Investments Subdivision Barzo Lands like the designs for Far Sight Developments Everett Inc. (R&M Homes) Subdivisions is intended to strike a good balance in density by advancing a subdivision that presents low and medium density forms of housing with a range of lot areas and frontages to achieve a minimum density of 32 persons and jobs per hectare referenced in Amendment 8 and the 40 persons and jobs now cited in the 2020 Growth Plan. The population and jobs per dwelling unit used to calculate the population and jobs per hectare are based upon 2.67 PPU and 1 job per 5.32 % of population within the subdivision as set out below in Table 1 – Proposed Population and Jobs per Hectare.

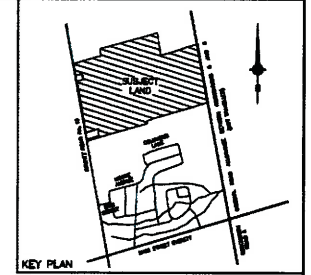
Table 1 – Proposed Population and Jobs per Hectare.

Proposed Population:	3,305 Persons
Proposed Jobs (5.32 % Population):	176 Jobs
<u>Total Population and Jobs:</u>	<u>3,481 Persons and Jobs on Site</u>
Population and Jobs/Hectare:	57

This subdivision effectively utilizes the land base through the provision of a more compact form of settlement development that advances an appropriate land use layout for single detached dwellings and street townhouses and an efficient and functional street and sidewalk/trail network that fosters improved street and pedestrian connections with parkland within the subdivision and Far Sight Developments Everett Inc. (R&M Homes) Subdivision lands to the south including the existing community of Everett.

The subdivision design also establishes development limits that protect identified natural heritage lands (woodlands) on the north, east and west sides of the subject property through the delineation of surveyed drip lines and top of slope and buffer setbacks opposite the drip lines (and top of slope) that are to be protected from development intrusion. Restoration areas are also identified including mitigation measures. This environmental work was completed by Azimuth Environmental Consulting in April 2021 in consultation with the NVCA and is included as supporting documentation with the plan of subdivision and zoning by-law amendment applications.

The draft plan of subdivision contemplates 1,238 housing units at buildout of the subject property. The entire plan of subdivision is proposed to be draft plan approved and then



DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 13 AND 14
 CONCESSION 5
 (GEOGRAPHIC TOWNSHIP OF TORONTO)
 TOWNSHIP OF ADJALA-TORONTO
 COUNTY OF SIMCOE
 SCALE 1:1250

KRCMAR SURVEYORS LTD. 2021

METRIC DIMENSIONS AND COORDINATES SHOWN HEREIN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING
 BEARING FROM HEREIN ARE ONE BEARING FROM EACH END OF THE LINE. BEARINGS ARE GIVEN AS AN ANGLE FROM THE FORESIGHT TO THE BACKSIGHT MEASURED IN THE PLANE OF THE HORIZONTAL SURFACE. THE INITIAL BEARING IS THE BEARING OF THE FIRST LINE OF THE LINE.

INTEGRATION DATA
 6-UTM ZONE 17 COORDINATES
 NO CORRECTIONS FOR CURVATURE OF THE EARTH OR FOR REFRACTION OF THE AIR HAVE BEEN MADE. THE COORDINATES ARE GIVEN IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

POINT	NORTHING		EASTING	
	1	2	1	2
① BENCH	4 994 841.28	594 554.14	594 554.14	594 554.14
② BENCH	4 994 814.28	594 444.27	594 444.27	594 444.27

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.
 AS SHOWN ON DRAFT PLAN
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DEVELOPMENT STATISTICS TABLE

DESCRIPTION	QUANTITY	AREA
TOTAL LOTS	230	2.8 ha
TOTAL AREA	230	14.4 ha
TOTAL ROAD AREA	230	14.4 ha
ROAD (STREET 'A' TO 'L')		14.4 ha
TOTAL AREA OF SUBDIVISION		14.4 ha
ROAD		14.4 ha
230 ha in ALL		14.4 ha

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LANDS HEREIN SHOWN ARE TRUE AND CORRECT AND THAT THE LOTS AND BLOCKS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
 DATE: _____ 2021
 KRCMAR SURVEYORS LTD.
 Chartered Land Surveyors

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE KRCMAR SURVEYORS LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
 FAR SIGHT INVESTMENTS LIMITED
 DATE: _____ 2021
 A.S.A.
 I am authorized to sign this document

PLAN ASSUMPTIONS

ASSUMPTION	DATE	BY
1. ALL DIMENSIONS ARE IN METERS	2021	KRCMAR
2. ALL DIMENSIONS ARE TO CENTER OF LOT	2021	KRCMAR
3. ALL DIMENSIONS ARE TO CENTER OF ROAD	2021	KRCMAR

KRCMAR

FIG. 4 -- Far Sight Investments Plan of Subdivision Barzo Lands

developed sequentially in accordance with draft plan approval conditions, the provisions of the subdivision agreement and the utilization of holding provisions, as appropriate. It is anticipated that 800 residential lots/units will be built and occupied by 2031 and the remainder by 2036 (if not sooner). This subdivision approval approach and buildout timeline will contribute to a minimum density of 32/40 PJPH being achieved. The timely approval of the Far Sight Developments Everett Inc. and the Far Sight Investments Limited Subdivisions and provision of municipal services front ended by the Developer will contribute to meeting the residential housing and employment needs of the Township of Adjala-Tosorontio.

Figure 5 – Far Sight Investments Barzo Lands Community Master Plan illustrates a potential trail with three walkway connections to public streets (and sidewalks) within the plan of subdivision. The trail is intended to provide pedestrian access around the west, north and east sides of the subdivision and provide pedestrian connections to a public park and two large woodland areas as well as introducing a return loop around the proposed stormwater management facility, all for pedestrian connectivity and mobility purposes. The sidewalks within the subdivision also provide for pedestrian connections to County Road 13 and Concession Road 6 via sidewalks along Street C of the Far Sight Developments Everett Subdivision located immediately to the south. The trails and sidewalks within the Far Sight Investments Plan of Subdivision Barzo Lands also provide connections through the Far Sight Developments Everett Subdivisions to the existing developed residential areas further to the south.

The internal streets within the draft plan subdivision however do not provide direct road connections to County Road 13 to the west, or to Concession Road 6 to the east. These street connections are established through the Far Sight Developments Everett Inc. Subdivision to the south where Street C intersects with County Road 13 and Concession Road 6.

The proposed plan of subdivision provides for single detached dwellings with minimum lot areas ranging from 320 sq. m to 340 sq. m and minimum lot frontages ranging from 10m to 12m and street townhouses with minimum lot areas of 180 m² and lot minimum lot frontages of 6m. The proposed single detached dwelling lots include 213-10m lots, 380-11m lots and 230 -13m lots and 415 - 6 m street townhouse lots so the total number of whole lots within the plan of subdivision is 1,238 lots. The 6m frontage townhouses are located in groupings within the subdivision and are relatively close to the parkland blocks. There are also 12 partial or future single detached lots to be combined with partial lots in draft approved subdivision file AT-T-0502

Residential concept plans illustrating development standards for single detached dwelling lots and townhouses are contained in Attachment 3: Concept Plans for Residential Development. The development standards proposed for Far Sight Developments Everett Inc. (R&M) single detached dwelling lots (HR1-25, HR1-26 and HR1-27) are being utilized on the former Barzo lands. The street townhouse development standards set out in the HR2 Zone have been updated to reflect compact urban development form as illustrated in Attachment 3.



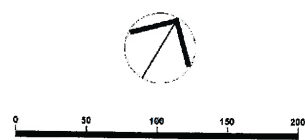
DEVELOPMENT STATISTICS TABLE

RESIDENTIAL LOTS	LOTS	AREA
10.0m SINGLES	213	6.6 ha
11.0m SINGLES	380	14.0 ha
13.0m SINGLES	230	11.4 ha
6.0m TOWNHOUSES	BLOCK 824 TO 905 (415 UNITS)	8.3 ha
STORM WATER MANAGEMENT FACILITY	BLOCK 906	1.2 ha
ENVIRONMENTAL PROTECTION (WOODLAND)	BLOCK 907	10.4 ha
OPEN SPACE (PARK)	BLOCK 908	3.0 ha
ENVIRONMENTAL PROTECTION (WOODLAND)	BLOCK 909	24.4 ha
INTERIM CONSTRUCTION ACCESS	BLOCK 910	0.5 ha
FUTURE RESIDENTIAL-PART LOTS	BLOCKS 911 AND 912	0.3 ha
0.30 RESERVES	BLOCKS 913 TO 916	0.01 ha
ROADS (STREET 'A' TO 'L')		16.5 ha
TOTAL AREA OF SUBDIVISION		96.6 ha
ROAD		
20.00 m R.O.W.		8070m

FAR SIGHT INVESTMENTS BARZO LANDS
Community Master Plan
 Everett, Ontario

SCHOLLEN & Company Inc.
 300 University Ave., Suite 1100
 Toronto, Ontario M5G 1S7
 Tel: 416-593-2092
 Fax: 416-593-2093
 Email: sales@schollenandcompany.com
 Website: www.schollenandcompany.com

Project No: 17002 Date: April 11, 2021



- SWM
- Future Residential - Part Lots
- Environmental Protection (Woodland)
- 6.0m Townhouses
- Open Space (Park) / 0.30 Reserves
- Interim Construction Access
- 13m LOT
- Potential Trail
- 11m LOT
- 10m LOT

FIG. 5 -- FAR SIGHT INVESTMENTS BARZO LANDS COMMUNITY MASTER PLAN

The public parkland, and woodland blocks are illustrated on the subdivision plan. The minimum public parkland was determined based upon 5% of the property land areas, excluding open space conservation (woodland) blocks. The public parkland block and the woodland blocks are to be conveyed to the Township through the subdivision approval process.

The subdivision design also does provide for the provision of more affordable housing through the inclusion of smaller single detached dwelling lots and townhouse dwelling lots. The townhouses proposed are to be located within groupings and close to public parkland.

6.0 PLANNING APPROVALS TO ADVANCE FAR SIGHT INVESTMENTS (BARZO) PROPOSAL

In summary the planning approvals required to advance the Far Sight Investments Limited subdivision for the Barzo lands are as follows:

1. Draft Plan of Subdivision approval including draft plan conditions. The draft plan conditions should be drafted to take into account the comments made during the subdivision review process by the County, the Township and the NVCA.
2. A zoning by-law amendment is required to change the zoning on the subdivision lands to reflect the proposed draft plan of subdivision.

7.0 PROVINCIAL AND MUNICIPAL PLANNING POLICY REVIEW

The following subsections summarize land use planning policies established by the Province, the County of Simcoe and the Township of Adjala-Tosorontio.

7.1 PROVINCIAL POLICY STATEMENT 2020 (PPS)

The 2020 PPS will come into effect on May 1, 2020 and replaced the 2014 PPS document. The PPS is a key part of Ontario's policy-led planning system and provides policy direction on matters of Provincial interest related to land use planning and development. All decisions made on or after May 1, 2020 in accordance with Section 3 of the Planning Act must be consistent with the PPS.

After reviewing the PPS in detail, it is our opinion as planners that the Far Sight Investments Limited draft plan subdivision and zoning by-law amendment applications are in keeping with the PPS. While all of the policies of the PPS have been considered several key sections are highlighted below for reference purposes. The highlighted Sections address how to build strong communities and the importance of focusing growth and development within settlement areas such as Everett.

