

# Everett Community Plan

Township of Adjala-Tosorontio  
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February 6, 2006



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## 1.0 Introduction

This Community Plan will assist Township Officials in planning for orderly and organized growth particularly when growth is imminent and potentially significant.

The Township of Adjala-Tosorontio has recognized the importance of implementing the Community Plan concept and has adopted this requirement prior to any major development occurring within any of its communities identified for growth.

The Township's Official Plan, Section 4.6.1.1, calls for a detailed secondary (district) plan prior to extensive development. In addition, this requirement is noted in Section 6.1.1 of the Township of Adjala-Tosorontio Growth Management Study (Rudy & Associates, 2005).

*"Community Plans are to consider the above amenities and services as may be needed to ensure that orderly and appropriate growth occurs in the communities of Everett, Colgan and Loretto."*

The Everett Community Plan is the result of proposed residential developments located at the north end, on the property known as Part Lot 12, Concession 5 (R&M Homes) and on the property described as Lot 13, Concession 5 and Part Lot 14, Concession 5 (Barzo). Prior to any development occurring on either the R&M Homes or the Barzo lands, a Community Plan has to be adopted by Council. This requirement was imposed by the Ontario Municipal Board convened to hear the Adjala-Tosorontio Official Plan Amendment 4. This Amendment proposes to

expand the Everett settlement area boundaries to include the above noted properties. At the OMB hearing on August 8<sup>th</sup>, 2005, the Chair approved Amendment 4 in principle on condition that a final approval would be granted following the Township's approval of the Community Plan.

The future boundary of Everett is described in **Map 1** and includes the aforementioned properties plus two smaller property additions along the southwest and southeast boundaries of the settlement area. The potential for future residential development on these lands will also be undertaken by separate Amendments to the Official Plan, to be initiated by the private landowners.

Most significantly, the Growth Management Study (2005) has indicated that Everett should receive approximately 50% of the future growth of Adjala-Tosorontio over the course of the next 20 years, involving over 880 new homes. The future of Everett will largely be shaped by that projection.

## 2.0 Process and Approach

### 2.1 Overview

The Community Plan for Everett represents a collaborative effort. It is the product of consultation with the local municipality, the County of Simcoe, private landowners, local school boards and most importantly local residents. Two key inputs involved a 2004 survey circulated by a resident group, and a questionnaire distributed at the October 26<sup>th</sup>, 2005 Open House meeting. A copy of the questionnaire from the Open House is included in **Appendix A**.

The Resident Group known as the Everett Parks and Improvement Committee (EPIC) that undertook the 2004 survey, did so to discover the needs and priorities of Everett residents. In total, 1060 surveys were sent out and 440 were returned. The results of this survey were considered during the preparation of this Plan.

### 2.2 Meetings and Dialogue

The Jones Consulting Group Ltd. met with representatives from the Township of Adjala-Tosorontio on October 5<sup>th</sup>, 2005. In attendance at the meeting was Gerry Caterer from the Township of Adjala-Tosorontio, Angela Rudy from Rudy and Associates, and Mike Dutschek from R.J Burnside and Associates. This meeting discussed the Terms of Reference outlined by Rudy and Associates to be used for the Community Plan. An Open House date was scheduled at this time for October 26<sup>th</sup>, 2005. A follow up meeting with municipal staff and consultants took

place on November 17<sup>th</sup>, 2005 in order to discuss the progress of the Community Plan, clarify specific issues, and gather other pertinent information.

The Jones Consulting Group Ltd. met with David Few and Holly Spacek from the Simcoe County District School Board on November 22<sup>nd</sup> 2005, as well as Kristine Dibble and Barbara MacLennan of the Simcoe Muskoka Separate District School Board on November 9<sup>th</sup> 2005 to discuss the issue of future school sites.

On November 23<sup>rd</sup>, 2005 staff of The Jones Consulting Group Ltd. also met with County of Simcoe Officials to review roads and engineering matters. Discussions also took place with a representative of the Nottawasaga OPP, and the Adjala-Tosorontio Fire Chief to ensure that matters related to Emergency Services were acknowledged in this Plan.

### 2.3 Public Information Meetings

On October 26<sup>th</sup>, 2005, an Open House was hosted at the Township offices by Township Officials and staff of The Jones Consulting Group Ltd. The purpose of this Open House was to introduce the goals, scope and expected content of the Community Plan and provide resident input. Residents were asked to return their responses to the Township offices so that they could be considered. In all, 132 guests acknowledged their attendance at the meeting by signing a registry, and 17 questionnaires were completed.

A draft of the Community Plan was presented at a second Open House hosted at the Township offices on December 8<sup>th</sup>, 2005. As a result of the second Open

House, both Township Officials and the public were given the opportunity to provide input into the draft Community Plan. Changes were made as a result of this additional feedback and these are reflected in this plan.

#### 2.4 Terms of Reference

A guideline was established by Angela Rudy of Rudy and Associates on behalf of the Township in order to clearly define the needs and expectations of the Everett Community Plan. Within this outline is a brief background in regard to the growth expectations of the Township and the immediate need for a Community Plan as a result of the proposed development and Official Plan Amendment 4. A summary of the expected scope of work is as follows:

1. Determine the approximate amount of lands required to be included within the community of Everett for industrial, commercial, open spaces and parkland for recreational facilities.
2. The Growth Management Study identified a need for additional land to be used for residential purposes beyond the existing boundaries.
3. Interface with the School Boards to determine their needs.
4. Interface with the Fire Department to ensure there are adequate fire services to handle fire protection needs for the lands proposed to be developed.
5. Identify the safest traffic patterns and/or routes to ensure adequate access.
6. Identify the preferred methods of water and sewage servicing for the future development lands.

7. Within the lands subject to Amendment 4, identify the approximate amount of developable area considering issues of environmental sensitivity, and other physical features which may impact on the development potential of the properties.
8. On the lands considered appropriate for future development, identify preferred locations for essential land use services and other amenities.
9. Identify potential development phases for all lands.

A copy of the Terms of Reference document is included in **Appendix B**.



### 3.0 Community Profile

#### 3.1 History

Although a Community Plan helps determine future choices, history is a determining factor with regard to a community's character and growth.

Everett was established in the 1850's. There are two competing notions as to how the community was named. The first is that one of the original residents, Mr. Fisher, named his farm "Everett" and this was eventually adopted as the settlement's name. The second notion is that another early resident, Henry Baycroft, gave the settlement its name after his old home in England.

