



January 27, 2022

Ministry of Municipal Affairs and Housing
777 Bay Street, 16th Floor
Toronto, Ontario
M7A 2J3

Submitted via the ERO comment portal
and via Julianna.Zhuo@ontario.ca

Attn: Julianna Zhou, Municipal Services Office – Central Ontario

**RE: ERO number 019-6113
County of Simcoe Official Plan Amendment No.7
Everett Community Partners Inc.**

On behalf of the Everett Community Partners Inc. (“Owner”), CLS wishes to submit the following comments to the Ministry of Municipal Affairs and Housing (“MMAH”) in response to its review of the County of Simcoe Official Plan Amendment No. 7. The County adopted the amendment on August 9, 2022 to establish growth management policies to provide guidance on growth to 2051.

The Owner is seeking to advance the development of approximately 152 ha of developable lands adjacent to the Everett Settlement Boundary in the Township of Adjala-Torosontio in the County of Simcoe (Appendix A). In 2013 the Township adopted Official Plan Amendment No.15 which granted the expansion of the settlement boundary to address housing supply and provide growth to serve the residents of the Township. As adopted it would result in a total population of 9,444. Simcoe County adopted OPA 15 in May 2021 with modifications to remove the proposed expansion and certain growth-related policies (Appendix B).

As part of its Municipal Comprehensive Review (MCR), Simcoe County completed a Land Needs Assessment to determine the growth forecast allocations and future land needs for the County and each local municipality. County OPA No.7 implemented the results of the assessment and determined that given the different growth dynamics and settlement patterns of the County, growth forecasts and targets were to be allocated different between northern and southern market areas. Despite Adjala-Torosontio being located within the southern market area (Sec. 3.2.25.b), OPA No.7 determined it did not require additional land to accommodate population and employment targets (11,970 people and 2,490 jobs, resulting in an increase of 710 people and 360 jobs) for the planning horizon of 2051. It also established that Everett was to be classified a Category 3 Settlement Area



which does not have delineated built boundaries but does have existing or planned municipal water and wastewater systems.

The proposed MCR has significant impacts on the viability of municipalities such as Adjala-Torosontio, which feature several smaller settlement areas and must provide services accordingly. As set out in a previous submission (see Appendix C), it is advised that the limited allocation of growth will make it difficult for a community such as the Township to benefit from growth. Instead, opportunities to finance municipal projects are limited and reliance on adjacent municipalities for community infrastructure will continue. The Township, and particularly Everett, is located in close proximity to New Tecumseth which has been allocated with considerable growth. Therefore, the MCR should be updated to protect the municipalities ability to grow sustainably and to ensure an even distribution of growth amongst the constituent settlement areas.

OPA 15, as adopted in 2013, represents an appropriate intensification and expansion of the Township's settlement area and should be approved on a priority basis to achieve affordable housing goals of the Province. Further, OPA 15 was prepared in the context of servicing and environmental assessments which determined a land use concept which could be implemented through infrastructure improvements already planned or approved.

Therefore, it is requested that through its review Simcoe County Official Plan Amendment No.7, the Province consider and approve the expansion of the Adjala-Torosontio settlement limits to include the lands identified as "Proposed Settlement Boundary (OPA15)" on the appended map (Appendix A).

It is the hope of the Everett Community Partners Inc. that the Province will consider the provided materials and its request for settlement boundary expansion as it is believed that the subject lands are an appropriate continuation of the existing settlement limits. Should there be any questions or a need for further information, feel free to reach out to the below.