7.1.1 Building Strong Communities

Section 1.1 of the PPS seeks to sustain healthy, liveable and safe communities by: promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the term; accommodating an appropriate range and mix of housing, employment, institutional, recreation park and open space and other uses to meet long term needs; avoiding land use patterns that may cause environmental or public health or safety concerns; avoiding development patterns that prevent the efficient expansion of settlement areas; promoting cost effective development patterns; improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which prevent full participation in society; ensuring that necessary infrastructure, electrical generation facilities, and transmission and distribution systems and public service facilities are or will be available; and promoting development and land use patterns that conserve biodiversity and consider the impacts of climate change.

7.1.2 Settlement Areas

Section 1.1.3, Settlement Areas of the PPS, states that the vitality of settlement areas is critical to the long-term prosperity of our communities. This section clarifies in Section 1.1.3.1 that settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. This section continues on and states in Section 1.1.3.2 that land use patterns within settlement areas shall be based upon densities and a mix of land uses which: effectively use land and resources; efficiently use infrastructure and public service facilities; minimize negative impacts on air quality and climate change, and promote energy efficiency, and support active transportation, are traffic-supportive and are freight supportive. Section 1.1.3.4 of the PPS states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

7.1.3 Housing

Section 1.4.3 of the PPS provides policy direction for the provision of an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents. These policies, support directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

Section 7.1.4 Infrastructure and Public Service Facilities

Section 1.6.3 of the PPS states that before consideration is given to developing new infrastructure and public service facilities, the use of existing infrastructure and public

service facilities should be optimized and opportunities for adaptive re-use should be considered, wherever feasible.

7.1.5 Sewage, Water and Stormwater

Section 1.6.6.4 of the PPS states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. This development is to occur on the basis on full urban services available/to be available to the subject lands. Section 1.6.6.7 of the PPS contains policy guidance on planning for stormwater management, including the integration with planning to ensure that systems are optimized, feasible and financially viable over the long-term. These technical matters are being addressed through the submission of a functional servicing report that includes water, sanitary and stormwater management servicing as well as transportation.

The PPS supports Building Strong Communities (healthy, liveable and safe places) and Settlement Areas being the focus of growth and development of a community. The Everett settlement area is one of several settlements in the Township of Adjala-Tosorontio that are to be the focus of growth and development. The Everett settlement area is the main growth area of the Township. The Far Sight Investments Plan of Subdivision will contribute towards the orderly, progressive development of the Settlement of Everett utilizing municipal services and infrastructure already available in the community, or as contemplated by the Everett MSP.

7.1.6 Natural Heritage Features and Functions

Section 2.1 of the PPS specifies policies related to the protection of significant natural features and functions. The Environmental Impact Study of Azimuth Environmental Consulting Inc. (Azimuth) concluded that the proposed development can be achieved with no direct or indirect impacts on significant natural heritage features or functions attributable to the subject lands or adjacent lands.

7.1.7 Planning Opinion on Consistency of Proposal with the PPS

In summary and as referenced above it is our opinion as planners that the Far Sight Investments Limited proposed plan of subdivision and zoning by-law amendment applications are consistent with the PPS.

7.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

This legislation came into effect June 16, 2006 to build stronger communities and to better manage growth in and around the Greater Golden Horseshoe. This legislation supersedes

all other provincial and lower tier planning policies and where it does not, the more restrictive policies will apply. The policies within the Places to Grow document were revised on January 19, 2012 to address the Simcoe Sub-Area and further revised to update population and employment forecasts on June 17, 2013 and then replaced in July 1, 2017 by a new Growth Plan. The Growth Plan was subsequently further updated on May 2, 2019 and again on August 28, 2020.

After reviewing the Growth Plan in detail, it is our opinion as planners that the Far Sight Investments Limited plan of subdivision and zoning by-law amendment applications are in keeping with the Growth Plan. While all of the policies of the Growth Plan have been considered several key sections are highlighted below for reference purposes. The highlighted Sections address how and where to grow as well as managing growth and development directed to settlement areas.

7.2.1 Where and How to Grow

A primary goal of The Growth Plan is to direct growth to built-up areas where intensification can utilize existing infrastructure. The Growth Plan also seeks to direct development to settlement areas that offer municipal or communal water and wastewater systems. The Far Sight Investments Subdivision affects lands where urban services, including municipal water, sanitary and stormwater management services are proposed to be made available in accordance with the Everett MSP.

The principal policy considerations for the Far Sight Investments Plan of Subdivision and the zoning by-law amendment applications are how they relate to the sub-sections of Managing Growth and Designated Greenfield Areas.

7.2.2 Managing Growth:

Section 2.2.1 of the Growth Plan addresses the management of growth. Population and employment growth are guided by a planning policy framework directing growth to the built-up areas; focusing intensification in intensification areas; building compact communities in designated greenfield areas; planning for a balance of population and employment (jobs); encouraging the development of complete communities; and directing growth to settlement areas with full municipal or private communal services. The single detached and townhouse lots, which provides a choice of low and medium density housing forms and a range of lot sizes, will contribute to a compact form of settlement with in excess of 32 persons and jobs per hectare being achieved.

7.2.3 Built-Up Areas and Designated Greenfield Areas

Sections 2.2.2 and 2.2.7 of the Growth Plan address Built-Up Areas and Designated Greenfield Areas. Development taking place in designated greenfield areas as is the case with the Far Sight Investments Limited subdivision lands are to be planned and designed in

a manner that contributes to the progressive, orderly development of the settlement and presents a more compact urban housing form that will facilitate active transportation.

7.2.4 Intensification Targets and Density Targets

The Settlement of Everett does not have a built boundary established by the Ministry of Infrastructure (Section 2.2.2) and as such the minimum intensification target of the Growth Plan does not have application within the Settlement of Everett.

In the context of the Growth Plan the draft plan of subdivision and zoning by-law amendment applications for the subject property (Section 2.2.7) will increase the number of proposed dwellings and population from one (1) dwelling to 1,238 dwellings and from 2.67 persons to 3,305 persons based upon a forecasted occupancy of 2.67 persons per dwelling unit. The job creation estimated for home-based businesses would be 5.32% of population. The home-based jobs for the proposed subdivision are estimated to be 176 jobs. Based upon 3,305 persons and 176 jobs within the developable 61 hectares of the subdivision, the proposed density is 57 persons and jobs per hectare. This density figure meets the minimum set by the 2020 Growth Plan of 40 persons and jobs per hectare and the Simcoe County Official Plan current minimum of 32 persons and jobs per hectare. The job creation numbers above are based upon the Work at Home Data for the Township of Adjala-Tosorontio contained in the 2011 Canada Census and the persons per household figure of 2.67 was taken from the Everett Master Servicing Study.

7.2.5 Infrastructure to Support Growth

With respect to infrastructure, existing and planned infrastructure are to be available to service the proposed development including the public street network, municipal water supply, sanitary sewer and stormwater management services. The draft plan of subdivision will also provide roadway links between the Far Sight Investments Limited (Barzo) subdivision, the Far Sight Developments Everett Inc. (R&M Homes) subdivisions and the residential neighbourhood further to the south.

7.2.6 Natural Heritage Features and Functions

Section 4.2.2 of the Growth Plan states that the Natural Heritage System (NHS) mapping and related policies will exclude lands within settlement area boundaries that were approved Section 4.2.2 of the Growth Plan states that the Natural Heritage System (NHS) mapping and related policies will exclude lands within settlement area boundaries that were approved and in effect as of July 1, 2017. The Natural Heritage System mapping proposed in the Everett Secondary Plan was not in effect as of July 1, 2017 and has yet to be approved by Simcoe County or the Local Planning Appeal Tribunal. The Natural Heritage System is addressed in the Environmental Impact Study of Azimuth Environmental Consulting Inc. This Study concluded that the proposed development can be achieved with no direct or

indirect impacts on significant natural heritage features or functions attributable to the subject lands or adjacent lands.

7.2.7 Planning Opinion on Conformity of Proposal to the Growth Plan

In summary the Far Sight Investments Plan of Subdivision Barzo Lands and the zoning by-law amendment as described herein in our opinion as planners are in conformity with the Growth Plan.

7.3 COUNTY OF SIMCOE OFFICIAL PLAN

The preparation of the Official Plan for the County of Simcoe was initiated in 2004, adopted by County Council on November 25, 2008 and submitted to the MMAH in December 2008.

The proposed Simcoe County Official Plan unlike its predecessor was intended to specifically designate settlement area boundaries on Schedule 5.1 – Land Use. The settlement area boundaries for Everett proposed by the County on Schedule 5.1, Land Use Designations of the County of Simcoe Official Plan is the same as that currently approved within the Township of Adjala-Tosorontio Official Plan. The Settlement Designation for Everett is currently subject to appeal.

Figure 6 – Excerpt of the Schedule 5.1 of the Simcoe County Official Plan illustrates the Settlement Designation for Everett.

Section 3.5.7 indicates 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 centre. The proposed draft plan of subdivision will contribute towards Everett being a focus of growth that contributes to meeting the residential housing needs of the Township. The smaller single detached and townhouse lots now being proposed will contribute residential intensification and a more compact community.

Section 3.5.9 of the County Plan states as follows:

Development may be approved in settlement areas in excess of what is needed to accommodate the forecasts in Table 1, provided the development:

- a) Contributes to the achievement of intensification targets and density targets as applicable, in accordance with sections 3.5.23 and 3.5.24 of this Plan;
- b) Is on Lands for Urban Uses as of January 19, 2012;
- c) Can be serviced in accordance with the applicable provincial plans, provincial policies and section 4.7 of this Plan; and

Far Sight
 Investments (Barzo)
 Plan of Subdivision
 -
 Part of Lots 13 and
 14, Concession 5 in
 the Township of
 Adjala-Tosorontio,
 ONTARIO