Interestingly, Everett was originally located at what was once known as the corner of the 7<sup>th</sup> Line and 10<sup>th</sup> Sideroad which is now affectionately referred to as "Old Everett". When a railroad was established in the area in 1878, the community actually moved to locate closer to this new transportation network, and in turn became established in its present location. Shortly after this relocation, growth began to occur in the settlement as a result of its link to the rail lines. Some early businesses of note were William Lockhart's general store (which was Everett's first business), Pat Hanlan's blacksmith shop, Edward Anderson's shoemaker shop, Simpson Jenkins' carriage shop, and John Gallagher's hotel.

As time moved on, the community thrived and at the height of the local timber industry, Everett became a main business centre for the region.<sup>1</sup>

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<sup>1</sup> R.A. Wigby and Tosorontio History Committee, 1951

Everett today is clearly a much different place than it once was. It may no longer have the local business strength and versatility that it once had; however, it is apparent that it is still a community that provides significant attraction as a pleasant place to live. As a result, Everett has realized recent growth and the Township has formally recognized the potential of Everett by designating it to accommodate fifty percent of the Township's future growth due to many favourable factors relating to situation and servicing potential.

### 3.2 Everett Today

In order to acquire a current characterization of Everett, public input was provided by the EPIC survey and the completed questionnaires, as well as public commentary from the public Open House meetings. A summary of this input follows:

#### Community Character and Scale

- There appears to be a desire to keep Everett at a small scale to preserve the rural community atmosphere. The roots of Everett are rurally based, and despite recent and anticipated growth, residents want to ensure that the existing character of the community remains intact. The following quotation summarizes this sentiment:

*"To me as a resident and former city dweller, it was the atmosphere and nature's beauty that attracted us to Everett."*

*Country quiet lifestyle with city amenities just minutes away. Let's preserve that.* Resident comment (October 26<sup>th</sup>, 2005)

There is perhaps an apprehension of change, not a fear of change but a desire to retain Everett's character.

- Although statistics specific to Everett are not available, we do know, based on the demographic profile from the Growth Management Study, that the Township as a whole, does have a higher percentage of children ages 0-4 and 5-14 than the rest of Simcoe County and the Province.
- There is a common concern that the current amenities situated within Everett do not adequately meet the needs of the current population. In addition, if the community continues to attract younger families a further review of the available amenities should be undertaken.

#### Commercial Uses

- There appears to be a consensus that an increase in local business and retail facilities would be a benefit for Everett.
- New commercial growth is perceived as positive since it would allow residents to obtain more "day to day" amenities locally.
- Some specific types of uses that many residents would like to see include:
  - ✓ Grocery store
  - ✓ Pharmacy
  - ✓ Auto service centre and gas station
  - ✓ Coffee retailer

- In keeping with the desire to preserve the rural character of the community, larger retailers did not seem to be a priority for most respondents. (The future size of the community would in any event, practically constrain the location of larger retailers to Everett.)

#### Traffic

- Future growth in the community has led to increased concern about traffic circulation and safety.
- Several comments from the public suggested that upgrading and utilizing the 6<sup>th</sup> Concession north of County Road 5 would be an appropriate way to cope with increased traffic as a result of development at the north end of the community.
- There is a general concern that a lack of sidewalks throughout the community, in conjunction with the potential for increased traffic, will eventually lead to safety concerns between automobiles and pedestrians.

#### Public Space

- A greater amount of useable park space has been requested.
- The creation of pedestrian links to existing and future park spaces is desired, and should be considered as part of all major development projects moving forward. This recommendation is perceived as a way in which the residents can improve upon community fitness and lifestyle, help alleviate pedestrian/automobile conflicts and benefit overall mobility and liveability within the community.

- Other specific public amenities mentioned:
  - ✓ A skate board park
  - ✓ Soccer fields
  - ✓ An outdoor playground
  - ✓ An indoor recreation centre

## Schools

- Many respondents to the questionnaire expressed concern over existing schools that their children were attending and would like to see a public and catholic school located within the community.
- A common sentiment expressed by the residents is that the current population and proposed future growth of Everett justifies the construction of a local elementary school (public, separate or both).
- Adjala-Tosorontio municipal Council has indicated that it will continue to communicate with the School Boards.

## 3.3 Policy Issues

Recent initiatives by the Provincial government including the Provincial Policy Statement (2005), Bill 26, The Strong Communities Act (2004), Smart Growth Initiative (2003), and Oak Ridges Moraine Conservation Plan (2003) all affect the way in which the Province will be developed for years to come. In addition, the County of Simcoe and the Township of Adjala-Tosorontio influence growth through their Official Plans and more recently the 2005 Growth Management Study for the municipality. For the purpose of the Community Plan, the

cumulative effect of these initiatives should be noted for their influence on the growth direction of Adjala-Tosorontio and Everett.

The greatest single growth related initiative is that the majority of new development will be directed toward existing settlement areas. As a result, the Township's recently adopted Growth Management Study concludes that Everett is the community best suited for growth in Adjala-Tosorontio.

The challenge posed by these policy initiatives in relationship to Everett as a rural-based community is obvious but no less difficult to reconcile. Future decisions regarding land use development and the provision of services and amenities must be balanced while sustaining the village's character. However, new growth is a resource on which Everett could rely on to provide better services and amenities which at present it can not sustain.

## 4.0 Development Opportunities

### 4.1 Overview

All types of land uses have been considered for the future growth of Everett within the existing settlement and the “new areas” as identified on **Maps 1 and 2**. It should be noted that industrial uses are not included, pursuant to the Township’s preference for concentrating industrial facilities along Highway 89, as indicated in the Growth Management Study (2005).

Residential uses comprise the majority of the future development; however, some additional commercial areas/developments are required in order to address future needs of the community.

Commercial development opportunity does exist within the current community boundaries, but additional commercially designated land is necessary. Currently, Everett has one retail plaza that is occupied by a restaurant, a post office and a hair salon; in addition, there is a single variety store. All of these uses are located on the south side of County Road 5 (Main Street). Based on the input from residents and observations of similarly sized communities (note Table 1), Everett lacks many convenience and other business services.

**Table 1 Business and Commercial Uses: Community Comparison**

	Grocery Store	Pharmacy	Medical or Dental Office	Professional Services *	Gas and Convenience Stn.	Industrial or Employment	Eat in Restaurant **
Everett	No	No	No	No	No	No	Yes (1)
Cookstown	Yes (IGA)	Yes	Yes	Yes	Yes (2)	No	Yes (4)
Thornton***	No	No	No	No	No	No	Yes (2)
Stroud	Yes (IGA)	Yes	Yes	Yes	No	No	Yes (5)
New Lowell	No	No	No	No	Yes	No	Yes (2)

\* Accountant, Lawyer, Insurance, Consultant, etc.