Sincerely,

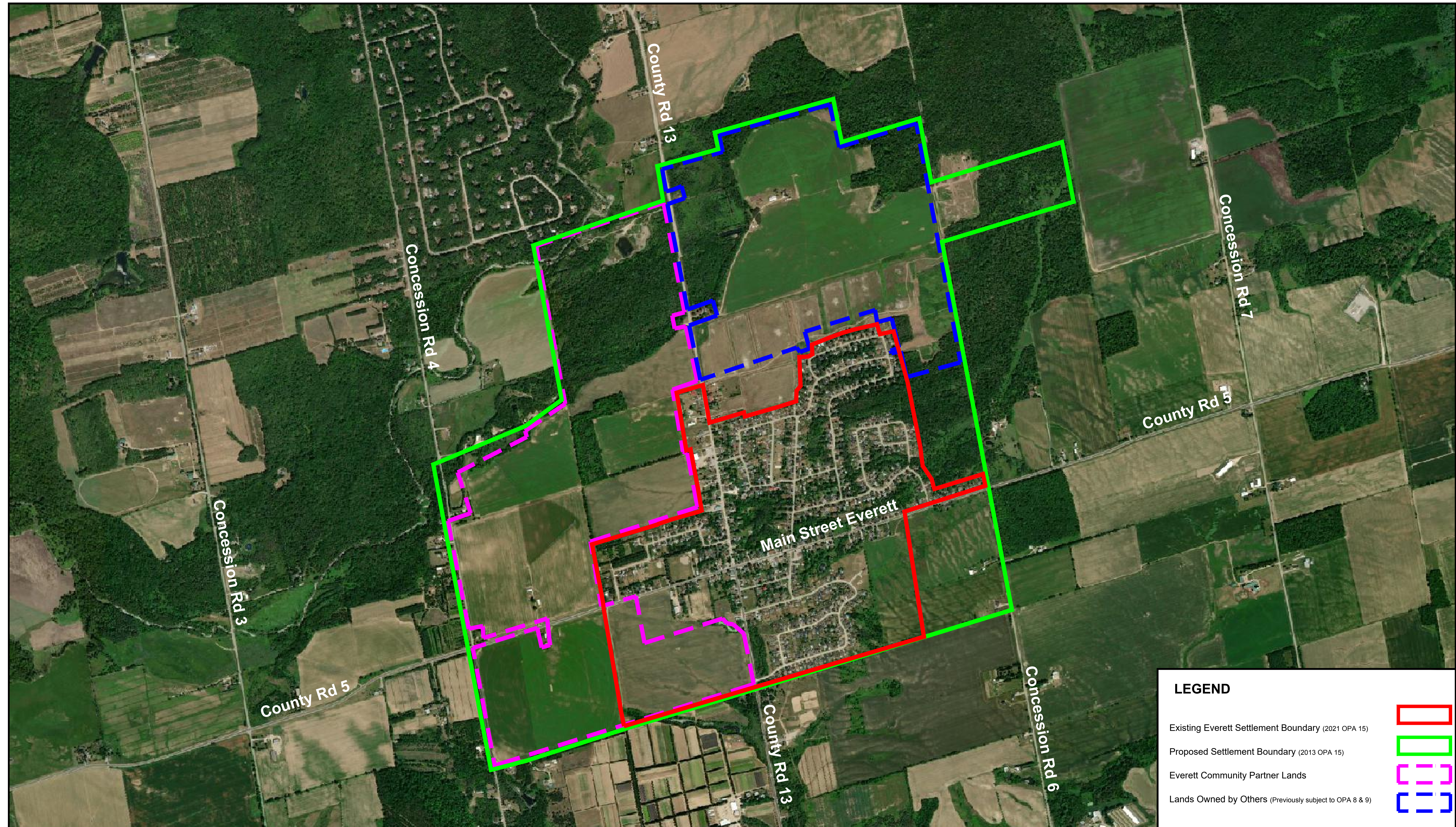
John Corbett

John B. Corbett, MCIP, RPP
President
Corbett Land Strategies Inc.
john@corbettlandstrategies.ca
416-806-5164



APPENDIX A

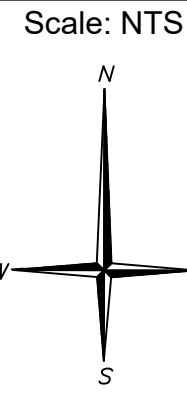
Subject Lands and Proposed Settlement Boundary



LEGEND

- Existing Everett Settlement Boundary (2021 OPA 15)
- Proposed Settlement Boundary (2013 OPA 15)
- Everett Community Partner Lands
- Lands Owned by Others (Previously subject to OPA 8 & 9)

PROPOSED SETTLEMENT BOUNDARY
 TOWNSHIP OF ADJALA-TOROSONTIO (EVERETT), ONTARIO



CORBETT LAND STRATEGIES INC.
 VISION • EXPERTISE
 5045 South Service Road, Unit 306
 Burlington, Ontario L7L 6M9
corbettlandstrategies.ca



APPENDIX B

Everett Community Partners – Supporting Consultant Materials



1547 Bloor Street West
Toronto, Ontario M6P 1A5
☎ (416) 923-6630
✉ info@sglplanning.ca

November 11, 2022

Project: KL.AT

VIA EMAIL (steve.clark@pc.ola.org)

The Honourable Minister Steve Clark
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, Ontario M5G 2E5

Dear Minister Clark,

Re: Request for additional lands into Everett Settlement Area – Township of Adjala-Tosorontio

Our client, Everett Community Partners Inc., collectively own approximately 152 Ha of developable land adjacent to the Everett Settlement Boundary in the Township of Adjala-Tosorontio, County of Simcoe. This submission is to respectfully request that additional population be granted for the settlement boundary of Everett to be expanded as per Council adopted Official Plan Amendment No. 15 (“OPA 15”). OPA 15 was thoroughly prepared, considered and adopted in 2013 in the spirit of increasing housing supply, and providing responsible and modest growth to serve the residents of the Township.

Section 5.2.4.2 of the Growth Plan for the Greater Golden Horseshoe 2020 (“Growth Plan”) allows for higher population forecasts beyond Schedule 3. Additional population allocated by the Province could then then be directed to Everett through the approval of OPA 15 as adopted in 2013. This request is not to reallocate existing population within Simcoe as already proposed by the adopted County MCR.

In support of our request, please find attached:

1. Map showing Proposed Settlement Boundary for Everett dated November 11, 2022.
2. Servicing Feasibility for Everett prepared by SCS Consulting Group Ltd. dated November 2, 2022.

OPA 15 is a responsible growth model

The Township of Adjala-Tosorontio (“Township”) is a small rural municipality uniquely positioned in the high growth region of south Simcoe. With a 2021 population of 11,260, the Township has spent significant time and resources to come up with a local model (OPA 15) that allows for modest growth in support of the Township’s aspirations to gradually evolve its rural settlements into fully serviced communities that offer a better range of services and opportunities for its residents.

Not only did OPA 15 reflect a local solution for growth, but its background and rationale continue to be relevant and support Provincial initiatives to increase housing supply, housing choice, and attainability. Increasing population to the Township through the Province’s granting of additional population will support and reinforce these Provincial initiatives at the local level.

Despite Township Council adopting OPA 15 in September 2013 to provide growth opportunities by expanding the Everett settlement boundary, the OPA was not considered by the County as a result of the Growth Plan for the Greater Golden Horseshoe limiting population at the time. In subsequent years, the Township has been waiting for the completion of the County Municipal Comprehensive Review (“MCR”) that would recognize the significant justification and feasibility work done to date.

