



Excellence Reliance Innovation

Winzen Developments Inc.
 Cumac Subdivision Phase 2

Planning Justification Report

Official Plan Amendment
 Zoning By-law Amendment
 Draft Plan of Subdivision

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1.0 INTRODUCTION

On behalf of our client, Winzen Developments Inc., we are pleased to provide this Planning Justification Report for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications for lands located in the Settlement Boundary of Everett in the Township of Adjala-Tosorontio. This Planning Justification Report reviews factors relating to location, existing and proposed land uses, existing land use policies, and servicing feasibility for the property, and is supplementary to all applications submitted in support of the development proposal.

This Report should be read in conjunction with the Functional Servicing Report, Stormwater Management Report, Geotechnical Investigation, Hydrogeological Site Assessment, Environmental Impact Study and Archaeological Assessment.

2.0 PROPERTY LOCATION AND SITE DESCRIPTION

The lands are legally described as Part of Lot 11, Concession 5, Geographical Township of Tosorontio, now in the Township of Adjala-Tosorontio, County of Simcoe. The total land holdings are irregular in shape and comprise 20.21 hectares of land, including 15.87 hectares of land owned by the applicant which are not proposed for development, or subject to the draft plan (Figure 1). The west half of the total land holdings are located within the settlement boundary of Everett and comprise 4.34 hectares. The lands to the east are currently not within the Settlement Boundary of Everett, as such, will be developed in the future when the lands are within the Settlement boundary.

Figure 1: Location Map



The subject lands comprise a total of 4.34 hectares of land with a drainage ditch traversing the lands along the southern boundary (Figure 2). The lands are vacant of any structures but are fully treed. The proposed development is Phase 2 of the Cumac Subdivision immediately adjacent to the south. Frontage will be provided to all lots by the extension of Burbank Circle. A total of 45 lots are proposed for single detached dwellings.

Figure 2: Site Characteristics



3.0 SURROUNDING LAND USES

The lands are located to the north of Cumac Phase 1 Subdivision, within the Settlement boundary of Everett, in the Township of Adjala-Tosorontio. Surrounding land uses are noted below (Figure 3):

- North: Single detached residential dwellings
- West: Single detached residential dwellings
- South: Single detached residential dwellings; Cumac Phase 1 Subdivision
- East: Lands to the east are outside of the Settlement Boundary. However, they are designated for Low Density Residential development and will be developed as such in the future as identified in the proposed Everett Secondary Plan.

Development on the subject lands is an infill of one of the last areas to be developed in the Settlement Boundary of Everett. The settlement boundary is proposed by the Township in the Everett Secondary Plan to expand immediately to the east; however, this has yet to be approved by the County of Simcoe.

Figure 3: Surrounding Land Uses



4.0 PROPOSED DEVELOPMENT CONCEPT

The applications submitted to the Township for consideration include an Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision. The Official Plan Amendment will designate the lands Residential – Low Density, Open Space – Conservation, and Institutional. The Zoning By-law Amendment will rezone the lands to Hamlet Residential (HR1-XX) Exception, Open Space Conservation (OSC), and Institutional (I-X) Exception. Both Amendments will facilitate the development on the site of single detached residential dwellings.

The Plan of Subdivision Application will permit the development of 45 single detached dwellings on the lands, including a 0.12 hectare servicing block for a sanitary pump station and 0.47 hectares of land identified for environmental protection (Figure 4). Block 51 identified on the Draft Plan of Subdivision comprises 15.97 hectares of land and is additional land owned by the applicant, however, is not subject to any of the proposed applications or proposed for development at this time. As such, the area proposed for development comprises only 4.34 hectares, and is surrounded by development on three sides. The site will be serviced by municipal sewer and water. A sanitary pump station is proposed for Block 46 with a forcemain proposed from this block through a 10 metre wide servicing easement to Concession 6 where the pipe will head north toward the wastewater treatment plant. Stormwater Management will be provided through permanent rock check dams in the roadside ditches and infiltration in the bio-swales.

Overall density for the developable area of the site is proposed at 15.5 units per net hectare. The 45 lots proposed on the 4.34 hectares of land range in size from approximately 479 sq.m. to 1123 sq.m. Single detached dwellings will be constructed on the lots that will range in size from 12.2 metres to 15.2 metres as measured at the required front yard setback. Dwelling units will range in size from 167 sq.m. to 223 sq.m. Some of the dwellings will be constructed with a second suite in the basement. An additional parking spot will be provided on the lots that have secondary suites. Out of a total of 45 dwellings approximately 32 will be designed so that a second suite can be constructed if the purchaser wishes. All units will be designed to respect the existing character of the Cumac Phase 1 subdivision to the south, in addition to the surrounding residential development. Access from all dwellings will be via the extension of Burbank Circle which will loop through the site running east/west (Figure 3).

There are a number of factors related to the location of the subject lands that support the development of these lands. This includes the fact that the lands are located within the settlement boundary of Everett surrounded on three sides by existing residential development. The site is also in close proximity to the Town of Alliston which provides a variety of commercial businesses and employment uses (Honda) and various institutional uses, and within a 30 minute drive to Highway 400 providing a direct link to the Greater Toronto Area. Furthermore, Provincial policies suggest that intensification within settlement boundaries is to be encouraged and supported by local municipalities which will be discussed further in the Report.

Figure 4: Proposed Draft Plan of Subdivision



5.0 POLICY REVIEW

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

5.1 Planning Act (R.S.O. 1990, c. P.13)

The Planning Act is a comprehensive legislative framework that provides the enabling authority for land use planning and development within Ontario and delegates power to the different levels of government including the Province, upper and lower-tier municipalities, as well as to the role of the former Ontario Municipal Board (OMB), now the Local Planning Appeal Tribunal (LPAT). The Act describes how land uses may be controlled and who may control them within the Province. The Planning Act requires planning decisions to “conform to” Provincial policy and “be consistent with” Provincial Policy Statements, such as the A Place to Grow Growth for the Greater Golden Horseshoe, 2020, and The Provincial Policy Statement (PPS), 2020, discussed in detail in this Report.

All planning decisions within the Province must be carried out in accordance with the Planning Act. The following subsections discuss how the applications have regard to matters of Provincial Interest and the powers for municipalities to approve requests to amend the Comprehensive Zoning By-law, and the Official Plan, and approve a Plan of Subdivision.

5.1.1 Matters of Provincial Interest

The Planning Act requires planning decisions to have regard to the following matters of Provincial interest:

- (a) the protection of ecological systems, including natural areas, features and functions;

The proposed development protects the natural features and functions. The Environmental Impact Study concluded no negative impacts would result from the proposed future development of the lands with the appropriate mitigation measures.

- (b) the protection of the agricultural resources of the Province;

The application proposes to develop lands within an existing settlement boundary.

- (c) the conservation and management of natural resources and the mineral resource base;

No mineral resources have been identified on the lands.

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

A Stage 1-2 Archaeological Assessment was conducted in support of the application and it concluded that no cultural heritage resources were found on the subject lands.

- (e) the supply, efficient use and conservation of energy and water;

The development will utilize existing municipal infrastructure efficiently, and will provide stormwater management in accordance with the most current standards.

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The development will be accessed from an extension of an existing local road Burbank Circle and will be connected to existing and proposed municipal infrastructure.

- (g) the minimization of waste;

The proposed development will adhere to the existing waste management program and the operations currently in place within the Township and will adhere to any waste management conditions.

- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

The final plan for the development will be designed in accordance with the Ontario Provincial Standards (OPSD) as required and necessary for the type of development that is proposed.

- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

The additional lots proposed are within approximately 1-2 kilometres of institutional and recreational facilities in Everett.

- (j) the adequate provision of a full range of housing, including affordable housing;

The applications will contribute to the supply of housing in the Township. Some of the units will also be designed with secondary suites.

- (k) the adequate provision of employment opportunities;

Employment opportunities are provided in proximity to the subject lands. Home based businesses could be established on the proposed lots.

- (l) the protection of the financial and economic well-being of the Province and its municipalities;

The Township's financial and economic well-being will not be impacted by the creation of 45 additional lots on the subject lands.

- (m) the co-ordination of planning activities of public bodies;

Coordination with required public bodies was undertaken as part of this application.

- (n) the resolution of planning conflicts involving public and private interests;

The application will be considered at a statutory Public Meeting which will provide the public the opportunity to comment on the proposed applications. The comments provided will be reviewed by the applicant and Township staff to identify if the applications are acceptable.

- (o) the protection of public health and safety;

The Plan of Subdivision was designed in consideration of protecting public health and safety.

- (p) the appropriate location of growth and development;

The subject lands are located within the settlement boundary of Everett suggesting that the Municipality has identified this is an appropriate location for development.

- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

Infill within the Settlement Area will support active transportation and a compact built form that efficiently uses land and infrastructure. No public transit is available in this area.

- (r) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The application proposes to develop the site with a high quality built form and attractive design which complements the existing built form and character of the area and which will contribute to establishing a sense of place in the neighbourhood.