\*\* Includes Coffee Establishment and Fast Food

\*\*\* Commercial Plaza currently under construction which may change existing results

Indicated on **Map 2** is a proposed commercial development opportunity 1.52 hectares in size. Including this site, approximately 3.24 Hectares (8 acres) of additional commercial land may be required (and realistically available) to meet future needs. This figure does not take in to consideration the possibility of Main Street revitalization initiatives which could also contribute to the expansion of commercial services; a prospect which is addressed later in this Plan.

Other services such as schools and parkland need to be considered as growth occurs.

#### 4.2 Site 1 – Barzo / R&M Homes

The majority of new growth within Everett will be concentrated in the north end. Although the total land available is about 137 hectares, there are extensive environmental constraints that limit total development area. Indicated on **Map 2**



are the approximate portions of the new lands that can accommodate new residential and related neighbourhood development.

Although the R&M Homes and Barzo sites constitute separate ownerships, consideration must be made so that they are designed to compliment one another. In particular, design integration is critical with regard to collector roads and infrastructure.

A community park combining the parkland dedications of both owners is recommended. A centralized park that will draw users from both subdivision developments is a much more desirable scenario than having two smaller and separate parks existing in isolation. This approach also allows for the more efficient layout and spread of outdoor recreational facilities.

The R&M Homes subdivision is proposing a combination of single residential, semi-detached residential and estate residential lots, as well as some commercial land. Currently, Everett is almost exclusively comprised of single detached homes. The commercial land to be included in this subdivision will be approximately 1.52 hectares in size and have frontage on County Road 13 and the internal collector roadway to facilitate access.

The Barzo property, situated at the most northern portion of the future settlement lands, could also provide a mixture of housing types although commercial uses may not be necessary. Because of high level of service and road integration, the southerly parcel (R&M Homes) is expected to develop as Phase I which will

accommodate the sanitary servicing system (note Section 5) to be followed by the Barzo parcel. Both development areas will be fully serviced.

#### 4.3 Site 2

Situated in the southwest portion of Everett is approximately 32 hectares of future residential land, and much like Site 1, it can be considered for fully serviced residential use with potential for a small commercial block. The properties that comprise this area are suitable for a modest commercial use (perhaps one acre) since they have frontage on Main Street (County Road 5). The commercial component of this area should be at the intersection of Main Street and the proposed collectors (note Section 5) to maximize access and market exposure.

Like the Barzo and R&M Homes lands, there must be design collaboration between the two separate ownerships to achieve optimum subdivision design and servicing options. The proposed parkland would also gain from the joint and consolidated dedications of park space by the individual owners. The location of the parkland should reflect the potential prospects for consolidation. Full servicing is viewed as a prerequisite of subdivision approval.

#### 4.4 Site 3

Indicated on **Map 2** at the southeast portion of Everett are approximately 12 hectares which are proposed as an addition to the existing settlement boundary. This land lies directly adjacent to a few existing residential parcels and a combination of conservation, parkland and institutional lands to the west. This

property has a more undulating terrain than the rest of the community which may pose some challenges in regard to what can be developed here. Due to this topography being a possible limiting factor, the site is perhaps best suited for residential uses having larger lots. This development area could be fully serviced by expanding the existing infrastructure built for the subdivision to the west.

#### 4.5 Main Street

Many rural communities have a well established and business oriented main street district. Main Street Everett currently has some properties zoned for C1 General Commercial with the majority zoned HR1 Hamlet Residential. Main Street offers growth opportunities as the C1 zone permits a variety of commercial



businesses. On the other hand, although the HR1 zone allows for home occupations to operate within residences, this particular zoning restricts “main street uses” such as professional office users from being the primary

tenant. As a result, more commercially, liberal zoning options should be considered to enhance revitalization prospects. Due to servicing availability and



the difficulty in providing for off-street parking in this area, any zoning change to accommodate for commercial growth on Main Street is best reviewed on a site specific basis to ensure appropriateness.

#### 4.6 Schools

Both the Simcoe Muskoka Separate Catholic District School Board and the Simcoe County District School Board were contacted, as previously noted. Accordingly, despite overall growth in Simcoe County as a whole over the last several years, there are many pockets in the County that are consistently reporting declining student numbers. Due to the enrolment forecasting formulae of both School Boards, school sites are not contemplated by this Plan and despite the GMS forecast of over 800 new homes, both boards remain of the opinion that this growth will only serve to sustain the current school facilities. Adjala-Tosorontio Council has indicated however, that it will continue to dialogue with both School Boards regarding the need to improve existing facilities and the possibility of establishing new ones.

**Appendix C** includes correspondence from the School Boards.

#### 4.7 Parkland

According to Schedule B-5 of Zoning By-law 03-57, there are four areas within the existing settlement boundaries zoned Open Space Recreation (OSR). Two parks of particular significance are the John O. Irwin Ball Diamond and Veterans Park, located on Main Street west of County Road 13, and Central Park located on Loree Drive. Both parks contain recreation equipment.



The existing subdivision built south of Main Street appears somewhat isolated from the community parks and the Central Park facility in particular. There are lands available however, zoned Open Space Recreational and Open Space Conservation in the south end. The intent is for these lands to provide park space in the Open Space Recreational area and passive recreational uses in the Open Space Conservation area. According to the Township, the park space is slated to have amenities added to it shortly, while the conservation lands will remain natural and provide an area for walking trails and other similar uses. These municipally owned lands are located at the east side of the New Horizon subdivision, and are well situated to serve the southern development of the community.



Further analysis of parkland and other similar uses will be examined in greater detail as part of the Township's Recreation Master Plan.

#### 4.8 Library

Although Council and other community partners may in the future consider the need for a library, at present, the Township has indicated that the capital costs that would be incurred in providing a library far exceed perceived benefits. As well, the operational costs would exceed the amount currently paid to the Town of New Tecumseth and Clearview Township for the use of their libraries.

## 5.0 Traffic and Servicing

### 5.1 Overview

R.J. Burnside & Associates Limited was retained by the Township to prepare an *Infrastructure Review and Evaluation for the Growth Management Study 2005* (Review). The Review summarized the constraints and opportunities to provide municipal services in the settlement areas within the Township. The objective of this Section of the Community Plan is to focus on servicing alternatives for the Hamlet of Everett and determine the most efficient options. This Section will include the basic servicing requirements for the study area and will function as a blueprint for the detailed engineering design and planning of the settlement.