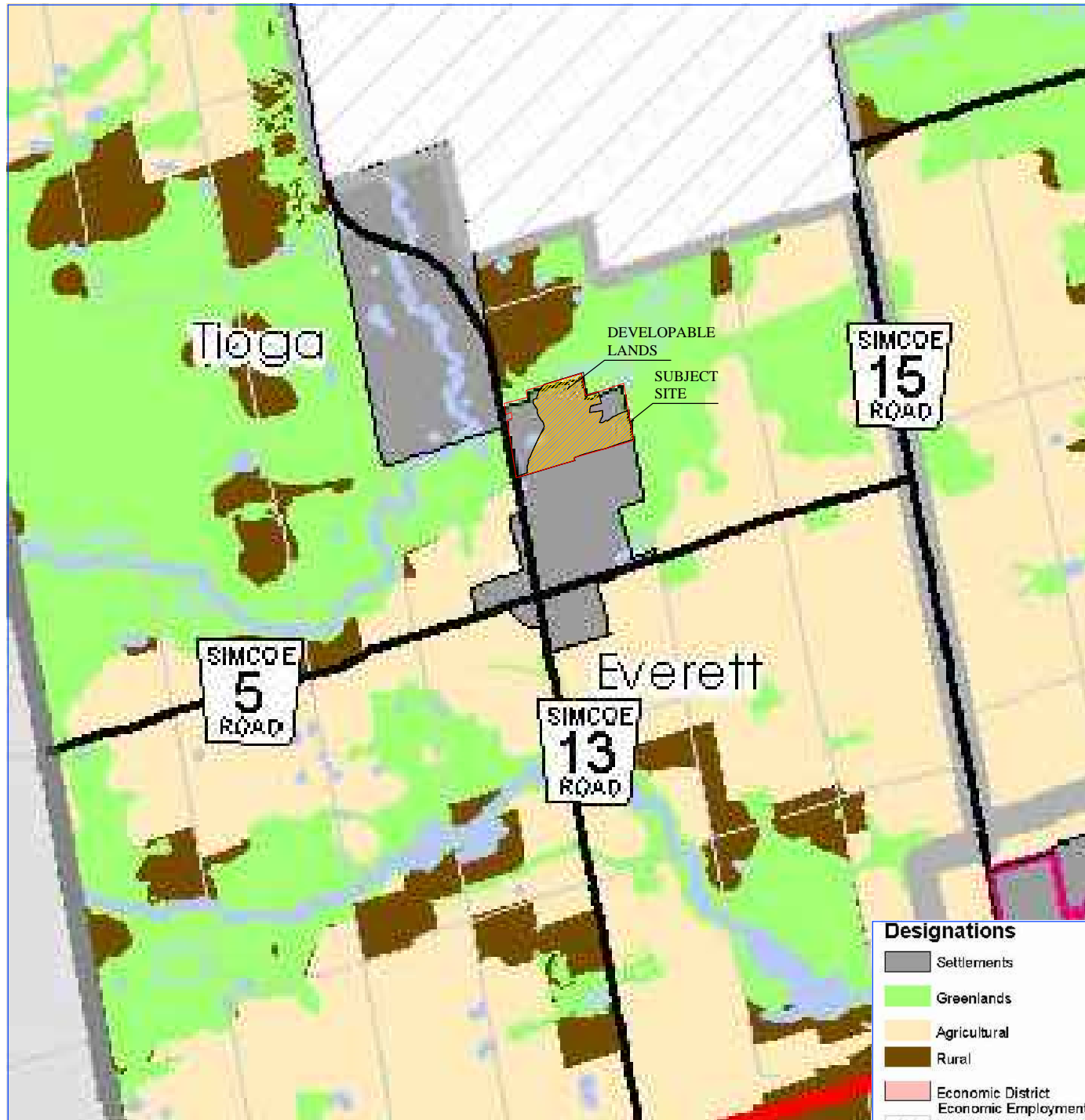
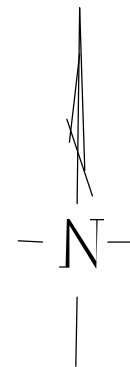






Figure 6



Designations	
	Settlements
	Greenlands
	Agricultural
	Rural
	Economic District
	Economic Employment Districts
	Lands not subject to this plan

- d) Is in accordance with the requirements of the Lake Simcoe Protection Plan, 2009, if applicable.

The proposed subdivision development satisfies items (a) to (c) above and (d) is not applicable as the subject property is not within the Lake Simcoe Protection Plan watershed area.

Section 3.5.23 indicates that development will be planned to meet a minimum density in the Township of Adjala-Tosorontio of 32 residents and jobs per hectare (now 40 residents and jobs as per the Growth Plan, 2020). This proposed 1,238 dwelling subdivision is anticipated to meet the minimum population and employment forecasts as set out in Section 7.2.4 of this PJR above, being 57 persons and jobs per hectare.

In our opinion as planners the draft plan of subdivision and zoning by-law amendment applications conform to the Official Plan for the County of Simcoe.

7.4 TOWNSHIP OF ADJALA-TOSORONTIO OFFICIAL PLAN

Schedule “B-5” Everett Land Use of the Official Plan for the Township of Adjala-Tosorontio as amended by Amendment No. 8 designates the Far Sight Investments Limited (Barzo) draft plan of subdivision as Residential designation and Open Space Conservation designation and shows the subdivision property as being within the settlement boundary. Figure 7: Schedule A to Amendment No. 8 to the Official Plan for the Township of Adjala-Tosorontio illustrates the land use designations applicable to the former Barzo lands.

Section 4.6.3.1 of the General Policy for Everett as amended was further amended by Amendment No. 8 through the addition of clauses (g), (h) and (i) and now states as follows:

- (g) Notwithstanding the policies of Section 4.6.3.1 c), medium density housing (semi-detached and townhouse dwellings), as recommended by the Township of Adjala-Tosorontio Growth Management Study 2005, shall be permitted in the Residential designation for lands known as Part Lot 13 and Part Lot 14, Concession 5. These lands shall be planned to accommodate a population of 1,952 persons as allocated by the County of Simcoe in accordance with the Growth Plan for the Greater Golden Horseshoe and County Official Plan policies 3.5.10 and 3.5.11. The development shall also achieve a minimum density of 32 persons and jobs per hectare.
- h. Public parkland and municipal infrastructure including sewage and water systems, stormwater management facilities, and the appurtenances required for these facilities shall be permitted in the Residential designation for lands known as Part Lot 13 and Part Lot 14, Concession 5.
- i. Any implementation of a zoning by-law amendment and subdivision application during the planning process for the lands known known as Part Lot 13 and Part Lot 14, Concession 5, shall be subject to appropriate conditions of draft plan approval,

Schedule A to
 Amendment No. 8
 to the Official Plan
 for the Township of
 Adjala-
 Tosorontio
 Far Sight
 Investments (Barzo)
 Subdivision Lands
 Part of Lots 13 and
 14, Concession 5 in
 the Township of
 Adjala-Tosorontio,
 ONTARIO

SCHEDULE "A"

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

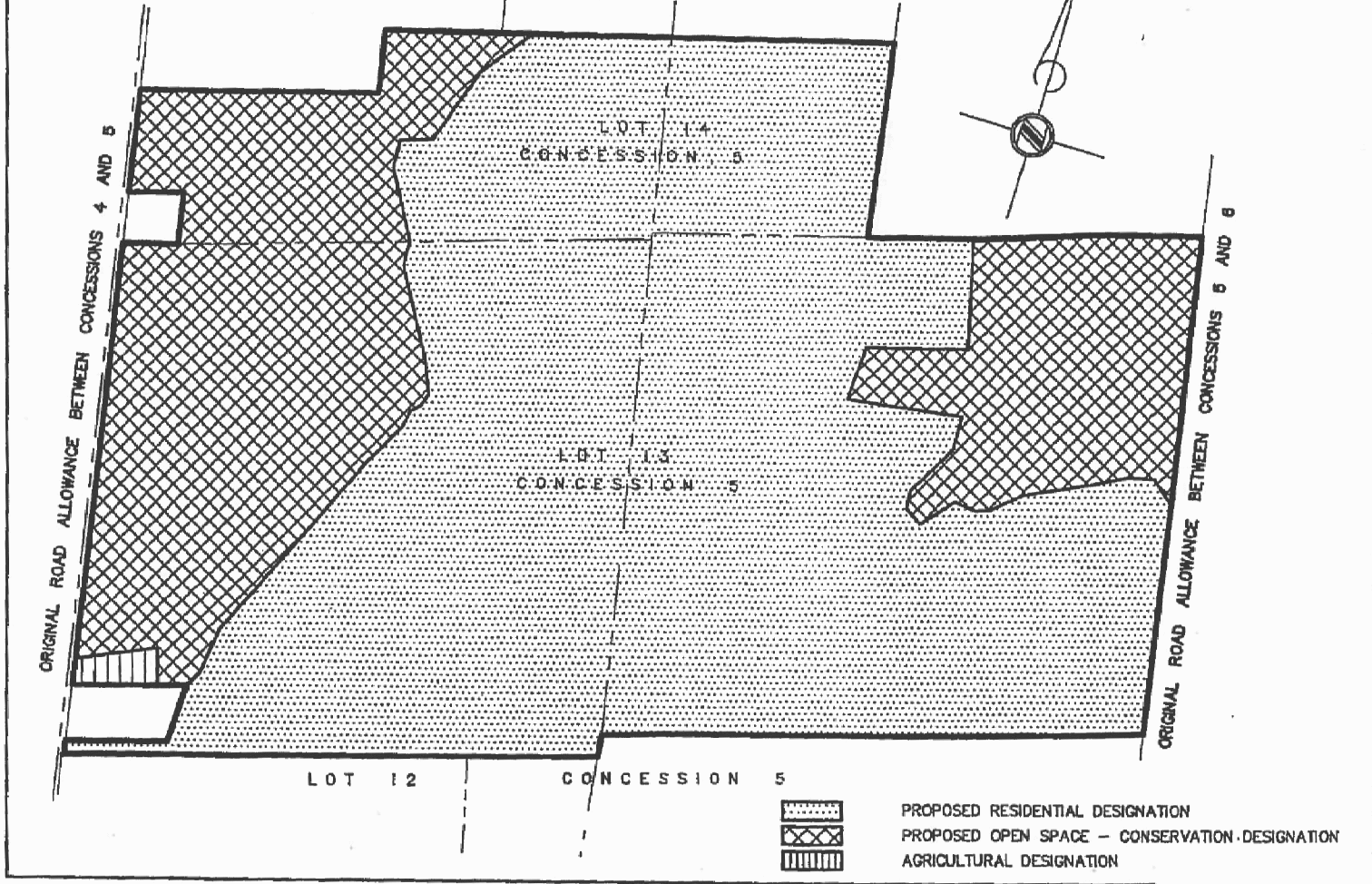


Figure 7



[GPG] Goodreid Planning Group
 Development & Municipal Planning
 Brian J. Goodreid, MCIP, RPP
 Consulting Planner, Principal
 274 Burton Ave., Suite 1201, Barrie, Ontario, L4N 5W4
 Office: 705-331-5717 Home: 705-728-5132
 goodreidplanninggroup@gmail.com
 www.landplanningbarrie.ca

zoning Holding (H) provisions, phasing provisions if required, in order to ensure an appropriate and orderly progress of the subject lands which is consistent with Provincial, County and local growth management policies.

Section 4.6.3.2, Servicing Policies for New Development also states as follows:

a. Water Supply and Distribution

All developers will be required to connect to the municipal water supply system and to construct the watermains, hydrants, service connections and appurtenances to the standards and locations required by the Township Engineer.

b. Sewage Disposal

All developers will be required to satisfy the Simcoe County District Health Unit, the Ministry of the Environment and Energy, and the Township that full sewage treatment can be provided to current standards for all projects prior to approval being given.

c. Stormwater Runoff

All developers will be required to comply with the Storm Water Management Guidelines prepared by the Township Engineer when undertaking any project within the Hamlet.

d. Street and Walkways

All developers will be required to comply with the Design Standards for Streets and Walkways prepared by the Township Engineer when undertaking any project within the Hamlet.”

The draft plan of subdivision has been designed to implement the policies and schedules of the Official Plan for the Township of Adjala-Tosorontio. The draft plan of subdivision proposes low and medium density residential uses as contemplated by the Residential designation applicable to the subject property with a variety of lot types and lot frontages and lot areas. In addition, public parkland (Block 908), a stormwater management facility (Block 906) and a construction access route intended for longer term open space recreation use (Block 910) are proposed within the Residential designation of the Official Plan as permitted through Section 4.6.3.1 of the Plan. The Open Space Conservation (woodland) lands are placed in separate blocks (Blocks 907 and 909) on the west and east sides of the

subdivision and are proposed to be conveyed to the Township of Adjala-Tosorontio for recreation and conservation purposes.

In our opinion as planners the Far Sight Investments Plan of Subdivision Barzo Lands is in conformity with the Official Plan for the Township of Adjala-Tosorontio.

8.0 TOWNSHIP OF ADJALA-TOSORONTIO ZONING BY-LAW 03-57

Schedule A-6 of the Township Zoning By-Law 03-57, as amended classifies the subject property as Agricultural (A) Zone, Open Space Recreation (OSR) and Rural (R) Zone as illustrated on Schedule A-6 to By-law 03-57. Figure 8: Existing Zoning on Subject Lands illustrates the current zoning on Schedule A-6.