5.1.2 Contents of an Official Plan (Section 17)

Official Plan

17 (2) An upper-tier municipality is the approval authority in respect of an official plan of a lower-tier municipality for the purposes of this section if the upper-tier municipality has an approved official plan. 2002, c. 17, Sched. B, s. 5 (1).

The County of Simcoe is the approval authority of the Official Plan Amendment.

Consultation and public meeting

(15) In the course of the preparation of a plan, the council shall ensure that,

- (a) the appropriate approval authority is consulted on the preparation of the plan and given an opportunity to review all supporting information and material and any other prescribed information and material, even if the plan is exempt from approval;
- (b) the prescribed public bodies are consulted on the preparation of the plan and given an opportunity to review all supporting information and material and any other prescribed information and material;
- (c) adequate information and material, including a copy of the current proposed plan, is made available to the public, in the prescribed manner, if any; and
- (d) at least one public meeting is held for the purpose of giving the public an opportunity to make representations in respect of the current proposed plan. 2006, c. 23, s. 9 (2).

Once the application for Official Plan Amendment is submitted and deemed complete, the Township will schedule a public meeting where a presentation will be made with respect to the proposed application and its planning merit.

Notice

(17) Notice of the public meeting required under clause (15) (d) and of the open house, if any, required under subsection (16) shall,

- (a) be given to the prescribed persons and public bodies, in the prescribed manner; and
- (b) be accompanied by the prescribed information. 2006, c. 23, s. 9 (2).

The expectation is that the notice of particulars for the public meeting will be carried out by the Township.

Timing of public meeting

(19) The public meeting required under clause (15) (d) shall be held no earlier than 20 days after the requirements for giving notice have been complied with. 2006, c. 23, s. 9 (2).

The statutory public meeting will be scheduled and held in accordance with the timing requirements of Section 17 (19).

Information and material

(19.1) The information and material referred to in clause (15) (c), including a copy of the current proposed plan, shall be made available to the public at least 20 days before the public meeting required under clause (15) (d) is held. 2006, c. 23, s. 9 (2).

The prescribed information will be provided to the public by the Township in accordance with Section 17 (19.1).

Participation in public meeting

(19.2) Every person who attends a public meeting required under clause (15) (d) shall be given an opportunity to make representations in respect of the current proposed plan. 2006, c. 23, s. 9 (2).

It is expected that all of those would attend the statutory public meeting with respect to the proposed application for Official Plan Amendment will have an opportunity to make representations.

Submissions

(20) Any person or public body may make written submissions to the council before a plan is adopted. 1996, c. 4, s. 9.

It is expected those who would like to make written submissions to Council will do so.

Comments

(21) The council shall provide to any person or public body that the council considers may have an interest in the plan adequate information and material, including a copy of the plan and, before adopting the plan, shall give them an opportunity to submit comments on it up to the time specified by the council. 1996, c. 4, s. 9; 2006, c. 23, s. 9 (3).

The Township will provide any person or public body with the prescribed information in accordance to Section 17 (21).

5.1.3 Zoning By-laws (Section 34)

Zoning by-laws

34 (1) Zoning by-laws may be passed by the councils of local municipalities:

Restricting use of land

1. For prohibiting the use of land, for or except for such purposes as may be set out in the by-law within the municipality or within any defined area or areas or abutting on any defined highway or part of a highway.

The lands proposed for development are currently located within the Agricultural Exception 16 (A-16), Open Space Conservation (OSC) zones within the Township Zoning By-law 03-57.

Construction of buildings or structures

4. For regulating the type of construction and the height, bulk, location, size, floor area, spacing, character and use of buildings or structures to be erected or located within the municipality or within any defined area or areas or upon land abutting on any defined highway or part of a highway, and the minimum frontage and depth of the parcel of land and the proportion of the area thereof that any building or structure may occupy.

An application for a Zoning By-Law Amendment is proposed to rezone the subject lands to the Hamlet Residential Exception XX (HR1-XX) Zone, the Open Space Conservation (OSC) zone and the Institutional Exception X (I-X) which permits the land uses proposed and is more appropriate for the type of uses proposed.

Consultation

(10.0.1) The council,

(a) shall permit applicants to consult with the municipality before submitting applications to amend by-laws passed under this section; and

(b) may, by by-law, require applicants to consult with the municipality as described in clause (a). 2006, c. 23, s. 15 (3).

A preliminary consultation meeting was held on September 16, 2015.

Prescribed information

(10.1) A person or public body that applies for an amendment to a by-law passed under this section or a predecessor of this section shall provide the prescribed information and material to the council. 1996, c. 4, s. 20 (5).

The required information identified during the Preliminary Consultation meeting has been prepared and submitted in support of the applications for the proposed development.

Other information

(10.2) A council may require that a person or public body that applies for an amendment to a by-law passed under this section or a predecessor of this section provide any other information or material that the council considers it may need, but only if the official plan contains provisions relating to requirements under this subsection. 2006, c. 23, s. 15 (4).

All information requested in support of the application to amend the Township Zoning By-law has been submitted. If throughout the process additional information is requested, then additional materials can be submitted as necessary.

Notice of particulars and public access

(10.7) Within 15 days after the council gives an affirmative notice under subsection (10.4), or within 15 days after the Tribunal advises the clerk of its affirmative decision under subsection (10.5), as the case may be, the council shall,

- (a) give the prescribed persons and public bodies, in the prescribed manner, notice of the application for an amendment to a by-law, accompanied by the prescribed information; and
- (b) make the information and material provided under subsections (10.1) and (10.2) available to the public. 2006, c. 23, s. 15 (4); 2017, c. 23, Sched. 5, s. 80.

The expectation is that the notice of particulars and public access will be carried out by Township Council in accordance with the requirements of Section 34 (10.7) (a and b).

Information and public meeting; open house in certain circumstances

(12) Before passing a by-law under this section, except a by-law passed pursuant to an order of the Tribunal made under subsection (26),

- (a) the council shall ensure that,
 - (i) sufficient information and material is made available to enable the public to understand generally the zoning proposal that is being considered by the council, and
 - (ii) at least one public meeting is held for the purpose of giving the public an opportunity to make representations in respect of the proposed by-law; and

Information regarding the proposed development and associated Zoning By-law Amendment shall be distributed by the Township and a Statutory Public Meeting will be held to give the public an opportunity to make representations in respect of the application for amendment.

Notice

(13) Notice of the public meeting required under subclause (12) (a) (ii) and of the open house, if any, required by clause (12) (b),

- (a) shall be given to the prescribed persons and public bodies, in the prescribed manner; and
- (b) shall be accompanied by the prescribed information. 2006, c. 23, s. 15 (6).

The Township will ensure a notice of the public meeting is circulated to the prescribed persons and bodies and is accompanied by the prescribed information.

Timing of public meeting

(14.1) The public meeting required under subclause (12) (a) (ii) shall be held no earlier than 20 days after the requirements for giving notice have been complied with. 2006, c. 23, s. 15 (6).

The statutory public meeting will be scheduled and held in accordance with the timing requirements of Section 34 (14.1).

Participation in public meeting

(14.2) Every person who attends a public meeting required under subclause (12) (a) (ii) shall be given an opportunity to make representations in respect of the proposed by-law. 2006, c. 23, s. 15 (6).

It is expected that all of those who attend the statutory public meeting with respect to the proposed application for amendment will have an opportunity to make representations.

5.1.4 Plan of Subdivisions Approvals (Section 51)

Application

(16) An owner of land or the owner's agent duly authorized in writing may apply to the approval authority for approval of a plan of subdivision of the land or part of it. 1994, c. 23, s. 30.

Consultation

(16.1) The approval authority,

- (a) shall permit applicants to consult with it before submitting applications under subsection (16); and
- (b) in the case of an approval authority that is a municipality, may, by by-law, require applicants to consult with it as described in clause (a). 2006, c. 23, s. 22 (1).

A preliminary consultation meeting was held on September 16, 2015.

Contents

(17) The applicant shall provide the approval authority with the prescribed information and material and as many copies as may be required by the approval authority of a draft plan of the proposed subdivision drawn to scale and showing,

- (a) the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor;
- (b) the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;
- (c) on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part;
- (d) the purpose for which the proposed lots are to be used;
- (e) the existing uses of all adjoining lands;
- (f) the approximate dimensions and layout of the proposed lots;
- (f.1) if any affordable housing units are being proposed, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units;
- (g) natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided;
- (h) the availability and nature of domestic water supplies;
- (i) the nature and porosity of the soil;
- (j) existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided;
- (k) the municipal services available or to be available to the land proposed to be subdivided; and
- (l) the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 1994, c. 23, s. 30; 1996, c. 4, s. 28 (3); 2016, c. 25, Sched. 4, s. 8 (1).

The required information identified has been prepared and submitted in support of the Draft Plan of Subdivision.

Other information

(18) An approval authority may require that an applicant provide any other information or material that the approval authority considers it may need, but only if the official plan contains provisions relating to requirements under this subsection. 2006, c. 23, s. 22 (2).

All information requested in support of the Draft Plan of Subdivision Application has been submitted. If throughout the process additional information is requested, then additional materials can be submitted as necessary.