### 5.2 Water Services

#### Existing

The existing municipal water system within the hamlet utilizes three groundwater wells, obtaining water from deep confined overburden aquifers within two well fields. The Review compares the average daily water demand to the estimated safe yield data. The estimated safe yield data, determined in the *Wellhead Protection Area Report, South Simcoe Groundwater Study* by Dixon Hydrogeology Limited and Waterloo Hydrogeologic Inc., was recognized for the groundwater wells and delineated the wellhead protection area for the hamlet's water system.

### Future

Future development initiatives within the hamlet will be required to complete a detailed review of the existing water supply and provide recommendations for upgrades prior to draft plan approval of future subdivision applications. The provision of functional servicing reports and hydrogeological assessments will facilitate municipal review and confirm the specific requirements for water supply.

## 5.3 Sanitary Services

### Existing

All residential homes within Everett are currently serviced by individual septic systems, except for the New Horizon Subdivision, which is serviced by a communal sewage treatment plant (STP). The STP utilizes a Rotating Batch Contactor complete with a subsurface discharge tile field. The remaining capacity within the plant, yet to be determined, will be utilized by future developments located in the south end of the community, and expanded as necessary. This STP will be owned by the municipality subsequent to completion of the maintenance period.

### Future

All future development save and except infilling activity within the settlement area will be required to be serviced by a municipally owned communal STP, and future development located in the vicinity of the current STP will be required to connect to the existing plant. The existing STP will need to be monitored prior to development to determine the remaining capacity. Subsequent to maximizing

the existing infrastructure's capacity, adjacent lands must be required for the future expansion of the plant and leaching bed. It is proposed that another STP will be necessary to service undeveloped lands to the north (refer to **Map 3**). Soil conditions and land areas will need to be reviewed for the suitability of subsurface disposal. This approach conforms to Provincial Policy Statement (2005), which states that

*"communal services are the preferred means of servicing multiple lots/units in areas where full municipal sewage and water services are not or cannot be provided, where site conditions are suitable over the long term".*

The long term maintenance, monitoring and ownership of the communal sewage services and treatment facilities may be established through agreements between the developer(s) and the Township to the satisfaction of the Ministry of the Environment's standards and guidelines. Upon completion of the maintenance period, ownership of the STP may be assumed by the municipality.

#### 5.4 Stormwater

##### Existing

The existing roadways of the hamlet currently include roadside ditches, except for some areas along the County roads which include curb and gutter systems. The roadside ditches act as the stormwater quality treatment, allowing infiltration through the sandy soils.



### Future

Stormwater management facilities must ensure for enhanced level of quality control with release rates to the pre-development conditions in accordance with the Ministry of the Environment.

The Township, prior to the approval of a development application, may require a satisfactory stormwater management plan. If a stormwater management plan is required, it should assess Best Management Practices for alternatives of stormwater quality and quantity enhancement with regard to the following:

- Location of stormwater management facilities (refer to **Map 3**),
- Impact of maintenance and cost for stormwater management facilities to the Township,
- Minimal disturbance of watercourses, treed areas, and valley lands.

## 5.5 Transportation

### Existing

County Road 13 (CR 13) is a rural arterial road running north-south through the community. County Road 5 (CR 5), also a rural arterial road, runs east-west through Everett. The intersection of CR 5 and CR 13 acts as the main intersection within the community. Highway 89 is located south of the Hamlet and also travels in an east-west direction. The community is well serviced by regional highways and roads.

The flashing two-way stop controlled intersection in the hamlet currently operates at a satisfactory level of service. All roadways within the community are paved and the County roads are to be resurfaced, as described in Table 2.

Table 2

Road	From	To	Description	Year
CR 5	Everett	CR 15	Platform Rehabilitation	2006
CR 5	Everett	CR 15	Microsurfacing	2014
CR 5	Everett	W. Cty Bdry	Microsurfacing urban section	2009
CR 13	Hwy 89	5th Sideroad	Microsurfacing	2010
CR 13	5th Sideroad	Everett	Microsurfacing	2014
CR 13	Everett	17th Sideroad	Platform rehab. & urban section	2009

#### Future

All current and future subdivision applications and large commercial development applications proposed for the community should include a Traffic Impact Study (TIS) to analyze the impact of the growth on the existing conditions, and to provide recommended solutions. Sightlines, road widenings and the capacities of intersections must be addressed and analyzed within the TIS on future and existing infrastructure. New entrances to County roads will require a minimum 50 metre frontage to allow for a 20 metre right of way and a 15 metre daylight triangle on either side of the proposed entrance, or as required by the approval authority. Minor collector roads will be utilized to service the future development within the new settlement boundaries. These collectors will have access onto County roads in select locations (as per the approval authority), to disperse the traffic throughout the hamlet.

In reference to **Map 3**, the future development in the north is proposed to have a collector looping through the lands with two entrances onto CR 13. The future

development to the south is proposed to have a through collector road with one entrance to CR 13 and one entrance to CR 5. The collector roads are anticipated to maintain a 20 metre right of way; however, the TIS will specify details pertinent to exact situation and road dimensions.

In general, road systems to be constructed as part of future developments will be designed in a manner that directs traffic towards major roadways to prevent existing local roads acting as collectors with insufficient capacity. As a result, it will be essential that the TIS address the specific internal road patterns of the proposed developments so that they do not create conflict or safety concerns for the existing road network within the community; taking special regard for the existing residential areas.

#### Sixth Concession

It has become apparent that interest in opening the unopened right of way between Concession 5 and 6, (the 6<sup>th</sup> Concession), is growing significantly as development proposals to the north of the community are introduced. Opening this right of way may result in alleviating some potential traffic congestion at the main intersection of the hamlet and along the local roads through the existing subdivisions to the immediate south. The warrants for the opening of this road should be provided through a TIS, subject to approval authorities and to be completed in conjunction with the development of the northerly parcels, and submitted for Council consideration.

## 6.0 Emergency Services

### 6.1 Overview

Comments from both the Nottawasaga detachment of the Ontario Provincial Police and the Township of Adjala-Tosorontio's Fire Chief are reflected in the Everett Community Plan.

### 6.2 OPP

Based on a discussion that occurred with a representative of the Nottawasaga OPP, one main issue stands out. In the experience of the OPP representative, growing rural communities that encounter criminal activity generally find that this activity is related to youth vandalism.