The Province should allocate additional population to the Township

The work of the County MCR recognized the growth pressures associated with the region’s proximity to the Greater Toronto Area, particularly in its southern municipalities where the pressure is greater. While it is accepted that the Township does not yet have full services for high growth, a modest level of growth would allow the community to gradually evolve and fully utilize proposed servicing for Everett in a more economical manner.

Enabling existing and proposed infrastructure to service areas within an expanded settlement boundary makes it faster to provide additional housing. The attached Servicing Feasibility letter confirms that there are feasible servicing solutions for Everett that will benefit both existing and future homes. The additional population, and associated settlement boundary expansion, to Everett will facilitate private sector funding of infrastructure needed to increase housing supply.

Consistent with the Growth Plan, the County rightfully allocated significant growth to fully serviced municipalities and their Primary /Settlement Areas. Unfortunately, this process did not recognize that modest growth to rural municipalities would provide opportunities for more sustainable longer-term growth by fully utilizing full servicing to provide a greater range of uses and housing choice for the residents of the Township.

As a result of the County MCR identifying all the settlements in the Township as Category 3 and Category 4 (based on existing or planned services), the Township only received a population growth number of 710 people until 2051. Approximate calculations based on household size over that 30 year period would equate to approximately 9 building permits a year for single family units. This low annual amount of building permits makes it difficult for a community of almost 12,000 residents to enjoy the benefits of modest growth through improved infrastructure and greater range of day-to-day services. The attached Residential Market Justification Study prepared in August 2022 concludes that the Township could add 3,470 new households up to 2051. Clearly, additional population is required to expand the settlement boundary of Everett to meet this anticipated housing demand.

The advanced status of OPA15 and servicing design will implement increased population numbers to the Township (granted through an amendment to the MCR) in a faster and more efficient manner to help with the shortfall of housing supply. Looking at other settlements in Categories 3 and 4, Everett is positioned as one of the most 'shovel ready' settlements, based on background studies and approvals, and could potentially see new housing starts as early as 2025.

OPA 15 is an appropriate Secondary Plan for the implementation of population growth to the Township

Recognition of additional population for the Township, and the settlement of Everett in particular, through the County MCR process will allow for OPA 15 to more quickly and efficiently implement planning policies for additional housing supply. At the same time, servicing feasibility and the environmental assessment process are already complete to facilitate the design and construction of full services that can be more fully utilized for efficient growth faster. The implementation of OPA 15, enabled by additional County population directed towards Everett, would occur on full services to the benefit of both future and existing residents.

OPA 15 would recognize the long-term benefits of modest growth for the Township in the serviced settlement of Everett consistent with good planning. OPA 15 policies, as adopted in 2013, support a total population for Everett of 9,444 people, an increase of the current population by approximately 7,800. This population increase would provide additional housing supply (approx. 98 building permits/year to 2051), support employment opportunities, and ensure that longer term growth is economically and environmentally sustainable.

Enabling OPA 15 (as adopted in 2013) by expanding the settlement boundary of Everett would help accommodate growth pressures more evenly and not take way from growth allocated to Primary Settlement Areas. Recognition of the work already undertaken and adopted by the Township will bring lands online more quickly and efficiently, together with supporting infrastructure.

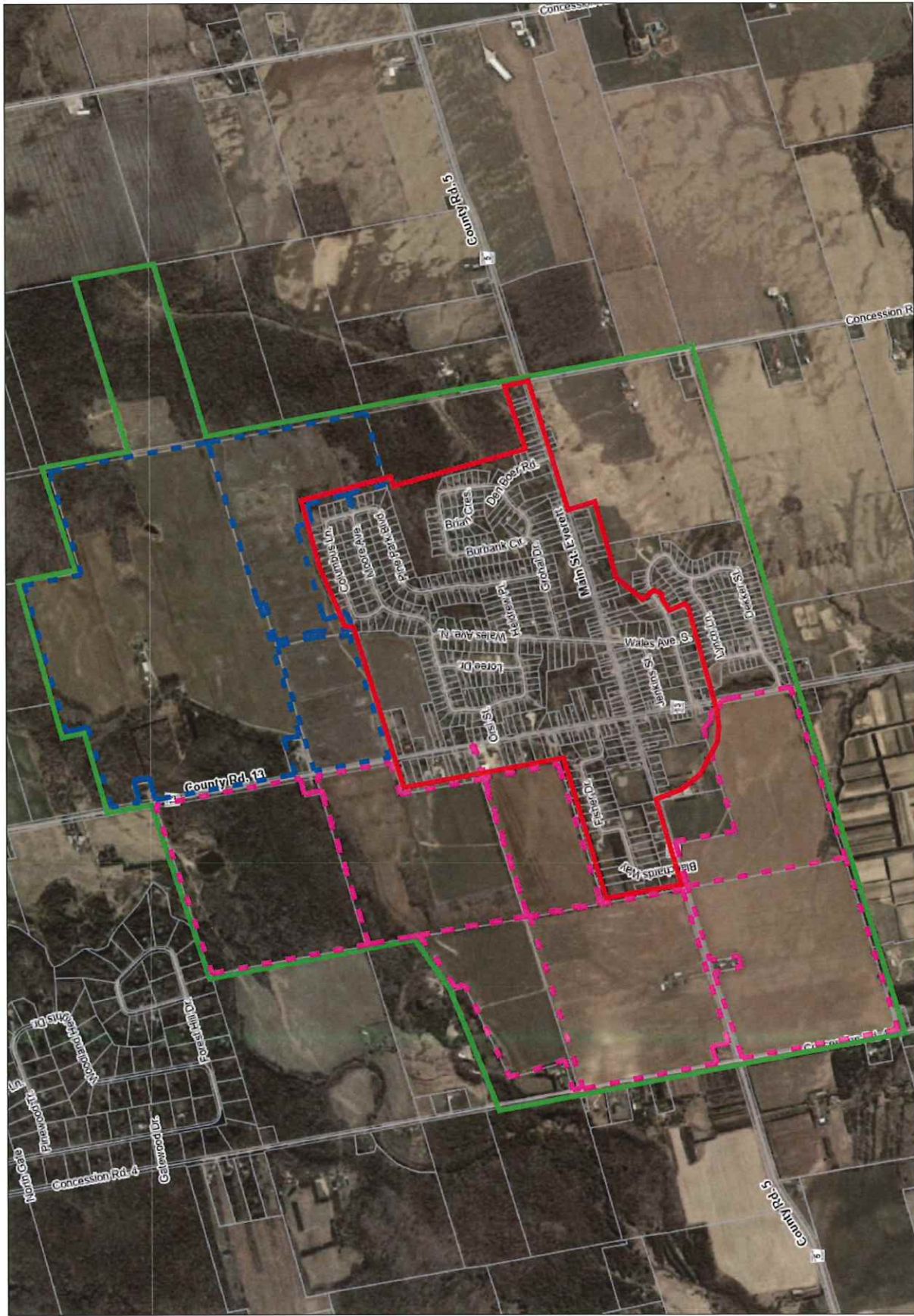
Our client is grateful for the continued direction by the Province to improve housing supply and to take a practical approach to growth in rural communities like Everett. To that end, we respectfully request that you increase the population directed to the Township of Adjala-Tosorontio.