Notice of particulars and public access

(19.4) Within 15 days after the approval authority gives an affirmative notice under subsection (19.1), or within 15 days after the Tribunal advises the approval authority and the clerk or secretary-treasurer of its affirmative decision under subsection (19.2), as the case may be, the council or planning board shall,

- (a) give the prescribed persons and public bodies, in the prescribed manner, notice of the application, accompanied by the prescribed information; and
- (b) make the information and material provided under subsections (17) and (18) available to the public. 2006, c. 23, s. 22 (2); 2017, c. 23, Sched. 5, s. 80.

The expectation is that the notice of particulars and public access will be carried out by Township Council.

Public meeting

(20) Before a decision is made by an approval authority under subsection (31), the approval authority shall ensure that a public meeting is held, if required by regulation, notice of which shall be given in the manner and to the persons and public bodies prescribed and shall contain the information prescribed. 2019, c. 9, Sched. 12, s. 14 (1).

The Township will ensure a public meeting is scheduled and notice of the public meeting is circulated to the prescribed persons and bodies and is accompanied by the prescribed information.

Responsibilities

(21.1) A local municipality or planning board that is requested to hold the public meeting referred to in subsection (20) shall ensure that,

- (a) notice of the meeting is given in accordance with subsection (20);
- (b) the public meeting is held; and
- (c) the prescribed information and material are submitted to the approval authority within 15 days after the meeting is held. 2019, c. 9, Sched. 12, s. 14 (1).

The Township will ensure a notice of the public meeting is circulated to the prescribed persons and bodies and is accompanied by the prescribed information.

Written submissions

(22) Any person or public body may make written submissions to the approval authority before the approval authority makes its decision under subsection (31). 1994, c. 23, s. 30.

It is expected that all of those who attend the statutory public meeting with respect to the proposed application for amendment will have an opportunity to make representations.

In our professional opinion, the proposed applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision have regard to the Planning Act.

5.2 A Place to Grow (APTG) Growth Plan for the Greater Golden Horseshoe

The Places to Grow Act was established in 2005, and was the catalyst for the Growth Plan for the Greater Golden Horseshoe. The current Growth Plan for the Greater Golden Horseshoe, A Place to Grow (APTG), came into effect on May 16, 2019 and was subsequently amended with Amendment 1 that took effect on August 28, 2020. A Place to Grow provides a policy framework to build stronger, more prosperous communities by better managing growth. The Growth Plan focuses on building complete communities with access to transit networks, prioritizing intensification and higher densities in strategic growth areas, supporting a range and mix of housing options, supporting and enhancing the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food network, protecting and enhancing natural heritage, hydrologic, and landform systems, features and functions, providing for different approaches to manage growth that recognize the diversity of communities in the greater golden horseshoe, and protecting employment areas.

The six principal parts of the APTG Plan include: (i) Where and How to Grow, (ii) Infrastructure to Support Growth, (iii) Protecting What is Valuable, (iv) Implementation, and (v) the Simcoe Sub-area. The following sub-sections assess the applications conformity with the APTG Plan.

5.2.1. Where and How to Grow (Section 2.0)

The Where and How To Grow section of the APTG Plan reiterates the policy direction provided by the Building Strong Communities Section within the PPS. This section emphasizes the better use of land and infrastructure by directing growth to existing urban areas, using land wisely, providing opportunities for businesses which is fundamental to ensuring a prosperous economic future, and recognizes that healthy rural communities are key to the vitality and well-being of the whole area.

The growth policies contained in Chapter 2 of APTG place a considerable responsibility upon the upper- and lower-tier municipalities to proactively manage growth. However, this responsibility falls equally upon individual landowners to meet the policy requirements of APTG.

Section 2 of the APTG Plan contains policies applicable to the proposed application including: Managing Growth (Section 2.2.1), Housing (Section 2.2.6), and Designated Greenfield Areas (Section 2.2.7).

Managing Growth (Section 2.2.1)

The lands are located in a Settlement Area, as defined by the Township, where a vast majority of growth is to be directed. Policy 2.2.1.2a) states the vast majority of growth will be directed to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of complete communities. A delineated built-up area has not been established for the settlement. The lands are designated for development, and development of the lands will establish additional housing supply for the community and Township as a whole assisting with creating a more complete community in Everett. The development is proposed to be serviced by municipal water and sewer services and all natural heritage features are respected with identified features and related setbacks. The subject lands are located adjacent to an existing residential subdivision with larger lot sizes which do not align with the current shift toward development that supports a more compact built form. The subject lands are currently vacant and are surrounded by lands within the settlement boundary that are developed with low density development as these lands are partially designated. Policy 2.2.1.4c) states the Plan will support the achievement of complete communities that provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. The development will facilitate 45 single detached dwellings that will be compatible with the surrounding residential uses in the area providing further housing supply in the Township. Further, approximately 32 dwellings will be designed so that a second suite can be constructed which will contribute to the provision of additional residential units, as well as providing more affordable housing options. The proposed development will provide a low-density built form to accommodate a range of incomes and various demographics. The intensification of these lands through the proposal of a

subdivision of single detached dwellings allows for infill development within the settlement boundary of Everett in an area where services are available at a density that is appropriate for this area.

Housing (Section 2.2.6)

Section 2.2.6 encourages municipalities to support the achievement of complete communities and minimum intensification and density targets through the promotion of meeting projected needs of current and future residents. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will support housing choice through the achievement of the minimum intensification and density targets by identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing, to meet projected needs of current and future residents (2.2.6.1). The additional housing in Everett will allow for further growth in this area and the Township as a whole by increasing the housing supply to accommodate existing and future residents. Municipalities are required to maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units, which will include, and may exclusively consist of lands suitably zoned for intensification and redevelopment (2.2.6.4). The development of these lands will round out development in this area with the introduction of 45 single detached dwellings while respecting the existing surrounding development and facilitate additional residential capacity.

Designated Greenfield Areas (Section 2.2.7)

Designated Greenfield Areas are defined as lands within settlement areas but outside of the delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. These areas do not include excess lands. Everett does not have an identified built boundary, as such, the policies in this Section have been reviewed. New development taking place in designated greenfield areas will be planned, designated, zoned and designed to support the achievement of complete communities, active transportation, and encourages the integration and sustained viability of transit service (2.2.7.1).

Section 2.2.7.2 identifies minimum density targets for the County of Simcoe of not less than 40 residents and jobs combined per hectare. This is measured over the entire designated greenfield area of the municipality (2.2.7.3). The subject lands will develop at a density of 15.5 units per net hectare with no jobs proposed (45 units/2.91ha). Historically the settlement area of Everett has developed at a lower density with primarily single detached dwellings. Everett is a rural settlement area where density targets such as this are hard to achieve when siting development to fit into a community in terms of scale and character, although the development proposed will contribute to the overall density of the Settlement and that of the entire municipality. Although the APTG Plan suggests higher densities within settlement boundaries, there are particular settlement areas that because of historical development patterns will never be able to achieve this type of density. The development proposed on the lands is appropriate for the area.

5.2.2 Infrastructure to Support Growth (Section 3)

Existing and future infrastructure is sought that will accommodate forecasted growth to the horizon of the Plan and beyond. Infrastructure includes, but is not limited to, transportation corridors, water and wastewater systems, waste management systems, stormwater management systems and communications/telecommunications.

Planning for new or expanded infrastructure is to occur in an integrated manner, including evaluations of long-range scenario-based land use planning, environmental planning and financial planning, and will be supported by relevant studies that involve leveraging infrastructure investment to direct growth and development in accordance with the policies and schedules of the Plan, including the achievement of the minimum intensification density targets (3.2.1.2(a)). The subject site has been designed to incorporate and maximize existing infrastructure in the immediate area including sanitary sewer services and water services. This creates efficiency and alleviates any pressure for the expansion of services. The future wastewater treatment plant in Everett will be utilized by the proposed development thereby supporting the viability of the infrastructure (3.2.6). Stormwater management for the site has been designed based on

guidelines and best management practices as reviewed and approved by the Township and the Nottawasaga Valley Conservation Authority.

The development will utilize the existing transportation network in the area in terms of access to the site with a proposed municipal roadway extension that will loop through the site to facilitate traffic circulation. No upgrades to the adjacent roadways are necessary to support the development as roads in the immediate area can sustain the traffic created by this development (3.2.2). Public transit is not currently available in the Township.

The proposed development will support and utilize existing and proposed infrastructure creating an efficient and compact use of the subject lots, thereby creating increased residential opportunities for people looking to locate to the area. For further information on servicing and stormwater management for the subject lands please refer to the Preliminary Functional Servicing Report and Preliminary Stormwater Management Report.

5.2.3 Protecting What is Valuable (Section 4)

The APTG Plan emphasizes the importance of future developments in the Greater Golden Horseshoe ensuring that natural features and cultural heritage sites are protected. As growth continues in the area, so does the demand on the natural resources that are essential for the region's long term health and well-being. These valuable assets must be wisely protected and managed as part of planning for future growth. The APTG Plan implements a balanced approach to the wise use and management of all resources, including natural heritage, agriculture, and mineral aggregates. The APTG Plan provides policies that protect the array of natural systems, as well as preventing the fragmentation of prime agricultural lands, or Class 1, 2 and 3 soils.