### 6.3 Fire Services

The Adjala-Tosorontio Fire Department consists of two Fire Halls located in Loretto and Everett. A third Fire Hall, located in Rosemont, is shared with two neighbouring municipalities. Currently the fire department has 11 vehicles with additional access to vehicles located at the Rosemont station.<sup>2</sup> Issues for consideration related to Fire Services are:

- A Master Fire Plan for Adjala-Tosorontio is expected to begin in the future.

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<sup>2</sup> Township of Adjala-Tosorontio Development Charges Background Study, CN Watson (2004)

- Currently all members of the fire department are volunteers and there are no full time positions including the Fire Chief.
- The fire department provides additional services other than fire protection which include emergency response to traffic accidents and medical emergencies.
- As growth increases, so may the need for increased fire protection services.
- As the municipality moves from a more rurally based population to a more urban population, the emergency requirements of the municipality will need to become more versatile and substantive.
- Future development layouts should ensure that emergency access is not compromised. Problems relating to Fire Department access have not been identified as an existing issue in Everett.

## 7.0 Conclusion

Lacking the force and effect of a Secondary Plan Amendment, this Community Plan cannot mandate compliance or achieve community building outcomes which may vary or change according to enacted policy or political trends. However, the Plan does establish a reasonable perspective on the whole community which Official Plans, Strategic Plans, Zoning By-laws, etc. frequently overlook or worse, ignore. Consequently, the observations made in this Plan can be viewed as a blueprint for Everett, a community which should only improve in relationship to factors of liveability and enjoyment if the financial and economic advantages which do arise from the community growth can be reinvested in the village and the services which support Everett residents. For Everett, the consequences of growth can be positive given initiatives that favour:

- Co-operation regarding servicing and parkland dedications.
- A revitalization of commercial activities along Main Street.
- The provision of more commercial acreages close by new resident populations.
- The retention of the village character balanced with the expansion of the resident population who are largely new to Everett.
- Ongoing review for new and/or expanded educational facilities and a recognition for dialogue with both separate and public school boards to ensure that facility requirements are monitored for factors relating to population growth and health and safety.
- Partnerships should be pursued by the municipality and local ratepayer groups to achieve ongoing community improvement.

A resident population who believe their needs are being addressed in a thoughtful and balanced fashion will be supportive of growth based initiatives. This Community Plan will assist in this regard.

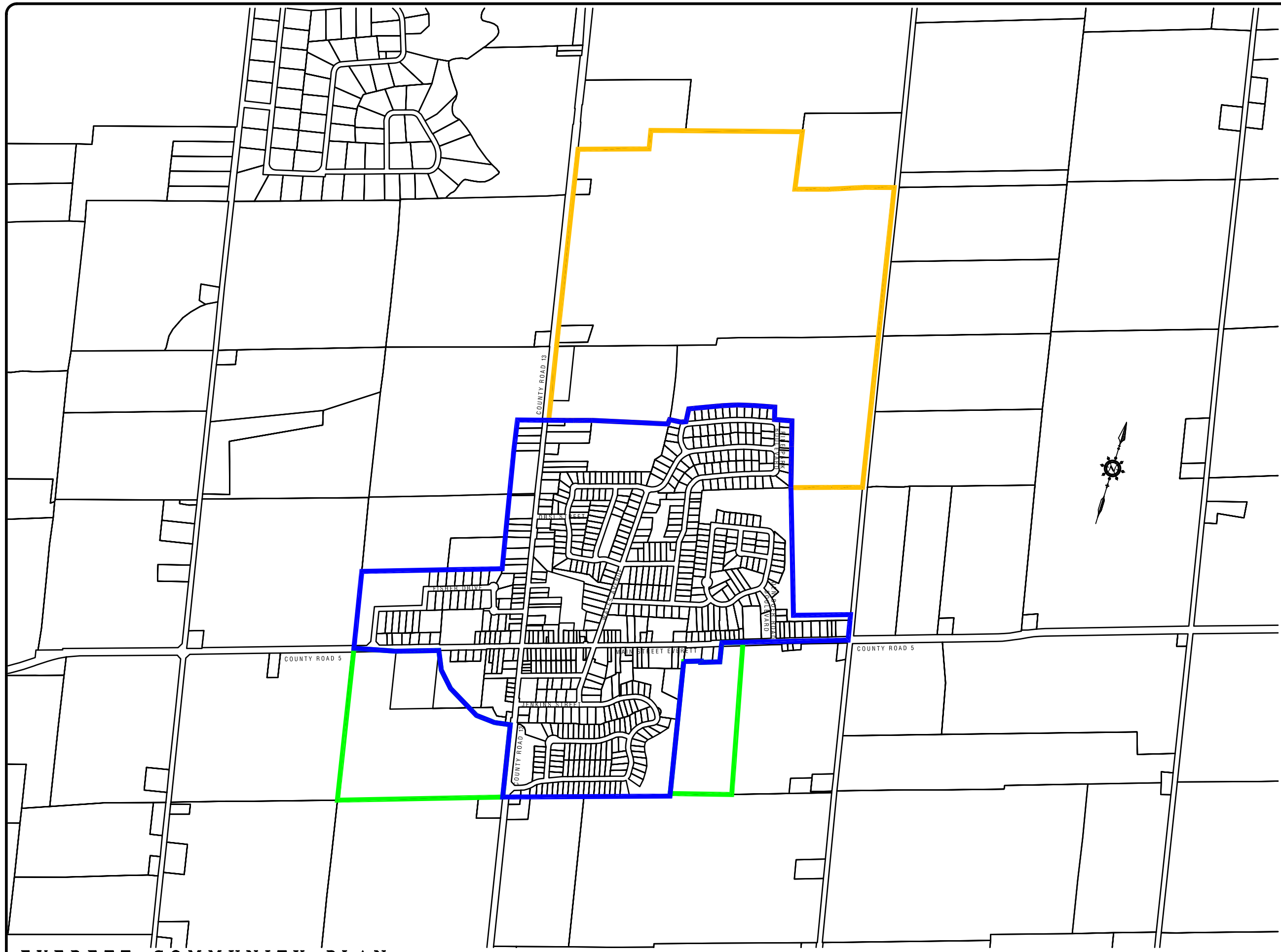




EVERETT  
COMMUNITY PLAN

MAP 1  
AREAS OF SETTLEMENT

- Existing Settlement Boundary
- Settlement Boundary Subject to OPA #4
- Future Settlement Boundary