Yours very truly,
SGL PLANNING & DESIGN INC.

DRAFT

Paul Lowes MCIP, RPP

c.c. MPP Brian Saunderson(brian.saunderson@pc.ola.org)



- Existing Everett Settlement Boundary
- Proposed Settlement Boundary (OPA 15) (subject to proposed population allocation)
- Everett Community Partners Lands
- Other Lands in OPA 15 (Previously subject to OPA 8 & 9)

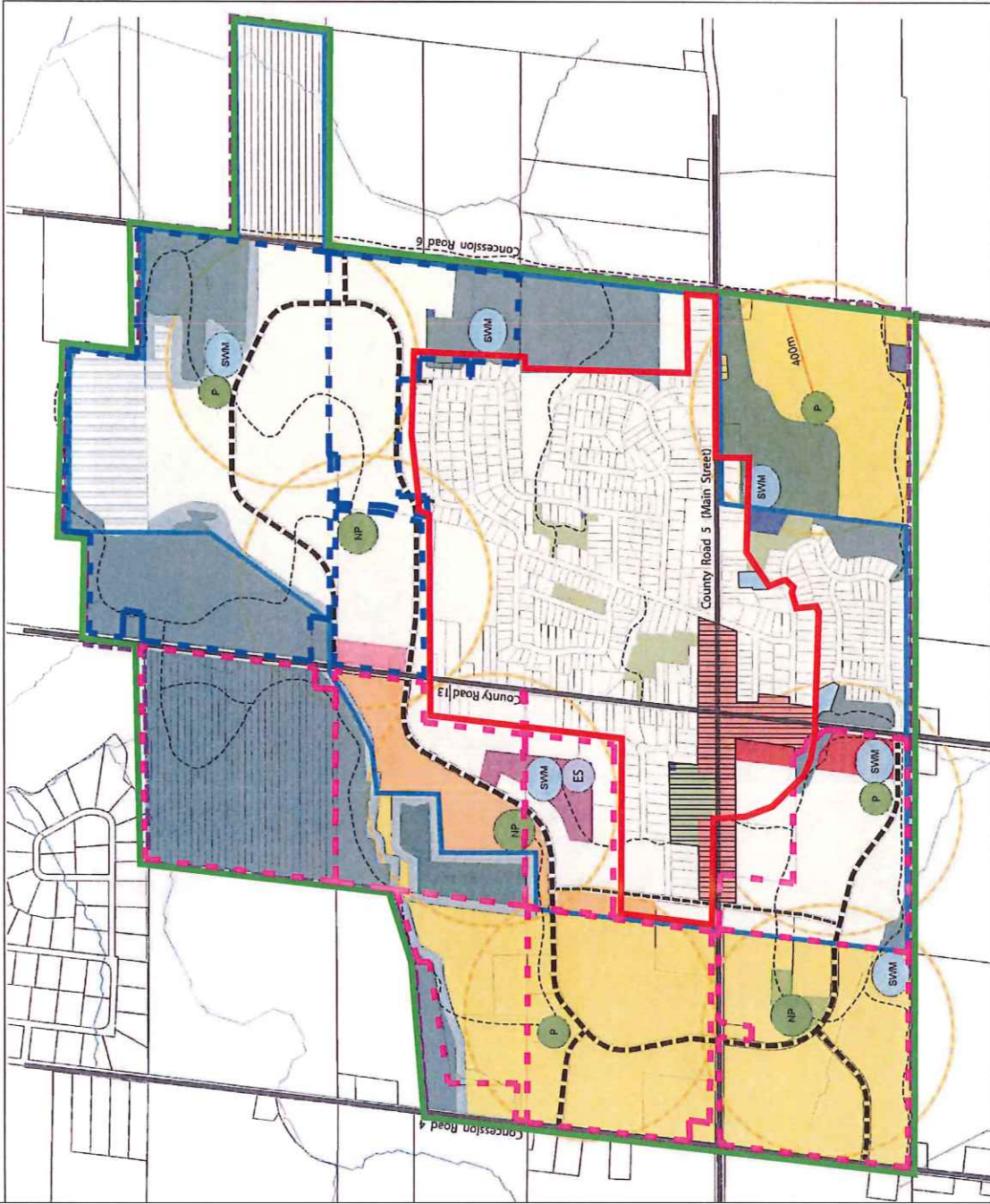
PROPOSED SETTLEMENT BOUNDARY

Township of
Adjala-Tosoronto

MAP 1

- Legend**
- Interim Boundary
 - Settlement Boundary
 - Low Density Residential
 - Medium Density Residential
 - Convenience Commercial
 - Main Street Mixed Use Area
 - Neighbourhood Commercial
 - Community Centre
 - Future Residential Development
 - Existing Parks / Open Space
 - Proposed Neighbourhood Park
 - Proposed Parkette
 - Proposed Elementary School
 - Existing SWM
 - Proposed SWM
 - Natural Heritage System
 - 30.0m buffer
 - Corridor Enhancement
 - Proposed Local Road (20.0m)
 - Proposed Collector Road (23.0m)
 - Utilities
 - Future Infrastructure
 - Community Improvement Areas
 - 400m Radius (5 minute walking distance)
 - Proposed Trail Network
 - Existing Lot Line

Everett
Secondary Plan



- Everett Community Partners Lands
- Other Lands in OPA 15
(Previously subject to OPA 8 & 9)

- Existing Everett Settlement Boundary
- Proposed Settlement Boundary (OPA 15) (subject to proposed population allocation)

PROPOSED SETTLEMENT BOUNDARY - OPA 15 OVERLAY

Date: November 2, 2022

Mr. Frank Marchio

Everett Community Partners Inc.
200 Bridgeland Avenue
Toronto, ON, M6A 1Z4

Dear Mr. Marchio:

Re: **Servicing Feasibility for Everett Community
Everett Community Partners Inc.
Everett, Township of Adjala-Tosorontio, Simcoe County**

The purpose of this letter is to outline the feasibility for the subject lands with respect to the Everett Secondary Plan.

Everett Community Partners collectively has approximately 152 ha of developable area comprised of six (6) parcels primarily adjacent to the existing Settlement Boundary of Everett. These lands were specifically identified as part of Official Plan Amendment No. 15 (OPA 15) for the expansion of the Settlement Boundary and future development. Part of the future settlement boundary also specifically included lands to facilitate the preferred option for the ultimate Waste Water Treatment Plant (WWTP) outfall. Development within the expanded settlement boundary will require subsequent Official Plan Amendment, Re-Zoning and Draft Plan approvals prior to moving forward with Draft Plan approvals and ultimately detailed design and construction.

An Everett Secondary Plan Master Servicing Plan Class Environmental Assessment was completed by Greenland International Consulting Ltd., amended most recently in March 2018, to determine the Master Servicing Plan which address transportation, stormwater management, water and wastewater servicing issues within the Community of Everett. To service the Everett Secondary Plan, which at the time included the subject lands, a water and wastewater treatment plant is required. The water and wastewater treatment plants are currently being designed by the adjacent landowners within the Everett Secondary Plan. The following is a summary of how the subject lands can be serviced should they be brought back into the overall Secondary Plan and the associated cost benefits to the existing and proposed infrastructure.

Stormwater Management

The original Everett Secondary Plan identified locations for traditional stormwater management facilities throughout the Secondary Plan. The subject lands have stormwater management facilities identified on a number of the parcels and ultimately will rely on these facilities to provide stormwater management treatment in an overall treatment train approach. All developable lands are provided with a feasible solution to providing the required stormwater management storage and treatment.



Wastewater Conveyance & Treatment

Due to the age and technology incorporated into the existing WWTP, it is likely a high risk to become an environmental and financial burden on the municipality. The cost to maintain/fix/improve the existing infrastructure could become cost prohibitive in the near term.

The approved WWTP will alleviate this risk for the municipality, and the developers within the Secondary Plan have committed to provided remedial measures for the existing plant. The Master Servicing Plan Class EA prepared by Greenland includes the subject lands within Catchments identified as F1N, F2 and WN (Figure Option WWC-F, Preferred Alternative, **Attachment A**). These areas are all contemplated to convey sanitary discharge via gravity and via future sanitary pump station and forcemain to the Wastewater Treatment Plan (WWTP) located east of the Farsight Subdivision. All existing and proposed developments that assist in the conveyance of sanitary discharge to the WWTP have accounted for these areas in the sizing of the infrastructure.

The approved WWTP has contemplated future expansions to accommodate the subject lands and becomes more cost effective the more units it services. Initial estimates contemplate the proposed development's proportionate share of the total sanitary improvements to be greater than 50%. In addition, previous estimates considered the initial sanitary investment required for the interim secondary plan at approximately \$25,000,000. Therefore, the inclusion of the proposed lands in the overall Everett community would greatly reduce costs both on the initial capital investment per lot as well as a long term reduction in per person fees to operate and maintain these facilities long term due to the increase in overall tax base. As the majority of the infrastructure is required in the initial phases, additional trunk infrastructure and WWTP expansion will add to the overall capital investment required, but ultimately will continue to result in a lower overall per unit cost.