The developable portion of the lands is adjacent to a woodlot to the east which provides habitat for various species. In addition, a drainage ditch traverses along the southern edge of the property which has been delineated. An Environmental Impact Study (EIS), has been prepared in support of the development. The EIS concludes that the development will have no negative impacts on any natural heritage features or functions within or beyond the development footprint if the appropriate mitigation measures are followed. For further information refer to the Environmental Impact Study.

A Natural Hazard Study has also been prepared to establish the flood and erosion hazard limits associated with the channel, and consequently the allowable development limits on-site. The hazard limits have been identified on the Draft Plan of Subdivision and development will be restricted to the area outside the flood and erosion hazard limits. For further information refer to the Natural Hazard Study.

Further to Section 4.2.7, Cultural Heritage Resources, an Archaeological Assessment was completed on the developable area of the lands and extended to the 10 metre wide servicing easement to the east of the lands. This Report concluded that there are no cultural heritage resources on the property.

5.2.4 Implementation and Interpretation (Section 5)

Section 5.2.4, Growth Forecasts, requires that municipalities forecast growth through population and employment forecasts as identified in Schedule 3 or such higher forecasts as are established by the applicable upper- or single-tier municipality through its municipal comprehensive review. Section 5.2.4.6 notes that outside of a municipal comprehensive review, the forecasts as identified in Schedule 3 cannot be applied on a site-specific scale as the basis for approving or refusing proposals for development that would otherwise conform with all the policies of the APTG Plan.

5.2.5 Simcoe Sub-Area (Section 6)

Section 6.0 provides additional, more specific direction on how the APTG Plan vision will be achieved in the Simcoe Sub-Area. The policies in this Section direct a significant portion of growth within the Simcoe Sub-Area to communities where development can be more effectively serviced, and where growth

improves the range of opportunities for people to live, work, and play in their communities, with a particular emphasis on Primary Settlement Areas. The policies recognize and support the vitality of urban and rural communities in this area. All municipalities will play an important role in ensuring that future growth is planned for and managed in an effective and sustainable manner that conforms with this Plan. The intent is that by 2051 development within Simcoe County will not exceed the overall population and employment forecasts contained in Schedule 3. Ensuring an appropriate supply of land for employment and residential growth, and making the best use of existing infrastructure is also important to the prosperity of the Simcoe Sub-area. By providing further direction on where growth to 2051 is to occur, it also establishes a foundation for municipalities to align infrastructure investments with growth management, optimize the use of existing and planned infrastructure, coordinate water and wastewater services, and promote green infrastructure and innovative technologies.

The proposed development increases the number of units available in the Township by 45 which equates to a population of approximately 100 persons. Section 5.2.4.6, Implementation, as mentioned above, suggests that outside a Municipal Comprehensive Review the forecasts in Schedules 3 cannot be applied on a site-specific scale as the basis for approving or refusing proposal for development that would otherwise confirm with all the policies of this Plan. Everett is identified as a settlement area in the Township of Adjala-Tosorontio and by the County of Simcoe Official Plan. The proposed development will maximize the use of existing and proposed services and infrastructure through intensification of the property and will compliment the surrounding uses. The increase of 45 units on the subject lands can be accommodated within the population projections for the Township of Adjala-Tosorontio and would have been considered in the Township's population budget as previously identified in Schedule 7.

In summary, it is our professional planning opinion that the development of this site is an efficient and logical use of land and infrastructure and conforms to the policies of the A Place to Grow Growth Plan.

5.3 Provincial Policy Statement, 2020 (PPS)

The Provincial Policy Statement (PPS) was revised on March 1, 2005 to include new and revised policies along with the requirement to 'be consistent with' those policies. The PPS was further revised in May of 2020 bringing policies more current with changes to the A Place to Grow (APTG) Growth Plan for the Greater Golden Horseshoe. The PPS does not require absolute conformity, however, planning decisions must be consistent with the PPS. Furthermore, the approval authority must consider all the components of the PPS and how they interrelate.

Part of the vision of the PPS is to build strong communities to ensure that development patterns are efficient in terms of optimizing the use of land, resources and public investment in infrastructure and public service facilities. Land use patterns should promote a mix of housing including affordable housing, employment, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. In addition, cost-effective development standards are promoted in order to minimize land consumption and servicing costs.

The Vision of the PPS is to promote the long-term prosperity and social well-being of Ontario for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS places considerable focus on promoting opportunities for intensification, development in compact form and the establishment of a mix of uses and densities to allow for the efficient use of land. Specific to housing, the PPS requires that municipalities provide for a range of housing types and densities that are affordable to low and moderate income households. The development of new housing is directed toward locations where appropriate levels of infrastructure, public services facilities, and public transit exist. Provincial Plans, such as the PPS, and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term.

The three principal parts of the PPS include (i) Building Strong Communities, (ii) Wise Use and Management of Resources and (iii) Protecting Public Health and Safety. The Development of the subject lands is consistent with the PPS in the following ways:

1.0 Building Strong Communities

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns.

1.1.1 Healthy, livable and safe communities are sustained by: promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial) institutional (including places of worship, cemeteries, and long-term care homes), recreation, park and open space uses to meet long-term needs; avoiding development and land use patterns which may cause environmental or public health and safety concern; and promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participating in society; ensuring the necessary infrastructure and public service facilities are or will be available to meet current and projected needs; promoting development and land use patterns that conserve biodiversity; and preparing for regional and local impacts of a changing climate.

The proposed residential development sensitively infills a parcel of land with 45 single detached dwellings adjacent to existing residential uses, within the settlement boundary of Everett, and at an appropriate density and scale for the area. Overall, the proposed land use represents a logical and efficient use of the lands in an area of the Township where this level of intensification is appropriate and where development has been planned.

- 1.1.2 *Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. Within settlement areas, sufficient land shall be made available through intensification and redevelopment, and, if necessary, designated growth areas (in part).*

The introduction of single detached dwellings on the subject lands, some with second suite dwellings, moderately intensifies a parcel of land that is currently vacant. The proposed housing types are compatible with the surrounding development. These lands have been identified for low density growth, which is appropriate for this area of the Everett Settlement. The proposed development provides an appropriate addition of housing types and densities for this area.

1.1.3 *Settlement Areas*

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available (in part).

- 1.1.3.1 *Settlement areas shall be the focus of growth and development.*

The development is focused solely within the settlement boundary of Everett.

- 1.1.3.2 *Land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources; are appropriate for, and efficiently use, infrastructure and public service facilities which are planned or available, and avoid the need for unjustified and uneconomical expansion; minimize negative impacts to air quality and climate change and promote energy efficiency; prepare for the impacts of a changing climate, and promote energy efficiency; support active transportation; are transit-supportive, where transit is planned, exists or may be developed; and, are freight supportive.*

The necessary infrastructure and public service facilities exist, or are planned for, in this area without any unnecessary or unjustified expansion. The extension of municipal roads and underground services in conjunction with this development enhances efficiency of in place infrastructure. The level of density proposed is appropriate for this area.

- 1.1.3.3 *Planning authorities shall identify appropriate locations and promote opportunities for transit supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs*

The proposed development is an appropriate scale of low density development and will assist the Township in achieving their population targets.

- 1.1.3.4 *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*

Overall, the project will result in housing types being developed that are consistent and compatible with existing or planned built form in the surrounding area. Land will be efficiently utilized while being cognizant of the location. Appropriate performance standards in the zoning by-law will implement the project as approved by the Township of Adjala-Tosorontio.

- 1.1.3.5 *Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.*

The lands will develop at a density of approximately 15.5 units per net hectare. The lands could sustain more density and strive to better achieve the intensification targets, however, the location of the subject lands is an important factor in determining if more density is appropriate. The housing types proposed are low density uses, with the provision for second suites on some of the units that are at a density that is compatible with the surrounding uses and as envisioned for this area.

1.4 Housing

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

The addition of 45 lots in this subdivision, some which include the provision for second suites, provides further housing opportunities by adding to the current mix of housing types available in Everett. The development is planned in an efficient and sensitive manner providing infill development on the land while respecting the character of development in the surrounding area.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by (in part):

- c) ...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;*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

Appropriate levels of infrastructure and public service facilities are available for the proposed development. Current and projected needs will be well serviced. The intensification of the subject lands will allow for a more efficient utilization of the land, infrastructure and public services

1.6 Infrastructure and Public Service Facilities

1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: financially viable over their life cycle, which may be demonstrated through asset management planning; and available to meet current and projected needs.

Adequate infrastructure and public service facilities are available or proposed in this area to support the proposed development. A Sanitary Pump Station is proposed for Block 46 that will eventually connect to the wastewater treatment plant through a forcemain pipe that will run to the east of the lands toward the plant per the Township Master Servicing Report. For further information refer to the Functional Servicing Report and Stormwater Management Report.