Permitted Uses in the A Zone include an agricultural use, forestry, a single detached dwelling, a farm product storage facility, a livestock facility, a large animal veterinary clinic, a kennel, a home occupation, a home industry, a wayside pit or quarry, a potable asphalt plant and certain specified accessory uses to an agricultural use.

Permitted uses in R Zone include those permitted in the A Zone as well as rural commercial uses, namely agricultural repair facilities, a machinery and equipment sales and service establishment, a large animal veterinary clinic, a driving range and a feed mill.

Permitted Uses in the OSR Zone include public parks, private parks, private clubs, hiking trails, or wilderness areas, conservation uses, forest management uses, tree or sod farms, nurseries, and forestry operations.

The current A and R Zones on the subject property only permit a single detached dwelling on a lot and the minimum lot area and lot frontage are 0.4 hectares and 60 m, respectively. No townhouse dwellings are permitted in these Zones. The Far Sight Investments Plan of Subdivision Barzo Lands proposes a range of types of smaller size residential lots for single detached dwellings and street townhouses, as well as a public parkland block, a stormwater management facility block and open space conservation blocks.

A zoning by-law amendment is required to implement the Far Sight Investments Plan of Subdivision Barzo Lands.

9.0 PROPOSED ZONING BY-LAW AMENDMENT

The Zoning By-law Amendment proposes to change the zoning in Part of Lot 13 and 14 Concession 5 of the Township of Adjala-Tosorontio from Agricultural (A) Zone, Rural (R) Zone and Open Space Recreation (OSR) Zone to Hamlet Residential One Exception Holding (HR1-25(H)) Zone, Hamlet Residential One Exception One Holding (HR1-26(H)) Zone, , Hamlet Residential One Exception One Holding (HR1-27(H)) Zone and Hamlet Residential Two Exception Holding (HR2-XX(H)) Zone, Institutional Exception (I-XX)

Existing Zoning on the Subject Lands - FarSight Investments (Barzo) Subdivision Lands Part of Lots 13 and 14, Concession 5 in the Township of Adjala-Tosorontio, ONTARIO

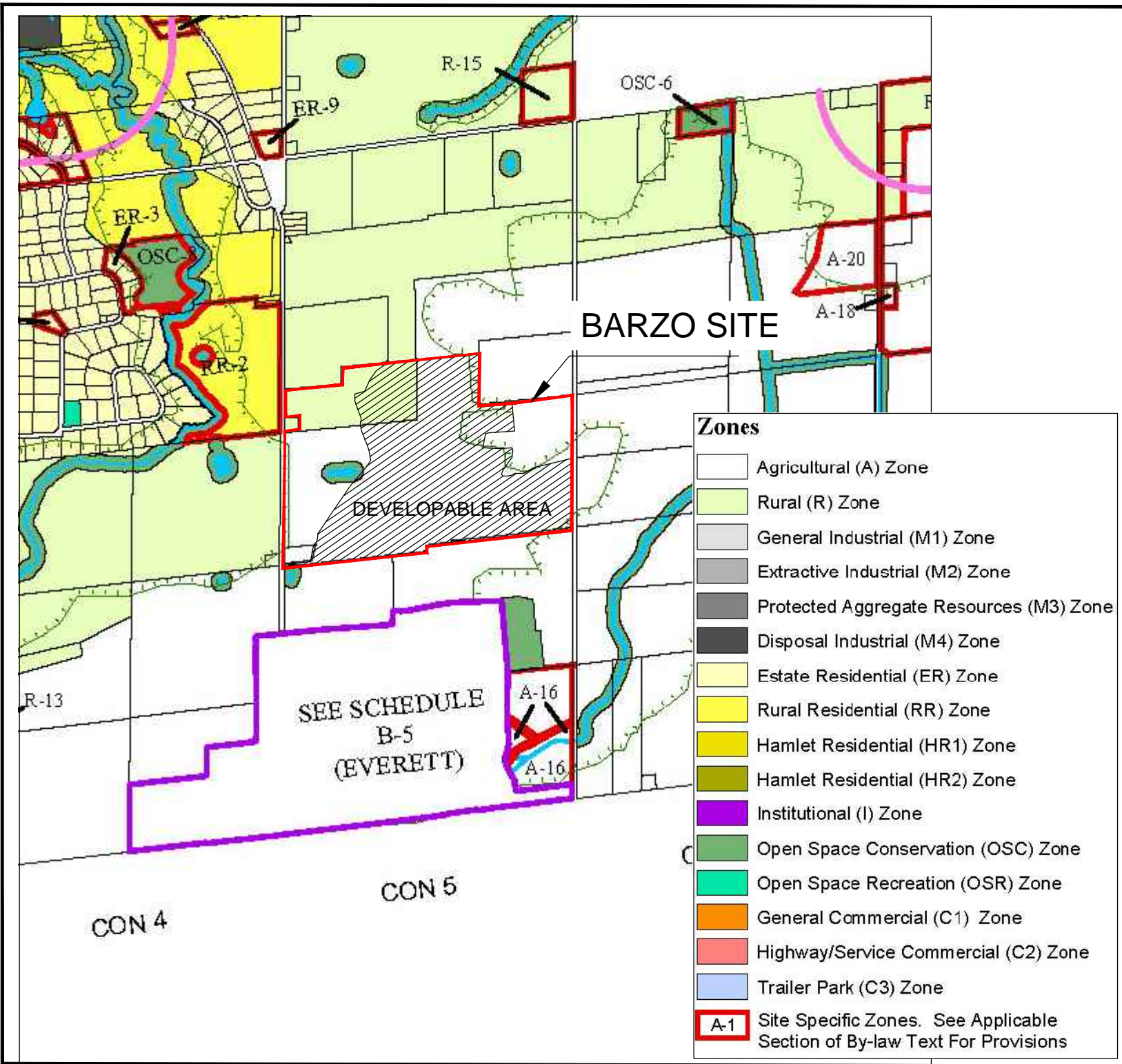
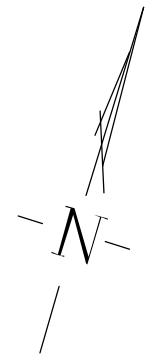


Figure 8



Zone, Open Space Recreation Exception (OSR-3) Zone, Open Space Recreation Exception (OSR-XX) Zone and Open Space Conservation Exception (OSC-13) Zone.

The draft Zoning By-law Amendment and Schedule illustrating the proposed zone changes are included in Attachment 4 - Proposed Zoning By-law Amendment and Schedule A to this PJR.

The lot area and frontage zoning standards for dwellings in HR1-25 to HR1-27 Zones (single detached dwelling) and the proposed HR2-XX Zone (townhouse) serviced by municipal water and sewer systems are as follows:

HR1-25

- Minimum lot area – 320 m²
- Minimum lot frontage – 10 m

HR1-26

- Minimum lot area – 330 m²
- Minimum lot frontage – 11 m

HR1-27

- Minimum lot area – 340 m²
- Minimum lot frontage – 12 m

HR2-XX

- Minimum lot area – 180 m²
- Minimum lot frontage – 6 m

It is proposed that one zone provision change be made to the HR1 Zones above and that is to reduce the minimum lot area of the HR1-25 Zone from 320 m² to 300 m². This change to the HR1-25 Zone is intended to provide for a single detached dwelling lot with minimum dimensions of 10 m frontage and 30 m depth within the proposed Draft Plan of Subdivision and will not result in any non-compliance (within the HR1-25 Zone applied to lots in the Far Sight Developments Everett Inc.) subdivisions. The proposed single detached dwelling lots with 11 m frontage and 30 m depth to be zoned HR1-26 Zone with 11 m frontage will comply with the lot area and frontage for the that Zone and as such no change is required to the HR1-26 Zone for the proposed Draft Plan of Subdivision. The single detached dwelling lots proposed with minimum dimensions of 13 m frontage and 30 m depth will be accommodated within the HR1-27 Zone and will fully comply with the minimum lot area and lot frontage for the HR1-27 Zone. This approach to zoning will enable the utilization of existing HR1 Zone categories, subject only to a minimum lot area change to the HR1-25 Zone.

Within the HR1-25, HR1-26 and HR1-27 Zones the following urban design-based zone regulations will apply to single detached dwellings:

- The minimum front yard setback shall be 6.0 m from the attached garage, 4.0 m from the dwelling and 2.0 m from the dwelling porch.

- The minimum interior side yard setback shall be 1.2 m on one side of the dwelling and 0.6 m on the other side.
- The minimum exterior side yard setback shall be 3.0 m for the dwelling and 2.0 m for the porch.
- The minimum rear yard setback shall be 6.0 m.
- The maximum lot coverage of all buildings and structures shall be 50%.
- The maximum building height shall be 11.0 m.
- The lot frontage shall be a horizontal line measured between the side lot lines 6.0 m back from the front lot line.
- The minimum driveway setback from an interior side lot line shall be equal to the minimum interior side yard;
- The minimum driveway setback from an exterior side lot line shall be equal to the minimum exterior side yard;
- On a corner lot where the front lot line curves to meet the exterior side lot line, the minimum distance from the curve to a dwelling and/or porch shall be 1.0m.

Within the HR2-XX Zone the following urban design-based zone regulations will apply to townhouses:

- The minimum front yard setback shall be 6.0 m from the attached garage, 4.0 m from the dwelling and 2.0 m from the dwelling porch.
- The minimum interior side yard setback shall be 1.2 m from the outer wall of the end unit to the interior side lot line of the dwelling and 0.0 m between the interior walls separating attached units.
- The minimum exterior side yard setback shall be 3.0 m for the dwelling and 2.0 m for the porch.
- The minimum rear yard setback shall be 6.0 m.
- The maximum lot coverage of all buildings and structures shall be 60%.
- The maximum building height shall be 11.0 m.
- The lot frontage shall be a horizontal line measured between the side lot lines 6.0 m back from the front lot line.
- The minimum driveway setback from an interior side lot line shall be equal to the minimum interior side yard;
- The minimum driveway setback from an exterior side lot line shall be equal to the minimum exterior side yard setback;
- On a corner lot where the front lot line curves to meet the exterior side lot line, the minimum distance from the curve to a dwelling and/or porch shall be 1.0m.

A Holding “H” Provision is attached to the applicable HR1-26 to HR1-27 Zones where partial or future lots are involved for development control purposes. This applies to Blocks 911 and 912 on the Draft Plan of Subdivision. Development is to be held on these affected

lots until Council is satisfied that required conditions for merging have been met. A Holding (H) Provision is also to be attached to all whole residential lots proposed in the Draft Plan of Subdivision, being Lots 1 to 823 (single detached dwellings) and Blocks 824 to 905 (townhouses). The Holding (H) Provision is proposed to be lifted upon a subdivision agreement being entered into, subject to the direction provided in the agreement on servicing and phasing and upon final plan approval being issued. Development is to be held on the affected residential lots until Council is satisfied that required conditions of the subdivision and other applicable agreements have been met.

The proposed OCR-3 Zone is to permit a proposed public park on a subdivision block, a proposed OSR-XX Zone is proposed to permit a private construction route for the project in the short term with open space recreation being the longer-term use, the proposed OSC-13 Zone is to protect the woodland area on the west, north and east sides of the subdivision and the I-XX Zone is to permit and regulate a stormwater management facility use on a subdivision block.

In our opinion as planners the proposed zoning by-law amendment is in conformity with the Official Plan for the Township of Adjala-Tosorontio.

10.0 PLANNING RATIONALE FOR FAR SIGHT PLANNING APPLICATIONS

The proposed Draft Plan of Subdivision advances 1,238 residential lots plus 12 partial/future lots to be counted as part of Far Sight Developments Everett Inc. Subdivision AT-T-0502 to the south of the Far Sight Investments Subdivision property.