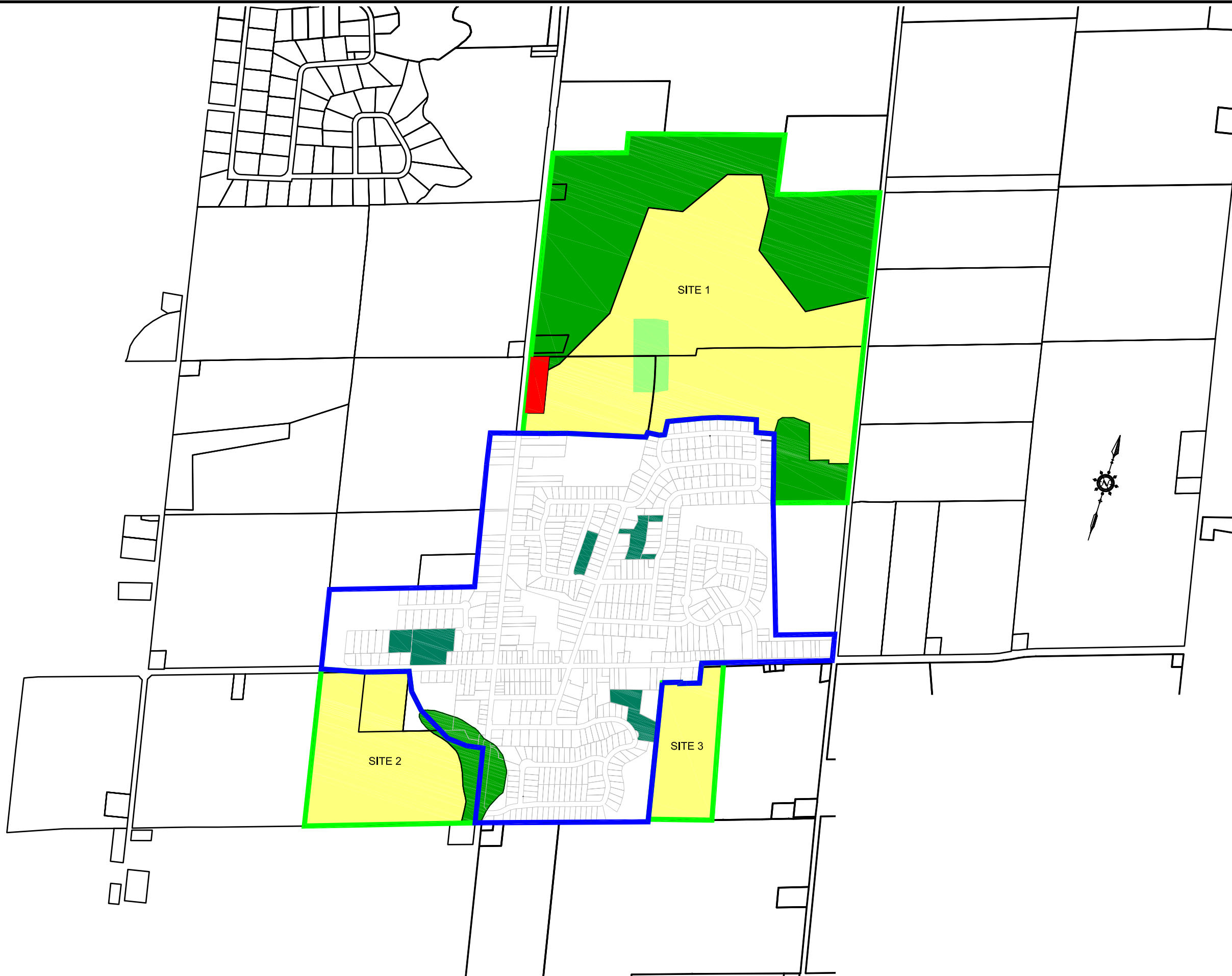


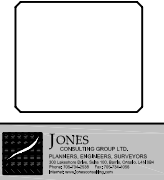
	Date Issued: JAN. 19, 2006
	Checked By: RJ
	Project No.: R&M-05160
	Drawn By: m.c.r.
DRAWING NAME	
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EVERETT  
COMMUNITY PLAN

MAP 2  
FUTURE  
DEVELOPMENT OPPORTUNITIES


-  Residential
-  Proposed Commercial
-  High Constraint Areas  
As per the Growth Management Study
-  Existing Parkland
-  Proposed Future Parkland