1.6.6 Sewage, Water and Stormwater

1.6.6.1 Planning for sewage and water services shall (in part):

- a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: 1.municipal sewage services and municipal water services; and 2.private communal sewage services and private communal water services where municipal sewage services and municipal water services are not available or feasible;
- b) ensure that these systems are provided in a manner that: 1.can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of a changing climate; 3. is feasible and financially viable over their lifecycle; and 4. protects human health and safety, and the natural environment;
- d) integrate servicing and land use considerations at all stages of the planning process...

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

1.6.6.7 Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

The development will utilize existing and proposed municipal water and sewer services located on and adjacent to the lands. Stormwater Management for the site will be designed based on best practices as required by the Township and Conservation Authority. A Sanitary Pump Station is proposed for Block 46 with a forcemain pipe that will travel from the pump station east toward the wastewater treatment plant. For further information refer to the Functional Servicing Report and Stormwater Management Report.

1.6.7 Transportation Systems

1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

1.6.7.2 Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

The proposed municipal road system that will loop through the site for the development is adequate to facilitate the movement of people today and in the future. Existing external roads have adequate levels of service for the proposed development with no anticipated negative impacts on the roadway system.

2.0 Wise Use and Management of Resources

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

Natural heritage features on the subject lands have been identified and reviewed in the Environmental Impact Study. The Study concludes that the development will have no negative impacts on the majority of the natural heritage features or functions within or beyond the development footprint if the appropriate mitigation measures are followed. Furthermore, the Report concludes that the proposed development is consistent with the PPS in that it does not affect the habitat of any known Species at Risk, and does not impact upon designated provincially significant wetland, ANSIs, valley lands, or fish habitat. For further information refer to the Environmental Impact Study.

2.6 Cultural Heritage and Archaeology

2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

During the preparation of the Everett Secondary Plan in 2013 a Phase 1 Archaeological Assessment was completed for the entire Settlement Boundary. The intent of the Assessment was to determine which lands have potential for archaeological resources. Those that are identified as having potential are required to have a Stage 2 Assessment completed. During this review it was determined that the lands have a small area in the southwest corner that could be considered to have archaeological potential. As such, a Stage 1-2 Archaeological Assessment was completed by a licensed archaeologist which concluded that there are no cultural heritage resources on the property.

In summary, it is our professional planning opinion that the development of this site is consistent with the policies of the Provincial Policy Statement.

5.4 County of Simcoe Official Plan

The Township of Adjala-Tosorontio is a lower-tier municipality located within the County of Simcoe. Development in the Township is subject to the policies of the County of Simcoe Official Plan. The County's Official Plan contains overall growth policies and planning strategies to help provide guidance for growth throughout the region. The general intent of the County Official Plan is to direct urban-type growth to the settlement areas throughout the County, while preserving prime agricultural land and respecting the environment. The developable portion of the subject lands are designated as Settlement in the County Official Plan Schedule 5.1.

Section 3 of the Plan, Growth Management Strategy, identifies the themes of the planning strategy discussed throughout the document. More specifically, this section suggests that development is directed to settlement areas to create complete settlements with diversified economic functions and opportunities, and a diverse range of housing options. Section 3.1 notes that a significant portion of growth and development will be directed to settlement areas where it can be effectively serviced, the importance of managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation, the protection and enhancement of the County's natural heritage system and cultural features and heritage resources, and developing communities with diversified economic functions and opportunities and a diverse range of housing options. Policies are stated throughout the Plan to assist in achieving these goals.

Section 3.3 of the Plan, General Development Policies, applies to all land use designations. Section 3.3.2 states that subdivision of land by plan or consent, or plans of condominium, are permitted only for the land uses permitted in the Designation or that maintain the intent of the Plan's objectives and policies. The subject lands will be developed by a Plan of Subdivision. Section 3.3.4 notes that lots may be created only where they have access to and frontage on a public highway and where an access permit to that highway can be obtained in accordance with the policies of this Plan, the Province of Ontario, and local municipalities. Exceptions may occur in plans of condominium where the condominium development has access to a public highway. All 45 lots will access directly onto a municipal road extended from the subdivision to the south.

Section 3.3.19 provides various policies regarding Stormwater Management. The Functional Servicing Report and Stormwater Management Report prepared in support of the applications outlines how stormwater management will function. All stormwater management designs are based on Township engineering standards and requirements of the Nottawasaga Valley Conservation Authority. The Report concluded that stormwater management can be appropriately designed and planned for the units proposed.

Section 3.5, Settlements, states as an objective that development is to focus within existing settlements as the location for urban uses and most non-resource related growth and development. Furthermore, development forms and patterns are to be promoted that minimize land consumption and servicing costs and mixed use settlements should be strong and vibrant central places to create healthy settlements and communities that are sustainable. The subject lands are proposed to be designated Low Density Residential in the Township Official Plan. The adopted but not approved Everett Secondary Plan does designate these lands as Low Density Residential. The proposed development will utilize existing and proposed municipal services, and is proposing a more intensive development than previously exists on the lands by way of infilling, creating a more efficient use of the lands by concentrating more units on lands serviced by municipal services.

Section 4.5.9(b), states that development and site alteration shall not be permitted within hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards. A Natural Hazard Study has been completed that identifies the constraint lines adjacent to the drainage ditch. Development is not to occur in the area between the water feature and the constraint line. All lots have been designed to take this into consideration.

Section 4.7.4, a Subsection of Section 4.7 Sewage and Water Services, states that the preferred method of servicing settlement areas and other multi-lot developments is full municipal sewage and water

services. The accompanying Functional Servicing Report and Stormwater Management Report support the proposed residential development on full municipal services.

The proposed development must comply with the policies established in the County's Official Plan, and does so in the following ways:

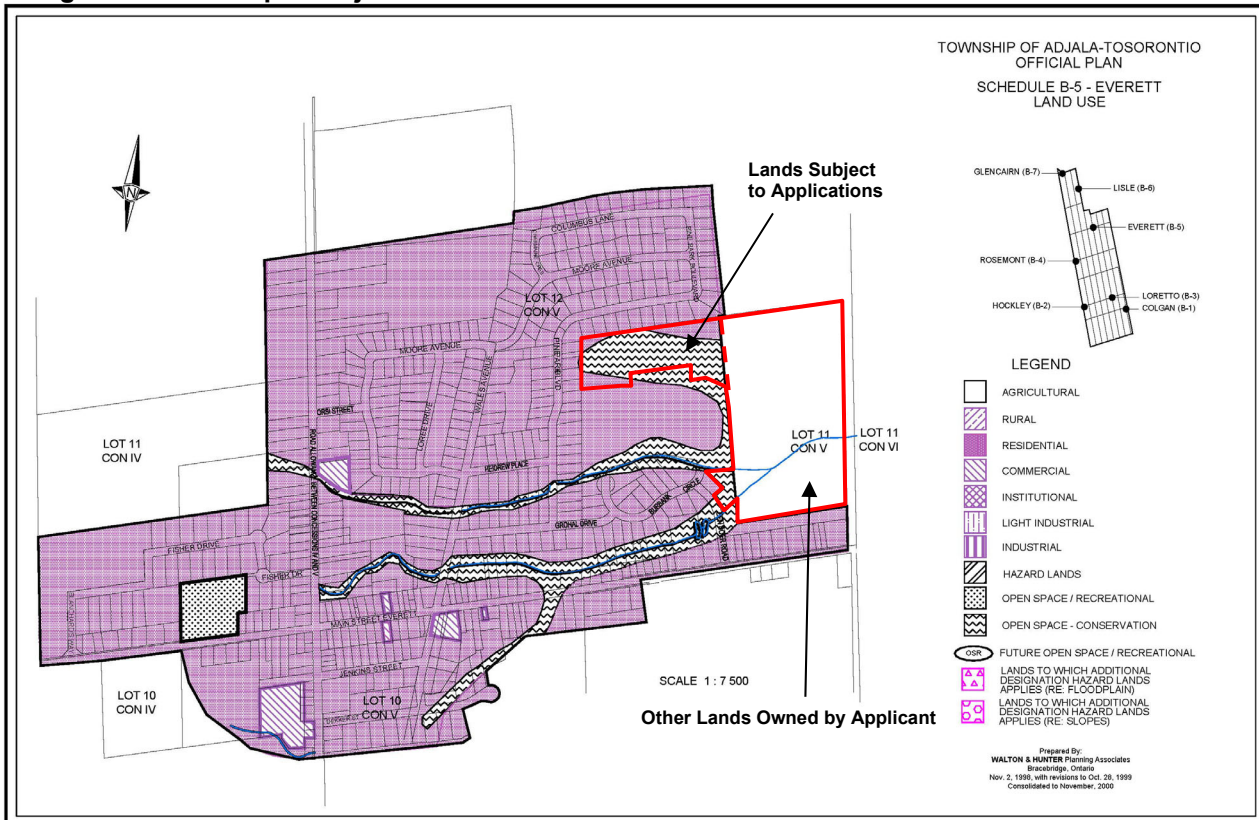
- Proposed development consists of low density housing types that will be developed by way of a Plan of Subdivision;
- The development proposes an infill development with a density that is higher than past development on the property thereby utilizing land and services more effectively and efficiently;
- No portion of the site is within the County Greenlands designation nor are there any wetlands or ANSIs; and
- Technical reports have been submitted in support of the development including a Functional Servicing Report, Stormwater Management Report, Geotechnical Investigation, Environmental Impact Study and Stage 1-2 Archaeological Assessment.