The draft plan of subdivision proposes low density single detached dwelling lots opposite low density residential lots in the Far Sight Developments Everett Inc. (R&M Homes) subdivision immediately to the south and as such is in keeping with the low-density residential character of the surrounding area.

The proposed Far Sight Investments Limited (Barzo) draft plan of subdivision with smaller low density and medium density residential lots will contribute to a compact settlement that support alternative transportation modes such as walking or cycling. This smaller lot design and associated efficiencies and intensification also reflect the policies of the PPS, the Growth Plan, the County Official Plan and the Township Official Plan.

The use of smaller residential lots will support a compact settlement form that will contribute to the Township meeting the minimum density requirement of 40 persons and jobs per hectare in the 2020 Growth Plan.

The lot and street layout of the proposed subdivision advances an efficient development pattern with connectivity through the provision of a trail/walkway system within this subdivision and the neighbouring subdivisions to the south.

The lot and street layout will through compact development form and connections to the existing streets also contribute to active transportation forms such as walking and biking as well as improved connectivity. The subdivision design does strike a good balance between low and medium density forms of housing with lot frontages and areas that will contribute to meeting the minimum density target of the Growth Plan.

The subdivision design also does provide an opportunity for the provision of more affordable housing through the inclusion of smaller single detached dwelling lots and townhouse lots.

The internal streets of the Far Sight Investments Plan of Subdivision do not provide direct road connections to County Road 13 to the west, or Concession Road 6 to the east, but these connections will be established through internal streets within the Far Sight Developments Everett Inc. (R&M Homes) subdivisions to the south.

11.0 CONCLUSIONS

This planning report has been prepared by conducting a detailed review of all applicable Provincial, County and Township Policies and Plans and the By-laws applicable to the development of the subject property, and through ongoing consultations with the County, the Township, the NVCA and the MOECP.

The Planning Justification Report describes in detail how the Far Sight Investments Plan of Subdivision and the zoning by-law amendment applications are consistent with the Provincial Policy Statement and in conformity with the Growth Plan and the Official Plans for the County of Simcoe and the Township of Adjala-Tosorontio.

In our opinion as planners the proposed draft plan of subdivision and zoning by-law amendment are consistent with the Provincial Policy Statement and in conformity with The Growth Plan as well as the Official Plans of the County of Simcoe and the Township of Adjala-Tosorontio. In addition, the draft plan and zoning by-law amendment will advance an appropriate form of land use development that is compatible with the surrounding neighbourhood and also represents good planning.

In closing, we submit the Far Sight Investments Plan of Subdivision and zoning by-law amendment applications advance the optimal and best use of land at this location and should be allowed to proceed to approval.

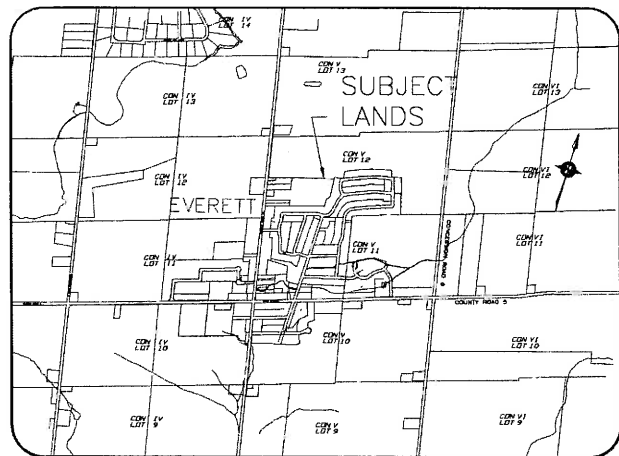
Sincerely,

GOODREID PLANNING GROUP



Brian J. Goodreid, MCIP, RPP
Principal

ATTACHMENT 1



OWNER'S CERTIFICATE
 I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORISE THE GOODREID PLANNING GROUP TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE TOWNSHIP OF ADJALA-TOSORONTIO FOR APPROVAL.

NOVEMBER 28, 2018
 DATE
 RICHARD SCHOCKERANE PRESIDENT
 341128 ONTARIO INC. (FARISIGHT TRUST)

SUBDIVISION CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

NOVEMBER 28, 2018
 DATE
 DINO ASTRIS
 ONTARIO LAND SURVEYOR

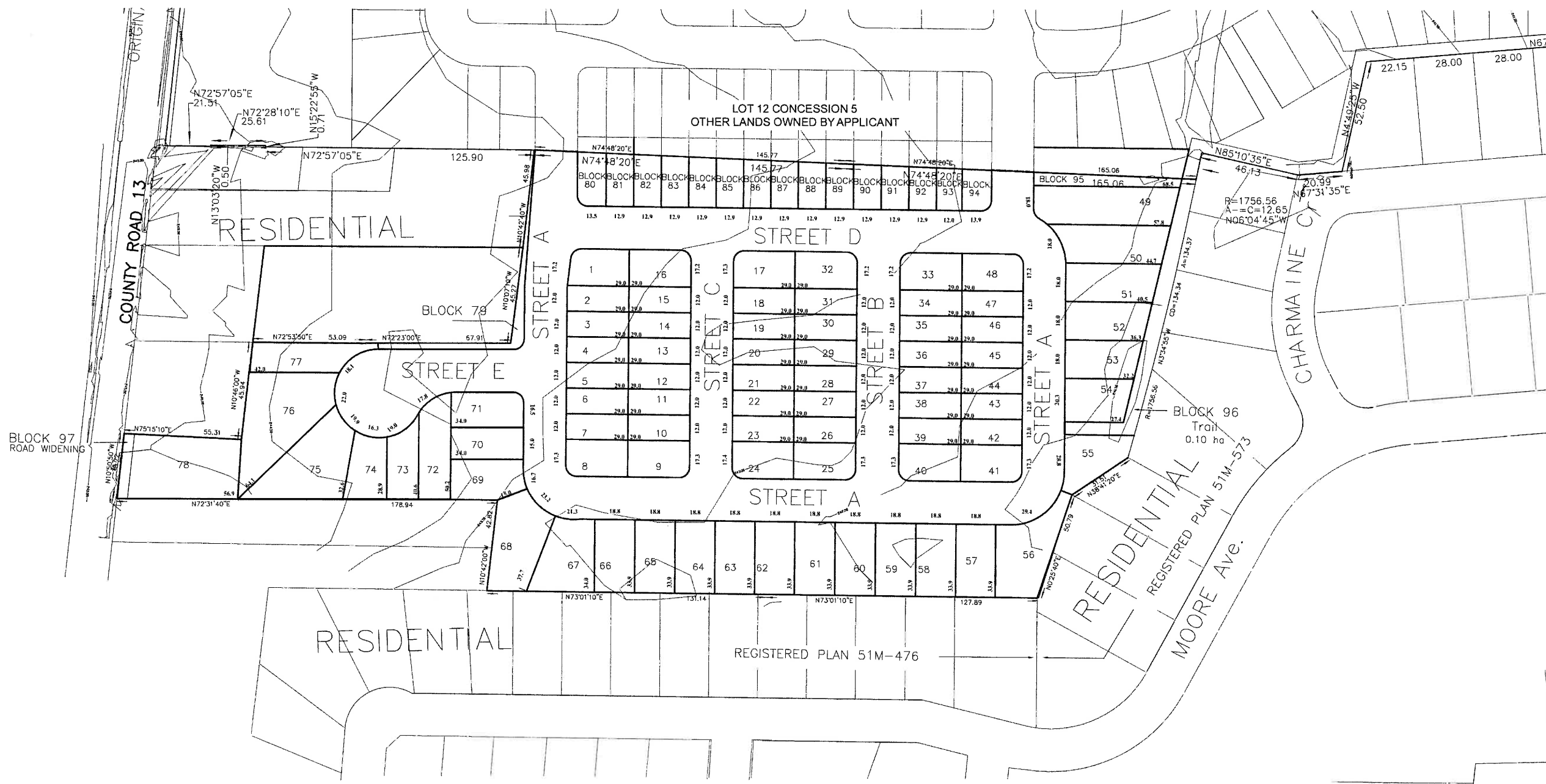
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(7) OF THE ACT

1. SHOWN ON DRAFT PLAN	11. SHOWN ON DRAFT PLAN
2. SHOWN ON DRAFT PLAN	12. MUNICIPAL PIPED WATER TO BE PROVIDED
3. SHOWN ON DRAFT PLAN	13. FASD
4. RESIDENTIAL - COMMERCIAL	14. SHOWN ON DRAFT PLAN
5. OPEN SPACE	15. ALL MUNICIPAL SERVICES TO BE PROVIDED
6. SHOWN ON DRAFT PLAN	16. SEE NOTE BELOW
7. SHOWN ON DRAFT PLAN	

STATISTICS

SINGLE RESIDENTIAL (12m)	1.86 ha	48 LOTS
SINGLE RESIDENTIAL (15m)	0.85 ha	10 LOTS
SINGLE RESIDENTIAL (18m)	1.47 ha	20 LOTS
TOTAL	4.18 ha	78 LOTS

FUTURE LOTS	0.51 ha	BLOCKS 79 - 95
OPEN SPACE	0.10 ha	BLOCK 96
ROAD WIDENING	0.02 ha	BLOCK 97
ROADS (Streets A-E)	2.16 ha	
TOTAL	3.65 ha	78 LOTS/ 19 BLOCKS



Revised Draft Plan of Subdivision
 Part of Lot 12, Concession 5
 Geographic Township of Tosorontio,
 now in the
 Township of Adjala-Tosorontio
 County of Simcoe
 2016

SCHEDULE OF REVISIONS

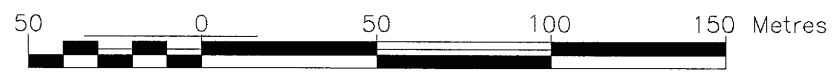
DATE	DESCRIPTION	DRAWN
JULY 25, 2018	OPC Revisions for Farisight Subdivision	SLT
OCT. 27, 2018	DABL REVISIONS TO DRAFT PLAN	LS
NOV. 28, 2018	SIGNATURES ADDED	LS

DINO ASTRIS SURVEYING LTD.
 1481 Wilham Road, Barre, Ontario, L4N 0S7
 Phone: 705-792-8780 Fax: 705-792-4164
 www.astrisurveying.com

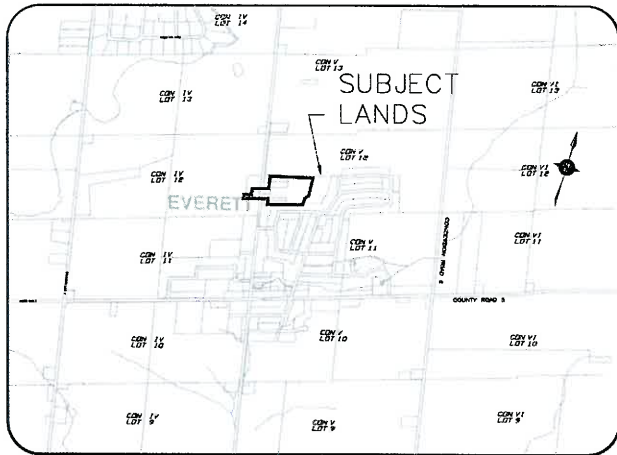
FARSIGHT HOMES
 Everett
 REVISED DRAFT PLAN OF
 SUBDIVISION FILE AT-T-0103

[GPG] GOODREID PLANNING GROUP
 Goodreid Planning Group
 Brian J. Goodreid, MCIP, RPP
 Consulting Planner, Principal
 274 Burton Ave., Suite 1201, Barre, Ontario, L4N 0S4
 Phone: 705-331-8117 Fax: 705-331-9980
 goodreidplanninggroup@gmail.com
 www.landplanningbarre.ca

EVERETT RESIDENTIAL COMMUNITY - REVISED DRAFT PLAN OF SUBDIVISION
 TOWNSHIP OF ADJALA-TOSORONTIO



ATTACHMENT 2



OWNER'S CERTIFICATE
 I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE GOODREID PLANNING GROUP TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE TOWNSHIP OF ADJALA-TOSORONTIO FOR APPROVAL.