Water Supply, Storage & Distribution

The Master Servicing Plan Class EA prepared by Greenland includes the subject lands and proposes a 300 mm trunk watermain be incorporated into the overall water distribution design for the lands west of County Road 13 (Figure A-4, Option WD-1, preferred alternative, **Attachment A**).

In addition to the distribution network, additional improvements are required once the overall population exceeds roughly 5000 persons. The EA preferred solutions include:

- Construct a new primary well with associated pumping station chlorination system and contact chamber;
- Construct an alternate well; and,
- Expand existing in-ground storage facility.

The cost of the infrastructure required for the interim Secondary Plan is estimated at roughly \$5,000,000. This infrastructure requires a critical mass of residential units to become cost feasible both to construct and operate long term. In our opinion, this population is not available without the incorporation of the subject lands. In parallel with the wastewater infrastructure the inclusion of the proposed lands in the overall Everett community would greatly reduce costs both on the initial capital investment per lot as well as a long term reduction in per person fees to operate and maintain these facilities long term due to the increase in overall tax base. As the majority of the infrastructure is required in the initial phases, additional trunk infrastructure and water treatment and/or distribution infrastructure improvements will add to the overall capital investment required, but ultimately will continue to result in a lower overall per unit cost.



Conclusion

As identified through the Master Servicing Plan Class EA, the subject lands have historically been planned for and therefore have feasible solutions to provide adequate stormwater, sanitary and water servicing to future homes.

It has also been illustrated that while the proposed development requires additional municipal infrastructure, the overall cost per unit to operate the municipal services is reduced with the inclusion of the subject lands. In addition, the proposed development provides a significant investment into the infrastructure that benefits the overall Secondary Plan, estimated north of \$30,000,000.

As there are additional improvements to the wastewater and water distribution and treatment networks to service the proposed development, in addition to what is required for the interim Secondary Plan, there will be additional capital investment that will result in the development of the proposal lands above the \$30,000,000 noted above.

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

SCS Consulting Group Ltd.



John Priamo, P.Eng.
jpriamo@scsconsultinggroup.com

Attachments: Attachment A – Master Servicing Class EA Figures

P:\2511 Everett Community Partners Inc\Correspondence\Letters\ECPI-2022 11(Nov) 02-jmp-Servicing Summary.docx