In conclusion, it is our professional planning opinion that the proposed development of these lands conforms to the County of Simcoe Official Plan.

5.5 Township of Adjala-Tosorontio Official Plan

The developable portion of the subject property is designated Hamlet in the Township of Adjala-Tosorontio Land Use Schedule. More specifically, Schedule B5, Everett Land Use Schedule, designates the lands as Residential and Open Space-Conservation in the Township of Adjala-Tosorontio Official Plan (Figure 5).

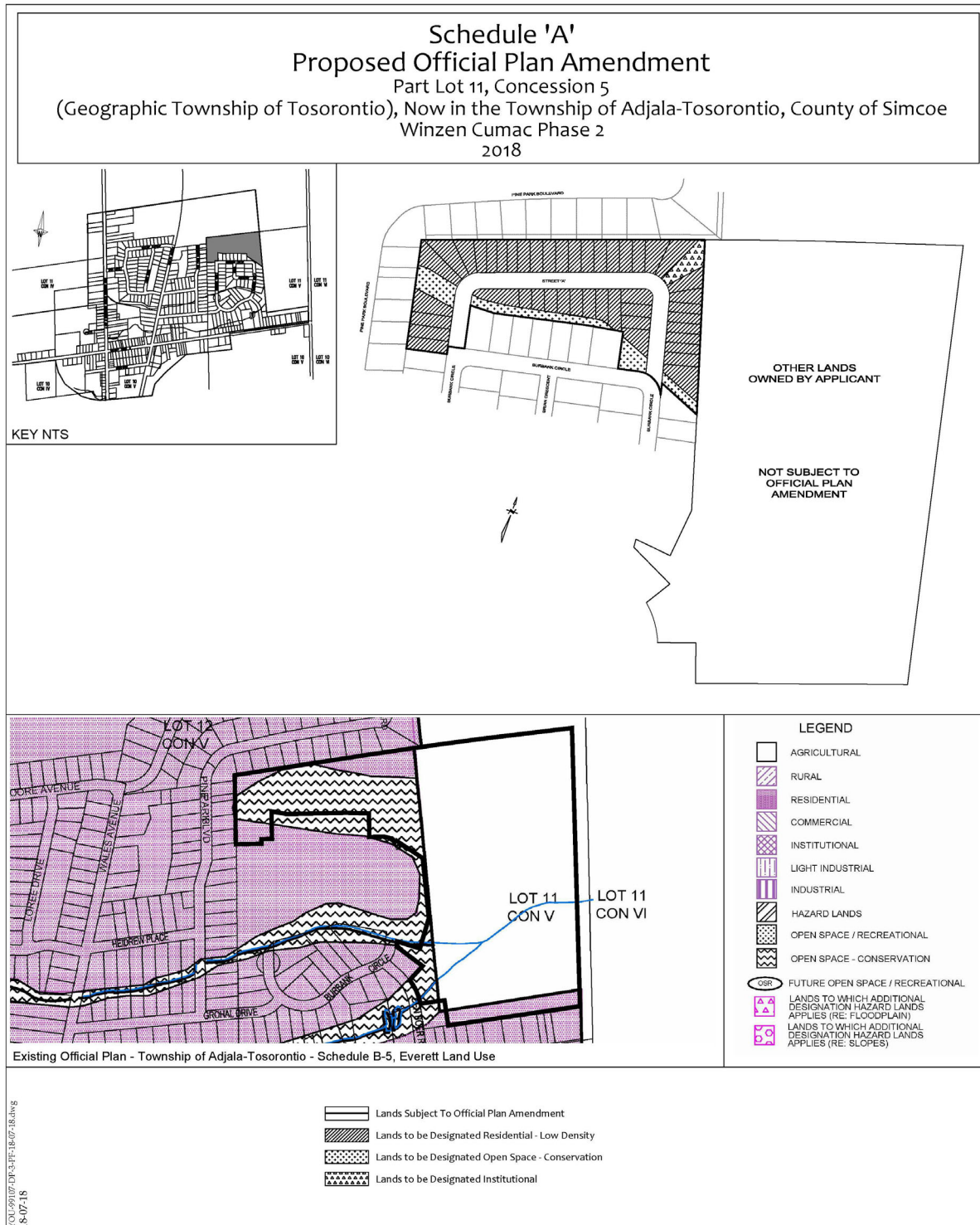
Figure 5: Township of Adjala-Tosorontio Official Plan Schedule: Everett B5



An Official Plan Amendment has been submitted to designate the lands as Residential-Low Density, Open Space-Conservation, and Institutional (Figure 6). The purpose of the Amendment will be to permit the development of the lands for 45 single detached dwellings, including some with the provision for second suites, to better delineate the Open Space-Conservation designation on the property for the hazard area adjacent to the drainage ditch running along the south of the property, and to permit a proposed sanitary pump station in the northeast corner of the lands.

On a broad basis, the purpose of the Official Plan is to state the long term vision for the Township, assist Council in determining future policies and actions in all matters relating to the development of the Township, set out goals and objectives which will contribute to the achievement of the vision and municipal structure, encourage development in appropriate areas of the Township and with an appropriate mix of development types, recognize the importance of agricultural lands in the Township, provide for the preservation of the natural environment and to ensure that growth and development occurs in a manner that minimizes any impact on public health and safety concerns, and the protection of watersheds in the Township. The Township is currently undertaking a review of their Official Plan to determine if the Plan is still providing adequate and appropriate direction to Council, the public and others involved in development throughout the Township.

Figure 6: Proposed Official Plan Amendment



Section 2.3.1 states that the majority of residential growth in the Township will be directed to the existing Hamlets within the limits established by servicing constraints. The subject lands are located within the settlement boundary of Everett and will be serviced by municipal water and sewer services, facilitated by a proposed sanitary pump station on the lands within Block 46. By locating appropriate residential development in existing settlement boundaries that are fully serviced the surrounding agricultural lands can be preserved while maintaining a rural character as intended in Section 3.1.1 of the Official Plan.

Section 3.3.4, Hamlet Areas, notes in Section 3.3.4.1 that development in the hamlets is primarily shaped by the ability to provide a safe water supply and sewage treatment system for each property, but lot sizes, setbacks, road standards, drainage facilities and woodland preservation do much to affect the character of the neighbourhood. These factors are best controlled by the use of the subdivision process. The proposed development will see an additional 45 single detached dwellings, some with the provisions for second suites, and a sanitary pump station located on 4.34 hectares of land. The lower density of this proposal maintains the rural character of the Hamlet of Everett while still providing infill development on a parcel of land that is surrounded by existing residential development by way of a plan of subdivision. The appropriate balance between Provincial Policies and the Municipal Policies is sought that will increase density on a parcel of land that is in the middle of developed land but at the same time respect the existing character in the surrounding area, the Everett Settlement, and the Township as a whole. The proposed development achieves this balance by providing the opportunity for second suites in some of the units.

Section 4.5, Hamlet Development Areas, notes in Section 4.6.1.1 that prior to extensive development occurring in the hamlet areas detailed secondary plans shall be prepared. The Everett Secondary Plan was prepared in September 2013 as Official Plan Amendment No.15. Since being adopted by the Township of Adjala-Tosoronto the Secondary Plan has been at the County of Simcoe awaiting approval. With the Official Plan Review currently underway in the Township, it is presumed that the approval of the Secondary Plan will be considered during this process. The subject lands in the Secondary Plan are proposed to be designated Low Density Residential with a Natural Heritage System overlay as identified in Schedule 3B.

Section 4.6.1.11 notes that in the Hamlet areas, residential development by infilling may take place but any development of more than four lots will require a registered plan of subdivision with a subdivision agreement registered on title. A Plan of Subdivision application has been submitted concurrently with the other two applications. Section 4.6.3.1(c) suggests that density of new development in Everett is intended to remain low due to servicing constraints. However, a limited number of slightly higher density forms of housing will be considered if it can be shown that the proposal can be properly serviced and that it will have a minimal impact on other housing in the vicinity. In addition, a Sanitary Pump Station is proposed as part of the development and will ensure that the property can be properly serviced to minimize impacts on surrounding uses.

Proposed Everett Secondary Plan-September 2013

The purpose of the Everett Secondary Plan is to provide a detailed land use plan and policies for the regulation of land use and development within the Everett Settlement Area. Lands are to be developed through policies in the Secondary Plan and in conjunction with policies in the parent document, the Official Plan. However, it is noted that where there is conflict between the Secondary Plan and the Official Plan, the principles, objectives and/or policies of the Secondary Plan shall prevail. Schedule 1- Land Use, of the Secondary Plan identifies areas where low and medium density would be appropriate. As previously mentioned, the subject lands are proposed for low density residential development on Schedule 1. The development of 45 lots on the lands achieves a density of approximately 15.5 units per hectare.