NOVEMBER 28, 2016
 DATE
 RICHARD EDWARDS (PRESIDENT)
 241198 ONTARIO INC. (FARREIGHT HOMES)

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

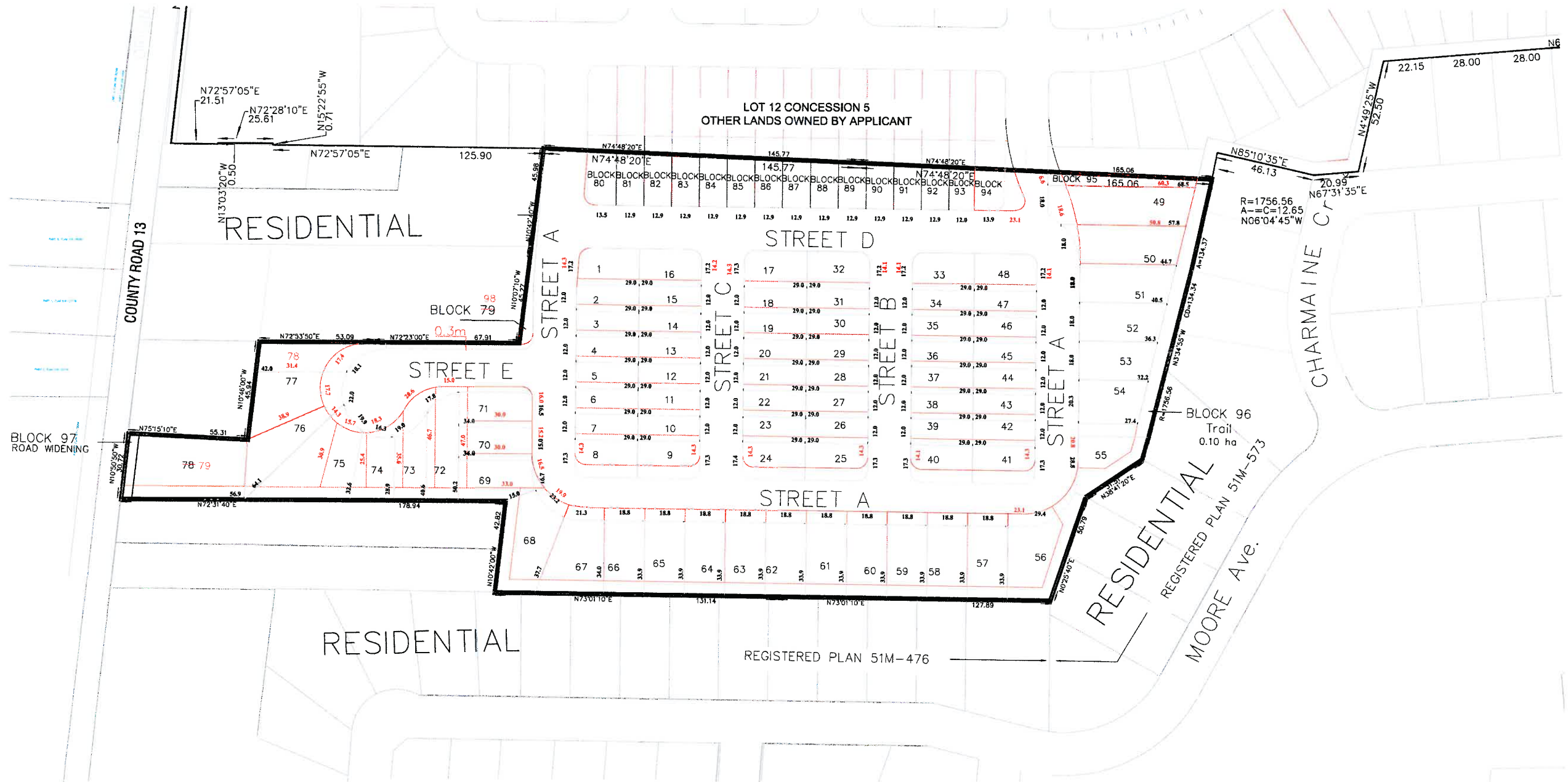
NOVEMBER 28, 2016
 DATE
 DINO ASTRI
 ONTARIO LAND SURVEYOR

STATISTICS

SINGLE RESIDENTIAL (12m)	1.74ha 1.65 ha	48 LOTS
SINGLE RESIDENTIAL (15m)	0.74ha 0.65 ha	11 10 LOTS
SINGLE RESIDENTIAL (18m)	1.37ha 1.47 ha	20 LOTS
FUTURE LOTS		
OPEN SPACE	0.43 ha 0.10 ha	BLOCKS 96
ROAD WIDENING	0.02 ha	BLOCK 97
ROADS (Streets A-E)	2.15 ha 2.16 ha	
TOTAL	6.96 ha	78 LOTS/ 19 BLOCKS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 14(1) OF THE PLANNING ACT:

(1) SHOWN ON DRAFT PLAN	(2) SHOWN ON DRAFT PLAN
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(97) SHOWN ON DRAFT PLAN	(98) SHOWN ON DRAFT PLAN
(99) SHOWN ON DRAFT PLAN	(100) SHOWN ON DRAFT PLAN



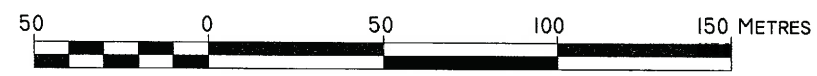
Red - Line Revised Draft
Plan of Subdivision
 Part of Lot 12, Concession 5
 Geographic Township of Tosorontio,
 now in the
Township of Adjala-Tosorontio
 County of Simcoe
2018

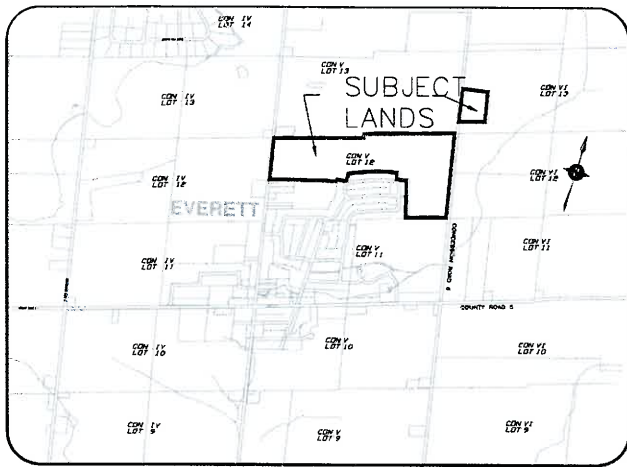
DATE	SCHEDULE OF REVISIONS DESCRIPTION	DRAWN
JULY 29, 2016	GPG Revisions for Farsight Subdivision	SKT
OCT 27, 2016	DESK REVISIONS TO DRAFT PLAN	LS
NOV 29, 2016	SIGNATURES ADDED	LS
MAY 15, 2018	Redline Revisions for Farsight Subdivision	SKT

DINO ASTRI SURVEYING LTD.
 1-861 Welham Road, Barrie, Ontario, L4N 0B7
 Phone: 705-762-4760 Fax: 705-762-4104
 www.astriurveying.com

FARSIGHT HOMES
 Everett
 REVISED DRAFT PLAN OF
 SUBDIVISION FILE AT-T-0103

[GPG] GOODREID PLANNING GROUP
 Goodreid Planning Group
 Brian J. Goodreid, MCIP, RPP
 Consulting Planner, Principal
 274 Burton Ave., Suite 1201, Barrie, Ontario, L4N 5W4
 Phone: 705-331-5717 Fax: 705-728-6990
 goodreidplanning@gmail.com
 www.brianjgoodreid.com





STATISTICS

SINGLE RESIDENTIAL (10m)	1.91ha	51 LOTS
SINGLE RESIDENTIAL (11m)	12.15ha	318 LOTS
SINGLE RESIDENTIAL (12m)	6.62ha	147 LOTS
SINGLE RESIDENTIAL (15m)	0.28ha	3 LOTS
SINGLE RESIDENTIAL (18m)	2.45ha	31 LOTS

FUTURE LOTS	0.46ha	BLOCKS 551 - 567
COMMERCIAL	1.82ha	BLOCK 568
ENVIRONMENTAL PROTECTION	5.10ha	BLOCKS 569 - 570
OPEN SPACE	3.10ha	BLOCKS 571 - 578, 597
STORM WATER MANAGEMENT	6.05ha	BLOCK 579, 580, 598
PUMP STATION	0.05ha	BLOCK 580
SANITARY TREATMENT AREA	2.43ha	BLOCK 581
ROAD WIDENING	0.12ha	BLOCK 582, 598
RESERVES / DAYLIGHTING TRIANGLES	0.05ha	BLOCKS 583 - 595
ROADS (Streets A-M)	10.1 ha	
TOTAL	53.24ha	550 LOTS/ 46-BLOCKS

OWNERS CERTIFICATE

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORISE THE GOODREID PLANNING GROUP TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE TOWNSHIP OF ADJALA-TOSORONTIO FOR APPROVAL.

NOVEMBER 28, 2018
DATE

RICHARD SCHEDERANSKI, PRESIDENT
241152 CONTRACT INC. (FARSIGHT HOMES)