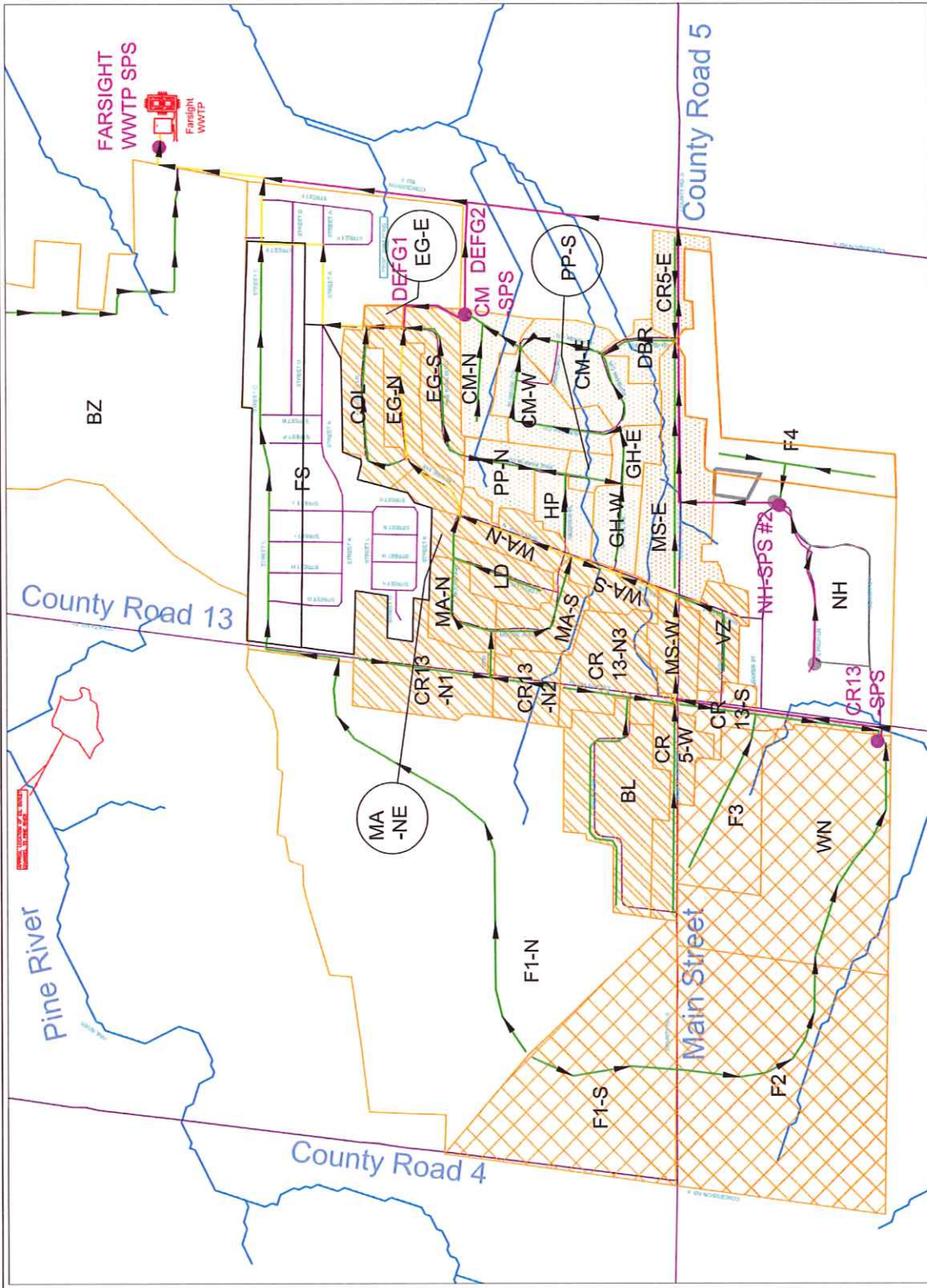


ATTACHMENT A

MASTER SERVICING CLASS EA FIGURES

LEGEND

- Development Parcel
- Stream
- Gravity Sewer
- Forcemain
- Direction of Flow
- Existing Infrastructure
- Development Parcel Label
- Area Flows to Wales Ave. TS
- Area Flows to CR13-SPS
- Area Flows to CM-SPS
- Area Flows to Farsight/WWTP



<p>PROJECT TITLE EVERETT SECONDARY PLAN</p> <p>DRAWING TITLE OPTION WWC-F</p>	<p>APPROVED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; height: 40px;"></td> <td style="width: 50%; height: 40px;"></td> </tr> </table>			<p>DATE DEC 