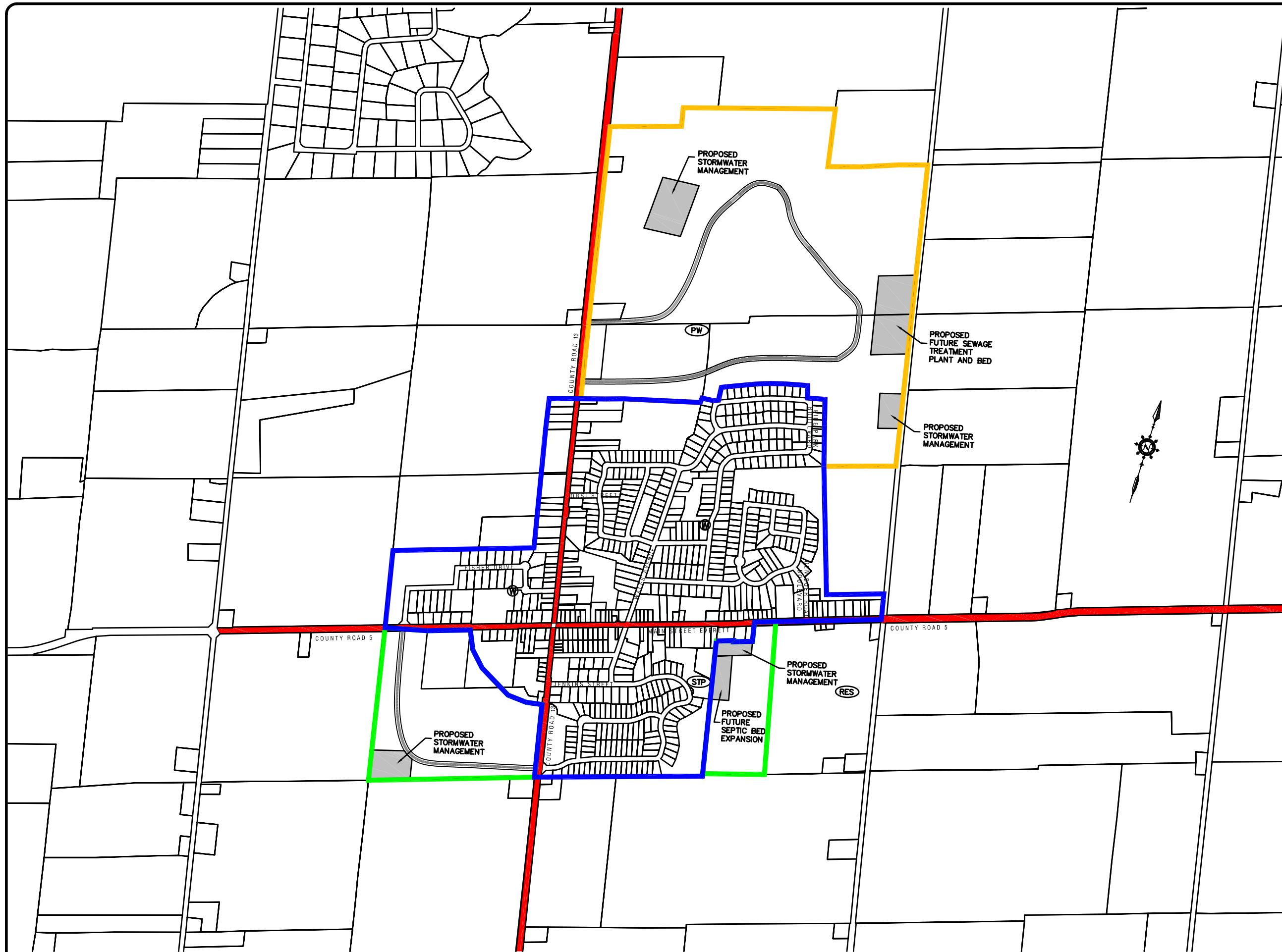


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EVERETT  
COMMUNITY PLAN

MAP 3  
INFRASTRUCTURE

-  Municipal Well
-  Municipal Reservoir
-  Sewage Treatment Plant
-  Proposed Well  
(Pending Study Confirming Appropriate Location)
-  Arterial Road
-  Collector Road



	Date Issued: JAN. 19, 2006
	Checked By: RJ
	Project No.: R&M-05160
	Drawn By: m.c.r.
DRAWING NAME	
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Appendix A

Public Input Questionnaire

## Questionnaire - Community Plan

A series of questions follow:

1. Please indicate those community amenities which are considered most desirable for the expanded Hamlet of Everett. Such amenities can include parks and open spaces, institutional uses and municipal services (but not commercial, residential or industrial uses.):

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2. Please indicate your level of satisfaction with the current availability of commercial uses consisting of retail, office, medical, automotive and other commercial activities.

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3. Full sewer and water services are anticipated for lands located along the northern boundary of Everett. Amendment No. 4 anticipates the incorporation of approximately 145 hectares into the expanded settlement boundary of the Hamlet for residential related purposes (including parks and schools, churches etc.) with the balance remaining environmentally protected. Presuming development does occur here, how would you ensure that future changes are controlled to protect and enhance the overall liveability of Everett.

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4. Ongoing dialogue with individuals and groups in the community is desirable following the Open House on October 26th. If you are interested in meeting with the planning consultants preparing the Community Plan, please indicate your name, phone number, address and email address, below and we will be in touch for future meeting purposes. Please note that these meetings must be sanctioned by the Township.

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Appendix B

Terms of Reference

**RUDY & ASSOCIATES LTD.**  
Planning for People, Places, and the Future

August 19, 2005

4 pages sent by fax only

To:	
✓ Russ Cheeseman	Fax (905) 844-8315
Rick Jones	Fax (705) 734-1056
Ian Rowe	Fax (705) 721-4025
Gerry Caterer	Fax (705) 434-5051

From:  
Angela Rudy

**Re: Township of Adjala-Tosorontio  
Terms of Reference  
Community Plan - Everett**

Attached please find a copy of the Terms of Reference for the preparation of a Community Plan for the lands subject to Official Plan Amendment No.4 in Everett.

We trust this is appropriate and remain available to answer any questions you may have regarding this material.

Yours very truly,

RUDY & Associates, Ltd.

  
 Angela M. Rudy, MCIP, RPP  
 Planner \* Mediator

Enclosure



**TERMS OF REFERENCE  
FOR THE PREPARATION OF A  
COMMUNITY PLAN**

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**EVERETT**

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**Background**

In April 2005, the Township of Adjala-Tosorontio approved a municipal wide Growth Management Study (GMS). The purpose of the GMS is to determine appropriate areas to focus growth within the Township up to the year 2026.

The GMS determined there was a need for approximately 1771 additional residential units to meet the projected growth up to 2026. To meet the Provincial guidelines of focussing future growth into settlement areas, the highest percentage of future growth was directed into the existing settlement areas within the Township of Adjala-Tosorontio.

Based upon the results of the environmental, engineering and planning review, including a review of historical growth trends of the municipality, the GMS identified the following settlement hierarchy to accommodate growth up to the year 2026.

- The Hamlet of Everett is proposed to accommodate approximately 50% or 886 additional residential units up to the year 2026.
- The Hamlet of Colgan is proposed to accommodate a range of approximately 20% to 25% or 354 to 443 additional residential units.
- The Hamlet of Loretto is proposed to accommodate a range of approximately 15% to 20% of the Township's future residential growth or a range of 266 to 354 units.
- It was anticipated that the existing Hamlet of Lisle would accommodate approximately 5% or 89 additional residential units.
- The settlement areas of Hockley, Rosemont, and Glencairn were not identified for additional growth potential.

The GMS recommended that Community Plans be prepared for Everett, Colgan and Loretto to ensure that orderly and appropriate growth occurs. The objective is to integrate new growth with the existing communities to ensure a high quality of life is maintained for the existing and future residents with respect to security, health, safety, and to provide employment opportunities where possible.

### Official Plan Amendment No.4

Through an Ontario Municipal Board Hearing heard on August, 8, 2005, the Chair approved Official Plan Amendment No.4 (OPA4) in principle with final approval to occur upon completion and Municipal approval of the Community Plan for the lands identified for future growth in the north of Everett. The Community Plan is to be prepared to the satisfaction of the Council of the Township of Adjala-Tosorontio prior to development occurring on the following lands.

- Part of Lot 12, Concession 5 (formerly the Township of Tosorontio) and consists of approximately 44.5 hectares owned by R & M Homes Limited, and,
- Lot 13 and Part of Lot 14, Concession 5 consisting of approximately 99.6 hectares owned by John Barzo Limited.

### Scope of Work

The following represents the requirements to prepare a Community Plan for the Hamlet of Everett as it relates specifically to lands subject to OPA 4.