SURVEYORS CERTIFICATE

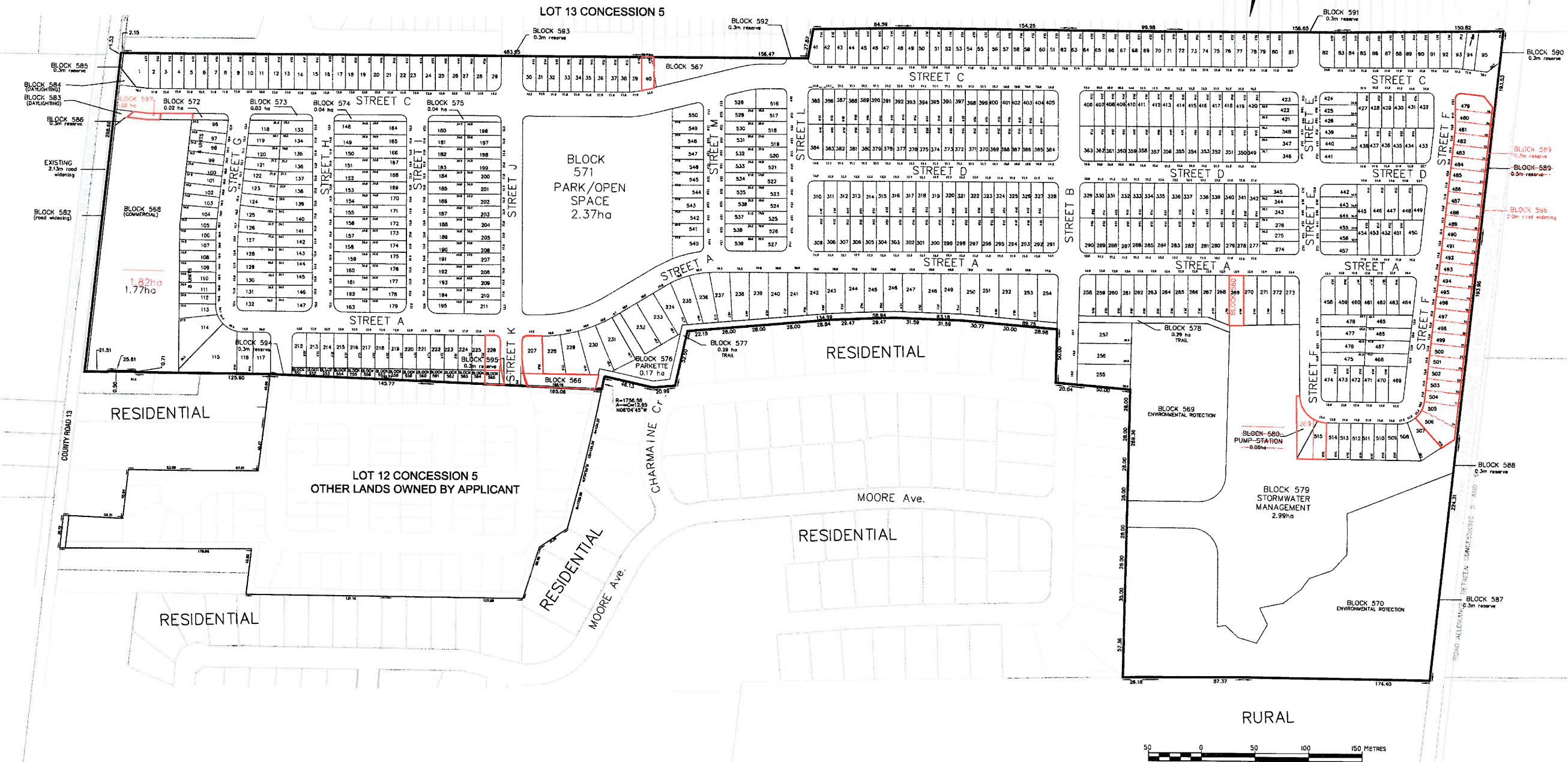
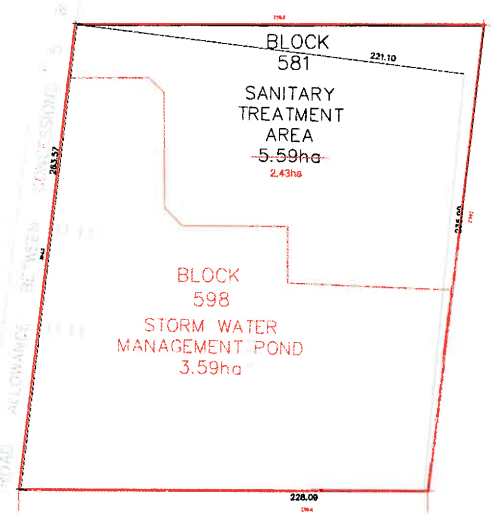
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

NOVEMBER 28, 2018
DATE

DINO ASTRI
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 1(1) OF THE PLANNING ACT

1) SHOW ON DRAFT PLAN: 1) BOUNDARIES OF THE PLANNED ACT
2) BOUNDARIES OF THE PLANNED ACT
3) BOUNDARIES OF THE PLANNED ACT
4) BOUNDARIES OF THE PLANNED ACT
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6) BOUNDARIES OF THE PLANNED ACT
7) BOUNDARIES OF THE PLANNED ACT
8) BOUNDARIES OF THE PLANNED ACT
9) BOUNDARIES OF THE PLANNED ACT
10) BOUNDARIES OF THE PLANNED ACT



Red - Line Revised Draft
Plan of Subdivision
Part of Lot 12, Concession 5
Part of Lot 13, Concession 6
Geographic Township of Tosorontio,
now In the
Township of Adjala-Tosorontio
County of Simcoe
2018

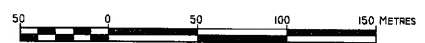
SCHEDULE OF REVISIONS

DATE	DESCRIPTION	DRAWN
JULY 25, 2015	IGP Revisions for Farsight Subdivision	LS
OCT. 29, 2016	GASL REVISIONS TO DRAFT PLAN	LS
NOV. 29, 2016	SIGNATURES ADDED	LS
OCT 13, 2018	Redline Revisions for Farsight Subdivision	SLT

DINO ASTRI SURVEYING LTD.
1-661 Welham Road, Barrie, Ontario, L4N 0B7
Phone: 705-792-4760 Fax: 705-792-4164

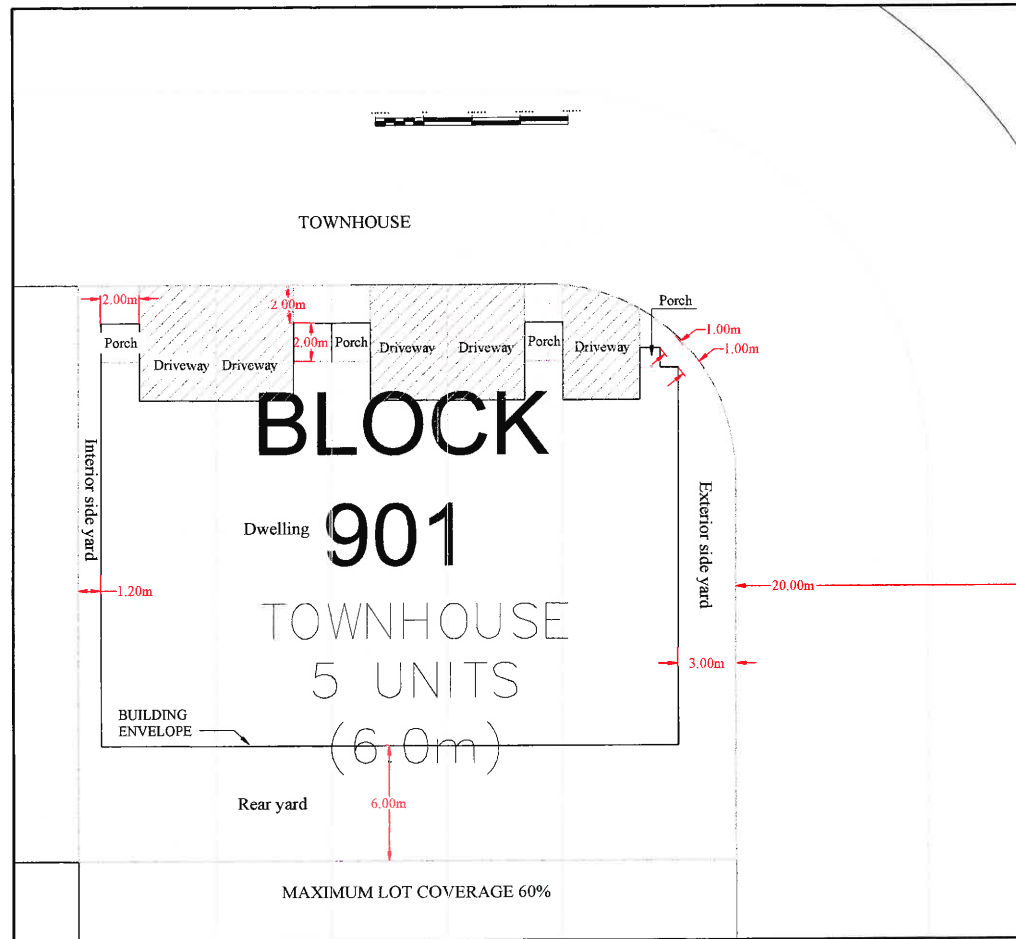
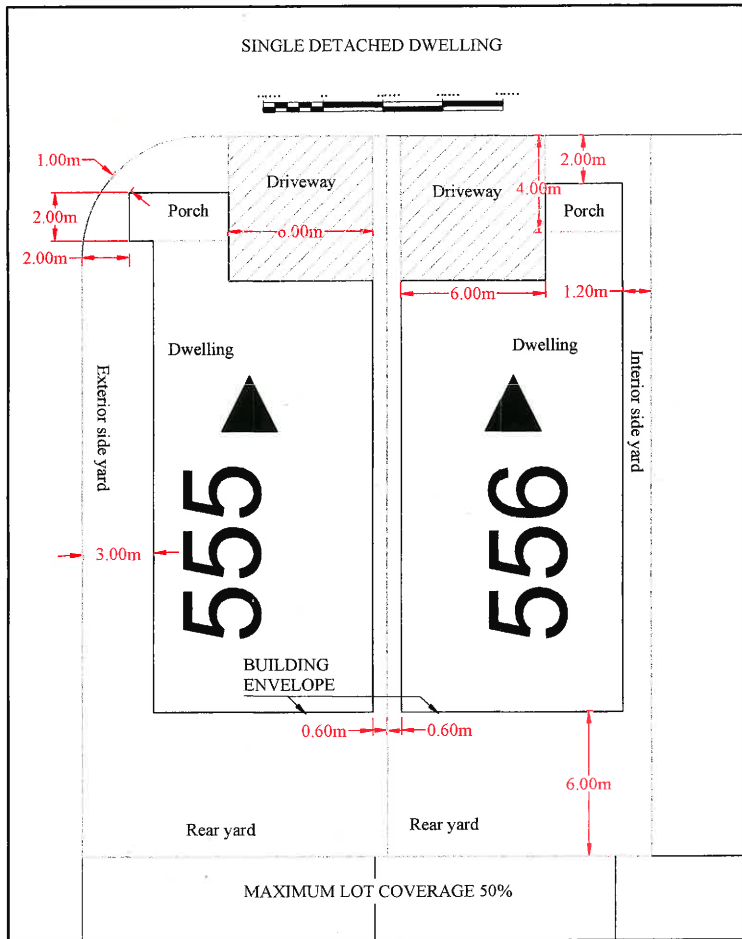
FARSIGHT HOMES
Everett
REVISED DRAFT PLAN OF
SUBDIVISION FILE AT-T-0502

[GPG] GOODREID PLANNING GROUP
Goodreid Planning Group
Brian J. Goodreid, MCIP, RPP
Consulting Planner, Principal
274 Burton Ave., Suite 1201, Barrie, Ontario, L4N 5W4
Phone: 705-331-6717 Fax: 705-722-5660
goodreidplanninggroup@gmail.com
www.landplanningbarrie.ca



ATTACHMENT 3

CONCEPT PLANS FOR RESIDENTIAL DEVELOPMENTS



ATTACHMENT 4

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 21 –

**A BY-LAW TO AMEND ZONING BY-LAW NO. 03-57, AS AMENDED OF
THE TOWNSHIP OF ADJALA-TOSORONTIO**

**Part of Lots 13 & 14, Concession 5, Geographic Township of
Tosorontio, 6385 County Rd 13**

WHEREAS Zoning By-law No. 03-57, as amended, constitutes the comprehensive Zoning By-law for the Township of Adjala-Tosorontio save and except those lands within the Oak Ridges Moraine area;

AND WHEREAS it is deemed necessary and desirable to further amend By-law No. 03-57, as amended;

AND WHEREAS this amendment will conform to the Official Plan of the Township of Adjala-Tosorontio;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF ADJALA-TOSORONTIO ENACTS AS FOLLOWS:**

1. **THAT** Schedules “A-6” of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lots 13 and 14, Concessions 5 of the Geographic Township of Tosorontio from Agricultural (A) Zone, Rural (R) Zone and Open Space Recreation (OSR) Zone to a Hamlet Residential One Exception Holding (HR1-25(H)) Zone, a Hamlet Residential One Exception Holding (HR1-26(H)) Zone, a Hamlet Residential One Exception Holding (HR1-27(H)) Zone, a Hamlet Residential Two Exception Holding (HR2-XX) Zone, an Institutional Exception (I-XX) Zone, an Open Space Recreation Exception (OSR-3) Zone, an Open Space Recreation Exception (OSR-XX) Zone, and an Open Space Conservation Exception (OSC-13) Zone, as shown on Schedule “A”, attached hereto.
2. **THAT** Section 18.3.25 (HR1-25) Zone as amended by changing the minimum lot area from 320 sq m to 300 m.
3. **THAT** Section 9.3 Institutional (I) Zone be amended by adding 9.3.XX I-XX Zone as follows:

“Section 9.3.XX (I-XX Zone)

Schedule A-6, Part of Lot 13, Concession 5, Former
Tosorontio

Notwithstanding anything to the contrary found in this By-law, the following shall apply to the block zoned as I -XX Zone:

The permitted uses shall be limited to a stormwater detention facility operated by a public authority.