2018</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION										<p>LEGEND</p> <p>North Arrow</p> <p>Scale Bar</p>	<p>PROJECT NO. 11-1-1875</p> <p>DATE DEC 2018</p> <p>CHECKED BY J. MURPHY</p> <p>DRAWN BY J.M.</p>
NO.	DATE	DESCRIPTION																	

**Figure A-4
Option WD-1**

**New Trunk Watermain with
450mm Upgrade to Ex. Watermain
from Ex. Storage to County Road 5**

Legend

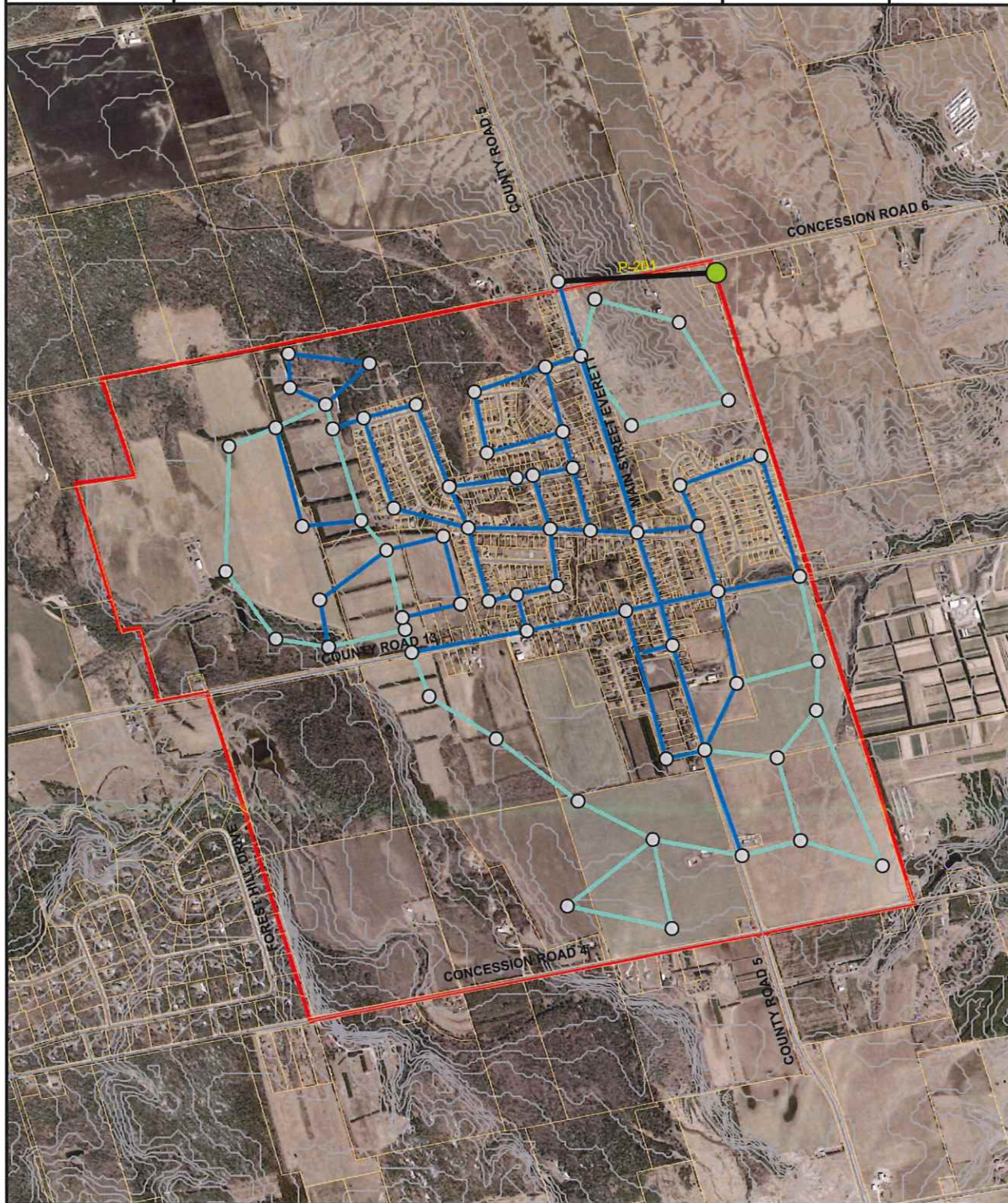
- WaterCAD Junction Nodes
- Existing In-Ground Storage
- Proposed 450mm Watermain
- Existing Watermain
- Proposed 300mm Trunk Watermain
- Parcel
- Secondary Plan Study Area
- Roads
- 2 m Contour