Section 4.6.3.3.3 notes that the objective of the Plan is to maintain the rural character and values that the existing community has been built around ensuring that future development complements the surrounding agriculture industry; to encourage the development of a more complete, healthy, safe and sustainable community; to protect existing natural and cultural resources; to provide direction for the establishment of specific requirements for building setbacks, minimum landscapes areas, buffer strips, maintenance of existing vegetation, and other measures to enhance the greening of the community, to be identified in the Zoning By-law and applied to all new development. Since the Secondary Plan has yet to be approved by the County of Simcoe an official plan amendment application is required to request a residential low density designation on the lands as proposed in the Secondary Plan. The Plan has determined that this is an appropriate type of development in this location of the settlement boundary. The provision for second suites in some of the units provides additional density and affordable housing forms for future residents. The additional 45 units will contribute to a more complete community while at the same time

protecting the hazardous areas adjacent to the water feature by not permitting development to be located immediately adjacent. The implementing zoning by-law that will eventually be approved for the development will provide direction for various zoning standards including building setbacks, coverage, minimum landscape areas, as well as establish an exception to permit the Sanitary Pump Station use.

General land use policies, as stated in Section 4.6.3.4, note that all development within the Everett settlement area shall proceed in accordance with the following: developed as a complete and connected community; contain a mix of land uses that includes residential, commercial, recreational and institutional uses; neighbourhoods shall be connected through a pattern of streets and a pedestrian system which will generally be defined by a walking radius of approximately 400 metres from a central focal point; future development should be designed to acknowledge and respond to the adjacent built form context and built character; highest densities of residential development shall be concentrated in proximity to arterial and collector roads with no more than 85% of new dwelling units to be single detached dwellings; natural areas and features are to be preserved for the long-term benefit of the environment and integrated within any new development; all development shall be directed outside of areas prone to flood and erosion hazards, to name only a few policies in this section. The proposed development will connect the lands to the existing Phase 1 subdivision to the south, provide additional low density housing inventory in Everett on municipal services facilitated by a proposed Sanitary Pump Station, be located within walking distance to various commercial opportunities along Main Street, protect the natural environment by concentrating development in an area with no known features while at the same time directing development outside of areas that are prone to flood and erosion hazards.

Section 4.6.3.4.2, Residential Uses, notes that residential development within the identified interim boundary shall be designed to accommodate an overall density of 15.5 units per gross hectare with a variety of lot sizes. The subject lands will develop at a density of 15.5 units per net hectare, which allows for larger lot sizes in areas that are adjacent to the water feature to the south of the property so as to concentrate development outside of flood prone areas, and larger lot sizes for those units where second suites can be accommodated. This same section in (ii) notes that where municipal water and wastewater services are available, one accessory dwelling unit is permitted in each single detached and semi-detached residential dwelling unit, provided adequate parking is available. Approximately 70% of the units will be built to accommodate a second suite and a proposed sanitary pump station will ensure they can be appropriately serviced. In these units, lots have been designed and houses will be sited to provide additional parking as required.

Further to Section 4.6.3.4.5, Natural Heritage System, an Environmental Impact Study has been completed on the lands to support the applications submitted. Findings of this Report conclude that the development will have no negative impacts on any natural heritage features or functions within or beyond the development footprint if the appropriate mitigation measures are followed. Subsection (v), Cultural Heritage, notes that a portion of the lands within the boundaries of Everett have been identified on Schedule 3 of the Plan as requiring, at a minimum, a Stage 2 archaeological assessment prior to any development occurring on the lands. A small area in the southwest corner has been identified on this Schedule as having potential for archaeological resources. An Archaeological Assessment was completed to accompany the applications and it concluded that there are no cultural heritage resources on the property.

Section 4.6.3.4.7, Municipal Services, discusses that all development in the Plan area shall be connected eventually to municipal water and sewer services. The proposed development has been designed for both municipal sewer and water. A Sanitary Pump Station is proposed in the northeast corner of the lands to supplement existing municipal sewer infrastructure. Furthermore, stormwater management on the lands has been designed and planned using best management practices and standards of both the Township and Nottawasaga Valley Conservation Authority.

As suggested in Section 4.6.3.5, Supporting Documents, a number of Reports/Studies have been prepared and submitted in support of the applications. All required Reports/Studies were identified by the Township prior to a submission being made.

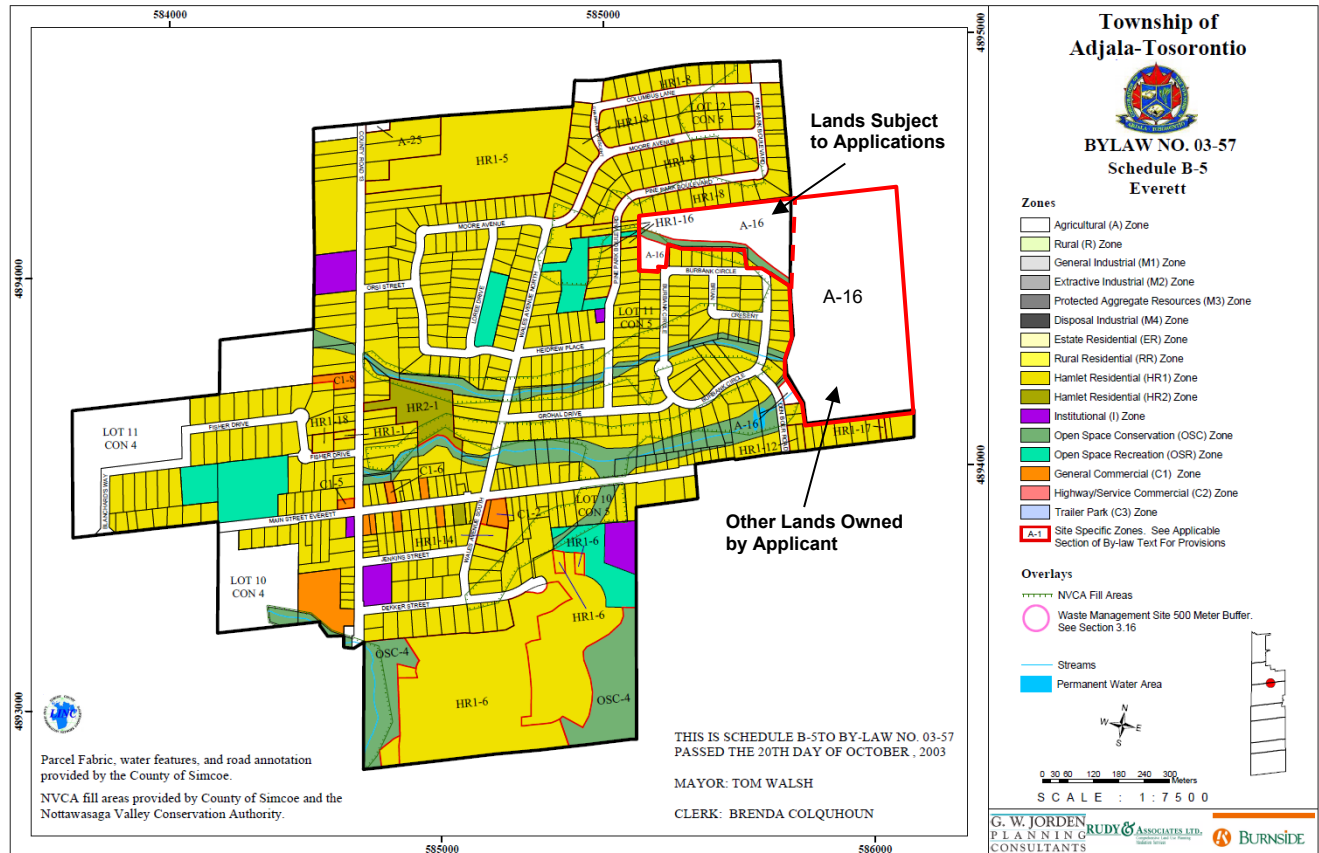
In my opinion, the site is well suited to support the proposed low density uses on the lands as it is within walking distance to various commercial uses on Main Street, various recreational opportunities, is compatible with surrounding land uses, and proposes to intensify the lands while respecting the existing natural heritage aspects adjacent to the lands. The units will be sited on the site so as to efficiently utilize the developable lands while still providing a large enough setback for a driveway and useable back yard space. The implementing zoning by-law amendment will introduce performance standards specific to all the housing types on the subject lands allowing the lands to be developed in an efficient and effective manner, and to permit a Sanitary Pump Station to be located on the lands.

In our professional planning opinion, the development of these lands conforms to the policies of the Township of Adjala-Tosorontio Official Plan.

5.6 Township of Adjala-Tosorontio Comprehensive Zoning By-law 03-57

The subject lands are currently zoned Agricultural Exception 16 (A-16) and Open Space Conservation (OSC) in the Township of Adjala-Tosorontio Comprehensive Zoning By-law 03-57 on Schedule B-5 (Figure 7).