The applicable I-XX Zone and General Provisions shall be the lot line abutting the Concession 6 road allowance will be considered the front lot line; the minimum lot frontage shall be 90 m along Concession Road 6, the minimum lot area shall be 1.2 hectares, the minimum front yard setback shall be 5 m, the minimum interior side yard shall be 3 m, the minimum exterior side yard be 5 m, the minimum rear yard shall be 5 m, all required yard setbacks shall be measured from the zone boundary, and the minimum parking and loading space requirements shall not apply.”

4. **THAT** Section 14.3 Open Space Recreation (OSR) Zone be amended by adding 14.3.XX OSR-XX Zone as follows:

“Section 14.3.XX (OSR-XX Zone)

Schedule A-6, Part of Lot 13, Concession 5, Former Tosorontio

Notwithstanding anything to the contrary found in this By-law, the following shall apply to the block zoned as OSR - XX Zone:

The permitted uses shall be limited to a private park, hiking trails or wilderness areas, conservation uses, forest management uses and a development access driveway.

The applicable OSR-XX Zone and General Provisions shall be minimum lot frontage shall be 10 m, the minimum lot area shall be 0.4 hectares, the minimum front yard setback shall be 120 m, the minimum interior side yard shall be 1.5 m, the minimum rear yard shall be 3 m. The maximum lot coverage shall be 10%.”

5. **THAT** Section 14.3.3 for the OSR-3 Zone of By-law 03-57, as amended be further amended by adding the underlined words, “Schedule A-6, Part of Lots 13 & 14, Concession 5, Former Tosorontio”, after the underlined words “Schedule A-6, Part of Lot 12,

Concession 5, Former Tosorontio".

6. **THAT** Section 15.3.13 for OSC-13 of By-law 03-57, as amended be further amended by adding the underlined words "Schedule A-6, Part of Lots 13 & 14, Concession 5, Former Tosorontio" after the underlined words, "Schedule A-6, Part of Lot 12, Concession 5, Former Tosorontio".
7. **THAT** Section 19 – Hamlet Residential (HR2) Zone of By-law 03-57 as amended is hereby further amended by adding Section 19.3.XX HR2-XX as follows:

"19.3.XX HR2-XX

Schedule A-6, Part of Lots 13 & 14, Concession 5, Former Tosorontio

Notwithstanding anything to the contrary found in this By-law, the following shall apply to all lots zoned as HR2-XX:

The permitted uses shall be limited to street townhouse units.

The applicable HR2-XX Zone and General Provisions shall be the minimum lot frontage shall be 6 m measured from 6 m back from the front lot line, the minimum lot area shall be 180 sq m, the minimum front yard to attached garage shall be 6.0 m, the minimum front yard to dwelling shall be 4.0 m, the minimum front yard to dwelling porch shall be 2 m, the minimum interior side yard for an end unit dwelling shall be 1.2 m and 0 m for units other than end unit, the minimum exterior side yard for an end dwelling unit shall be 3.0 m and for a porch 2.0 m, the minimum rear yard shall be 6.0 m, the maximum lot coverage shall be 60.0%, the minimum driveway setback from an interior side lot line shall be equal to the minimum interior side yard, the minimum driveway setback from an exterior side lot line shall be equal to the minimum exterior side yard. On a corner lot where the front lot line curves to meet the exterior side lot line, the minimum distance from the curve to an end unit dwelling and/or porch shall be 1.0 m."

8. **THAT** a Holding Provision, indicated by the symbol (H) following a zone classification, indicates that a holding provision is in force and effect. An H Provision is attached to the HR1-26 Zone and the HR1-27 Zone applied to Blocks 911 and 912 on the Draft Plan of Subdivision. Development is to be held on the affected lots until Council is satisfied that required conditions have been met. To

remove the Holding symbol (H) an amendment to the By-law is required. A Holding symbol (H) has been applied to all partial lots and shall remain in place until development of the balance of the lands required to meet the minimum lot standards has been approved.

A Holding Provision indicated by the symbol (H) is also attached to all whole lots zoned as HR1-25, HR1-26, HR1-27 and HR2-XX Zone (Lots 1-823 and Blocks 824 to 905) within the Draft Plan of Subdivision. The H Provision is to be lifted upon a subdivision agreement being entered into, subject to direction provided on servicing and phasing and final plan approval being issued. Development is to be held on the affected residential lots until Council is satisfied that required conditions of the subdivision and other applicable agreements have been met. To remove the Holding symbol (H) an amendment to the By-law is required.

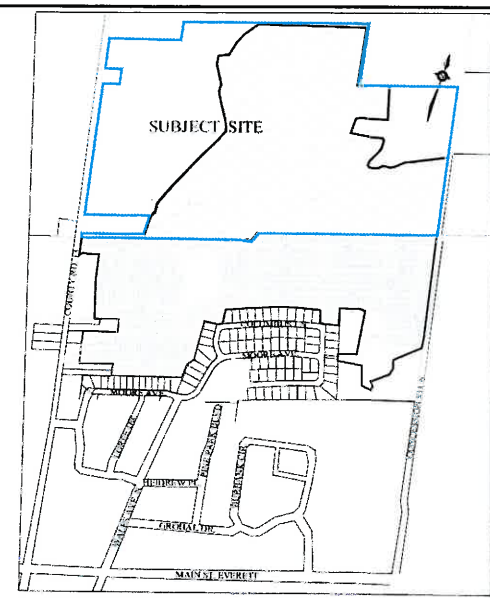
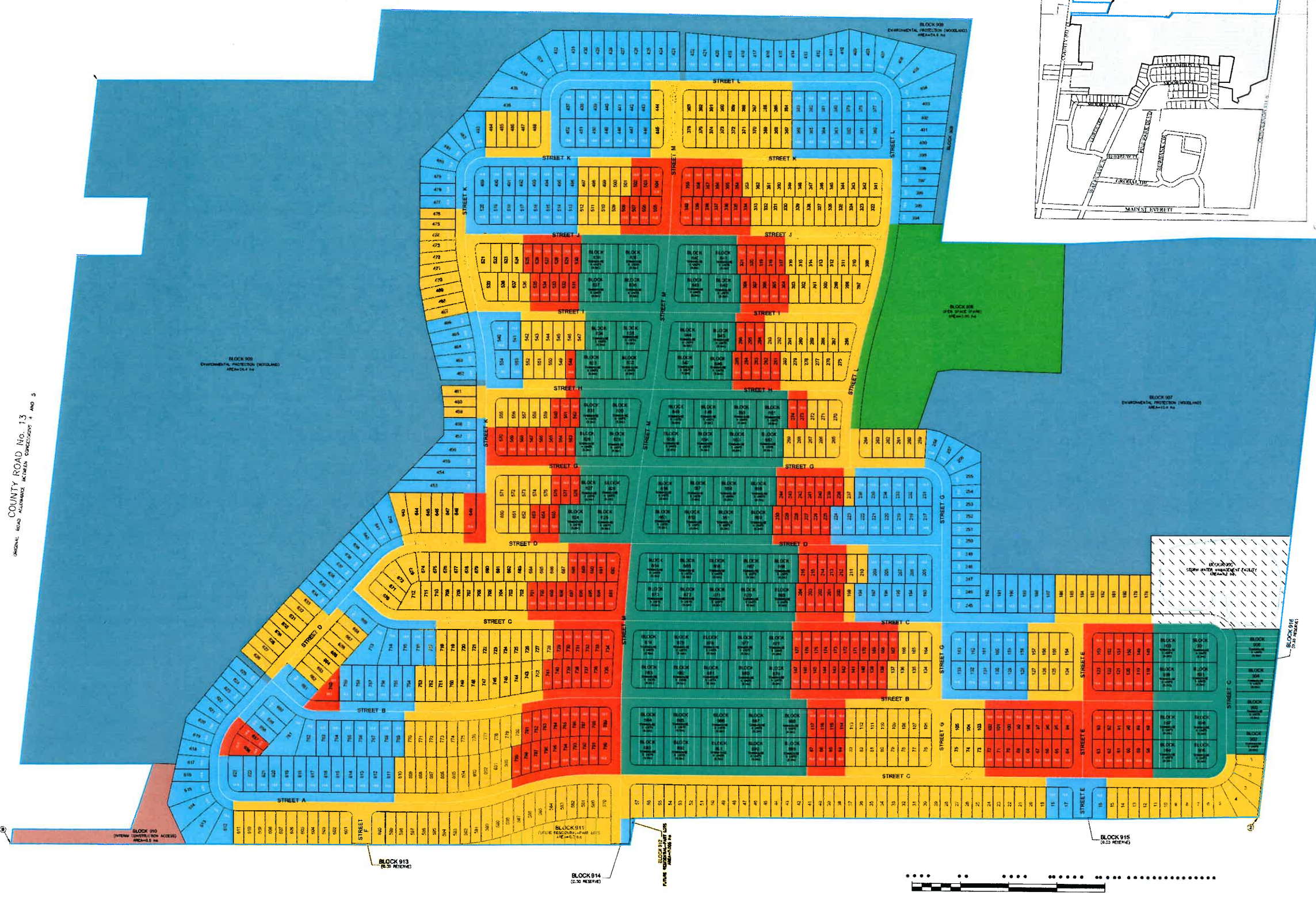
- 9. **THAT** Schedule "A" is hereby declared to form part of this By-law.
- 10. **THAT** this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Local Planning Appeals Tribunal, and, in either case, in accordance with the provisions of Section 24(2) of the Planning Act, R.S.O. 1990, Ch. P.13, as amended.
- 11. **THAT** notwithstanding anything contrary to the rules of procedure, this By-law, having been introduced and read a first and second time, be considered read a third time and finally passed this ___day of _____, 2021.

MAYOR

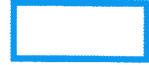






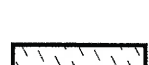

CLERK

Schedule "A"
to
By-law No.

COUNTY ROAD No. 13
ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5



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-XX) 
- LANDS ZONED INSTITUTIONAL EXCEPTION (I-XX) 
- LANDS TO BE ZONED HAMLET RESIDENTIAL TWO EXCEPTION HOLDING (HR2-XX(H)) 

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

Zoning By-law Amendment
Part of Lot 13 & 14, Concession 5
Geographic Township of Tosorontio,
now in the
Township of Adjala-Tosorontio
County of Simcoe
April 2021

FARSIGHT HOMES
Everett
**ZONING BY-LAW
AMENDMENT**