1. Determine the approximate amount of lands required to be included within the community of Everett for industrial, commercial, open space opportunities, and, parkland for recreational facilities. The GMS identified the land requirements to meet future employment lands. Currently, the Township is preparing a Master Recreational Plan which should be reviewed to identify potential recreational land needs for the expansion of Everett.
2. It is understood that the GMS identified a need and area requirement beyond the boundaries of Everett to accommodate future residential growth. The recommendations of the GMS are to be used for future residential land areas.
3. Interface with the School Boards to determine if a school site(s) is required and the amount of lands required to accommodate the facility, if required.
4. Interface with the Fire Department to ensure there is adequate fire services to handle fire protection needs for the lands proposed to be developed.
5. Identify the safest traffic patterns and/or routes to ensure adequate access of other emergency vehicles or facilities.
6. Identify the preferred methods of water and sewage servicing for the future development lands.
7. Within the lands subject to OPA 4, determine and illustrate, the approximate amount of lands considered appropriate for future development purposes by identifying the general locations of:
  - environmental lands
  - streams and watercourses
  - other physical features which may impact on the development potential of the properties.
8. On the lands considered appropriate for future development, identify and show as "general blocks of land" preferred locations for the following land uses and services:
  - transportation routes and linkages

- sewage treatment facilities (ie. Sewage Treatment Plant locations)
  - stormwater management facilities
  - water system upgrades (ie. new well location(s) if required)
  - commercial ×
  - residential ×
  - places of worship ×
  - school sites ×
  - parkland with potential linkages to pedestrian routes (if available).
9. Identify potential development phases for all lands subject to OPA 4 including a general overview of the services required to move through the subsequent phases of development.

### **Public Process and Approval**

A public meeting under the Planning Act is not a requirement in the preparation of a Community Plan. Public input is an important component in creating a Community Plan to ensure integration with the existing community.

Public involvement is required through the following venues:

- Holding of a Public Open House at the beginning of the Community Plan process to explain the purpose and goals and to obtain public input.
- Hold a further Public Meeting to present the findings, draft policies and mapping of the Community Plan. Copies of the draft document should be made available at the Municipal Office for public review and comments.
- Hold a meeting of Council to approve the final Community Plan document.

### **Available Resources**

The following resources are available to assist in the preparation of the Community Plan document:

- The Growth Management Study approved in April, 2005.
- The Growth Management Study – Environmental Component, August, 2004.
- Infrastructure Review and Evaluation for the Growth Management Study, April, 2005.
- Materials gathered in the preparation of the Master Recreational Plan prepared by the Township.
- Existing Official Plan.

Prepared for the Township of Adjala-Tosorontio

By:

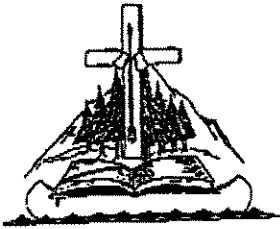
Angela M. Rudy, MCIP, RPP

RUDY & Associates Ltd.

August, 2005

Appendix C

School Board Correspondence



## Simcoe Muskoka Catholic District School Board

46 Alliance Blvd.  
Barrie, Ontario L4M 5K3

Telephone (705) 722-3555  
Fax (705) 722-6534

November 22, 2005

Jones Consulting Group  
300 Lakeshore Drive  
Suite 100  
Barrie, Ontario  
L4N 0B4

Attention: Rick Jones

VIA FAX ONLY: 705-734-1056

Re: Everett Growth Management  
Township of Adjala-Tosorontio  
County of Simcoe

Dear Rick Jones,

As per your request, the Simcoe Muskoka Catholic District School Board is providing the following information with respect to the proposed growth/new development in the community of Everett.

The Board realizes that the Township of Adjala-Tosorontio will undergo considerable growth over the next 20 years. We understand that the total number of residential units expected to be developed in Adjala-Torontio, as per the Growth Management Study, is 1,771 and that in the Everett area, there is expected to be 880 new homes built. Based on these numbers, please find enclosed a summary of our yields for both elementary and secondary schools.

AREA	# OF UNITS	ELEMENTARY YIELD	SECONDARY YIELD
Adjala-Tosorontio	1771	87	105
Everett	880	43	52

The Simcoe Muskoka Catholic District School Board feels that any new growth in Adjala-Tosorontio can be accommodated in existing facilities that service the Township through various means including school boundary adjustments.

If you have any questions or comments about the Board's response, please feel free to contact the undersigned at extension 252.

Yours truly,

Barb MacLennan  
Planning Officer



## **Simcoe County District School Board**

1170 Highway 26 West  
Midhurst, Ontario  
L0L 1X0

Phone: (705) 728-7570  
Fax: (705) 728-2265  
[www.scdsb.on.ca](http://www.scdsb.on.ca)

November 29, 2005

Mr. Richard Jones, MBA, MCIP, RPP  
Principal  
The Jones Consulting Group  
Suite 100  
300 Lakeshore Drive  
Barrie, ON  
L4N 0B4

Dear Mr. Jones:

**EVERETT COMMUNITY PLAN**  
**TOWNSHIP OF ADJALA-TOSORONTIO**

Thank you for meeting with myself and David Few, Manager of Property and Planning to discuss the impact of future growth within the community and its impact upon Tosorontio Central Public School.

Everett will be the focus of residential growth in the municipality as documented in the Growth Management Study. Council and municipal staff have indicated that the Community Plan should include a site designated for a new public elementary school. In prior discussions with the municipality we have indicated that the growth proposed and anticipated for Everett can be accommodated at Tosorontio Central Public School and that a brick and mortar addition may be constructed in the future. Alternatively, pupils may be directed to a new elementary school proposed to be built in Alliston.

Planning staff have recently completed a pupil yield study for Everett in order to assess the impact of the development proposed to occur in the community. The results indicate that pupil yields at the elementary panel are 0.18 per residential unit. Therefore, the 871 additional units proposed for Everett in the Growth Management Study may yield approximately 160 elementary pupils over the next 15 to 20 years. These numbers do not justify the need for a new elementary school site within the community of Everett.

School boards are required to file long-term capital plans with the Ministry of Education. The Simcoe County District School Board is assessing its accommodation requirements prior to submitting its plan to the Ministry. Consideration of development proposals across the County and school capacities will form part of this plan. Development in the community of Everett and the accommodation options will form part of this review.

In conclusion, staff support the development of a community plan for Everett and will continue to monitor residential development in the Township of Adjala-Tosorontio. Should you have additional questions, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink that reads "Holly Spacek". The signature is written in a cursive, flowing style.

Holly Spacek, MCIP, RPP  
Planning Officer

cc: Ms. Gerry Caterer  
Director of Planning  
Township of Adjala-Tosorontio