Figure 7: Township of Adjala-Tosorontio Zoning By-law (Schedule B-5)



Permitted uses in the Agricultural (A) Zone include, but are not limited to, an agricultural use; forestry uses including reforestation plots and sustainable forest management; a single detached dwelling; livestock facility; farm product storage facility, etc. Special exception 16 refers to the lands having to be maintained solely for the purposes of a nitrate attenuation area, until such time as some other method of servicing is provided which negates the need for groundwater protection. A zoning by-law amendment is required to facilitate a Plan of Subdivision on the lands for the purposes of developing single detached dwellings and a sanitary pump station.

A Zoning By-law Amendment to Hamlet Residential Exception XX (HR1-XX) Zone, Open Space Conservation (OSC) Zone, Institutional Exception (I-X) Zone, and Agricultural (A-X) Zone is proposed to permit the development of the lands for 45 Single Detached Dwelling Units with the provision for second suites in some of the units, and a sanitary pump station (Figure 8). The Open Space Conservation (OSC) Zone will further define the hazard areas adjacent to the water feature along the southern boundary of the lands. The Zoning By-law Amendment will recognize the proposed units and pump station, and the specific development standards that will apply.

The Hamlet Residential (HR1) Zone permitted uses include a single detached dwelling, a bed and breakfast, a public park, and a home occupation. The relief that is being requested from the Comprehensive Zoning By-law in the form of exceptions to the development standards will facilitate the

intensification of the site at a scale that is appropriate and compatible with surrounding land uses and that will realize the full potential of the property. The varied standards as proposed are as follows:

Hamlet Residential Exception XX (HR1-XX) Zone

- Permitted Uses include a secondary suite;
- Minimum Lot Frontage shall be 12.2 metres;
- Minimum Lot Area shall be 350 square metres;
- Minimum Interior Side Yard shall be 1.3 metres;
- Minimum Exterior Side Yard shall be 4 metres;
- Maximum Lot Coverage shall be 30%.

Institutional Exception X (I-X) Zone

- Permitted Uses include a sanitary pump station and associated appurtenances.

Agricultural Exception X (A-X) Zone

- Permitted Uses include a sanitary forcemain pipe and associated appurtenances, or any municipal infrastructure.

Figure 8: Proposed Zoning By-law Amendment



The variation of development standards as noted above allows for development on the lands that is aesthetically pleasing and appropriate while recognizing that some development standards as noted in the By-law do not easily facilitate the intensification of these lands. The requested special exceptions will not negatively impact the surrounding lands. In addition, permitting a sanitary pump station on the lands will assist with servicing and any related concerns regarding the mitigation of negative impacts as a result of the development.

In our professional planning opinion, the development of these lands with the varied development standards and additional permitted uses as proposed meets the intent of the implementing Zoning By-law.

6.0 REPORTS AND STUDIES

The following technical reports and plans have been prepared in support of the proposed applications.

6.1 Preliminary Stormwater Management Report

Tatham Engineering has prepared a Preliminary Stormwater Management Report in support of the proposed development. The proposed Stormwater Management Plan demonstrates that the development will meet established criteria with respect to stormwater management set forth in governing documents and can proceed without negatively impacting the local drainage systems and the Pine River. Water quantity control will be provided through roadside ditches and infiltration chambers in the bio-swales, as well as LID measures including individual soakaway pits and permeable paver driveways. Sediment and erosion control measures will be implemented during and after construction to prevent the transport of deleterious materials downstream. Water Quality will be satisfied utilizing the roadside ditch design as bioswales in accordance with MECP Guidelines. Bioswales will be incorporated into the design upstream of the existing drainage course to reduce the pollutant transport and sediments downstream.

6.2 Preliminary Functional Servicing Report

Tatham Engineering has prepared a Preliminary Functional Servicing Report in support of the proposed development. This Report has demonstrated that adequate servicing is available to support the current development concept. A Township MSP (Master Servicing Plan) Addendum determined that the preferred option for sanitary sewage treatment would be installing new gravity sewers throughout the Everett Secondary Plan Area. This suggests that a sanitary easement be allotted through the Cumac development lands discharging to the proposed sewage pumping station within the Cumac Phase II Development and through the proposed force main to the future infrastructure east of the development. Several forcemain options have been discussed in the Report with a preferred option identified in the drawings. A block for the sanitary pump station and an easement for the sanitary forcemain have been identified on the Draft Plan of Subdivision. The Township's water supply has the capacity to service the proposed development in its' current state, however, upgrades to the system as recommended in the MSP will be required in support of growth in the Secondary Plan Area once the subdivision development to the north reaches full build out. A 150mm dia. watermain is proposed to loop through the development connecting to the existing system on Burbank circle. Development on this site has been expected and planned for years.

6.3 Preliminary Hydrogeological Site Assessment

GeoPro Consulting Ltd. has prepared a Preliminary Hydrogeological Site Assessment confirming the infiltration water balance could be maintained and balanced with the connection to the Town's sewer systems and the appropriate mitigative measures such as soakaway pits, semi-permeable pavers and roadside ditches.

6.4 Geotechnical Investigation

A Geotechnical Investigation Report was prepared by GeoPro Consulting Ltd. to obtain information on the subsurface conditions to provide required geotechnical design information for the proposed development. GeoPro completed 4 boreholes throughout the subject lands. The soil on the site is classified as Tioga Sand Loam-Bondhead Loam, this is categorized as having good drainage. The geotechnical recommendations will be taken into consideration during final design

6.5 Environmental Impact Study

An Environmental Impact Study (EIS) was prepared by Azimuth Environmental Consulting Inc. in 2017 and submitted with the original submission package to the Township. The EIS was circulated to the Township peer review consultants and the Nottawasaga Valley Conservation Authority (NVCA) and comments were received. These comments have been addressed in letters of response as noted below.

6.5.1 Reply to NVCA Review Comments of October 30, 2017

In November 2019 a letter of response was prepared by Azimuth Environmental Consulting Inc. to address comments received from the NVCA on October 30, 2017. The letter addresses review comments related to ecology and natural heritage. These responses have been provided in a letter format and will be submitted directly to the NVCA for their review and sign off.

6.5.2 Reply to PLAN B Natural Heritage EIS Peer Review Comments of August 21, 2017

In November 2019 a letter of response was prepared by Azimuth Environmental Consulting Inc. to address comments received from PLAN B on August 21, 2017. The letter successfully addresses all review comments related to natural heritage. These responses have been provided in a letter format and have been submitted to the Township for their review and sign off.

6.6 Stage 1-2 Archaeological Assessment

A Stage 1-2 Archaeological Assessment was prepared by AMICK Consultants Limited for the developable portion of the subject lands which includes a 10 metre wide proposed easement for the sanitary forcemain pipe running east of the proposed subdivision lands. As a result of the Assessment, no archaeological resources were encountered. Further, recommendations are made in the Report that state no further archaeological assessment of study area is warranted, the Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed, and the proposed undertaking is clear of any archaeological concern.

7.0 CONCLUSION

The proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision will allow for the intensification of these lands. The introduction of single detached units, some with second suites, to this property provides for an infill development proposal that is compatible with the area while at the same time more efficiently utilizes the land that is available. These lands are one of the last remaining parcels in this area that can be developed within the settlement boundary. The subject lands are located within the Settlement Boundary of Everett which makes the subject lands an appropriate location for additional residential densities.

The principles for development, as articulated in the Township of Adjala-Tosorontio Official Plan, serve to implement the Greater Golden Horseshoe Growth Plan and Provincial Policy Statement regarding efficient, cost-effective development and land use patterns. Broadly, the Growth Plan and PPS encourages development within settlement areas that is intensified when located within the built-up areas, and focuses on the coordinated, efficient use of land, infrastructure and public service facilities. The introduction of additional housing opportunities in this area allows for a more intensified development, concentrating appropriate development in an infill area. The development will utilize the existing and proposed infrastructure in the area efficiently and effectively, including a proposed Sanitary Pump Station, will protect the surrounding natural heritage features, and will contribute to the Township of Adjala-Tosorontio intensification projections toward becoming a complete community.

The subject lands will complement development in the surrounding area and maintain the character of the existing built environment. The proposal represents a logical infill of residential development to which public water and sewer can be easily extended. The proposed Plan results in an efficient use of land and infrastructure at an appropriate density for this area of the Township. The lands are located in an area that is logical for development, which will benefit the Township in terms of bringing residents and jobs to the area.

This planning report was prepared in support of the proposed development and accompanies applications for an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision. In addition, reports such as a Functional Servicing Report, Stormwater Management Report, Geotechnical Investigation, Hydrogeological Site Assessment, Environmental Impact Study and Stage 1-2 Archaeological Assessment have been prepared and submitted in support of the development.

It is our professional planning opinion that the proposed development is appropriate and represents good planning as the proposal utilizes land that is within the settlement boundary of Everett, that is adjacent to existing development, utilizes existing and proposed infrastructure efficiently, takes into consideration the surrounding land uses and natural heritage features so as to avoid any negative impacts, and is located in an area where the Township envisions development as identified in the proposed Everett Secondary Plan.

Respectfully Submitted

THE JONES CONSULTING GROUP LTD.



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Partner