1:15,000



Notes:





APPENDIX C

OPA 15

OFFICIAL PLAN AMENDMENT No. 15
to the Official Plan for the Township of Adjala-Tosorontio

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OPA 15 Schedule 1

OPA 15 Schedule 2

The Constitutional Statement

The following Amendment to the Official Plan for the Township of Adjala-Tosorontio consists of the following:

- i) **Preamble:** consists of an introduction to the Amendment but does not constitute part of the actual Amendment
- ii) **The Amendment:** includes the text and Schedules 1 and 2 attached hereto, which are the operative part of Official Plan Amendment 15.

Part i) Preamble

OFFICIAL PLAN AMENDMENT #15

The community of Everett is located within the Township of Adjala-Tosorontio in the southwest part of the County of Simcoe, and is focused at the intersection of County Road 5 (Main Street) and County Road 13.

Everett is a rural community that was originally settled in the 1850's as a main centre for the local lumber industry, and continues today as an active area for both residential development and agricultural based activities.

The Township currently faces roadblocks to advancing development that meets the needs of this generation without compromising the ability of future generations to meet their needs. Sustainability and appropriate levels of growth are essential to meeting those needs. Servicing the existing development in Everett (as it relates to municipal water and sewer servicing) in a manner that meets the requirements of the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and other broad ranging planning directives (such as Source Water Protection regulations) has been a particular challenge.

Recent considerations related to municipal growth have shown that an expansion to the Everett Settlement Area is not warranted or necessary. In order to ensure that the resulting community form achieves the desired vision of the Township, County and Province, a coordinated approach to development of our rural Township is needed. Based on a comprehensive review of existing, proposed and potential future development options, policies have been tailored to respond to the characteristics of the rural community to create a sustainable community.

The implementation of these policies relating to the majority of Everett shall be promoted through the application of Official Plan Amendment #15.

PART ii) The Official Plan Amendment (This is the operative part of Official Plan Amendment No. 15)

1.0 Introduction

1.1 The following text and Schedules “1” and “2” attached hereto, constitute Amendment No. 15 to the Township of Adjala-Tosorontio Official Plan, as amended.

2.0 Details of the Amendment

The Official Plan of the Township of Adjala-Tosorontio is amended as follows:

- By adding new Schedule 'B-8' which is added in accordance with Schedule 1 to this Official Plan Amendment
- By adding new Schedule 'B-9' which is added in accordance with Schedule 2 to this Official Plan Amendment
- By deleting Section 4.6.3 of the Official Plan in its entirety and replacing it as follows:

4.6.3 DEVELOPMENT POLICIES FOR EVERETT

4.6.3.1 INTRODUCTION

4.6.3.1.1 Purpose

The purpose of this Section is to provide detailed policies for development within the majority of the Everett Settlement Area in the Township of Adjala-Tosorontio.

4.6.3.1.2 Location

The policies contained in Section 4.6.3 are specific to the majority of the Everett Settlement Area as identified on Schedules B-8 and B-9 to the Official Plan.

4.6.3.1.3 Interpretation

It is intended that the majority of the Everett Settlement Area, as shown on Schedule B-8 and B-9, be developed in accordance with the policies of this Section in conjunction with the Official Plan of the Township of Adjala-Tosorontio. Notwithstanding that intention, where there is a conflict between the principles, objectives and/or policies of this Section and the balance of the Official Plan of the Township of Adjala-Tosorontio, the principles, objectives and/or policies of this Section shall prevail.

Development within the Everett Settlement Area will be guided by a detailed series of policies, regulations and guidelines that will create a community that promotes healthy living, sustainable development and municipal services, and a broader spectrum of housing and commercial land uses. The policies of this amendment are specific to the majority of Everett and in conjunction with the previously implemented policies and schedules from the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board) via Official Plan Amendments 8 and 10 create a comprehensive planning policy framework for the settlement.

4.6.3.2 PRINCIPLES – A Complete and Sustainable Community

4.6.3.2.1 Good Planning

This Section is based on achieving the policies of the Province and the County with respect to establishing land use patterns to create a complete rural community that achieves minimum density requirements in a manner that is: cost-effective and sustainable, protects and enhances natural and cultural features, and, protects and

enhances public health and safety. Further, this Section is expected to achieve the goals and objectives of the Township of Adjala-Tosorontio Official Plan and growth management policies.

4.6.3.2.2 Community Structure

Development policies for Everett are based on future development providing for a variety of land uses. This Section requires a mix of housing types, commercial uses, and community facilities, to be developed in a scale and manner that enhances the rural character of Everett and supports the local agriculture industry.

4.6.3.2.3 Protection of Resources

- i) This Plan is based on the execution of an environmental protection strategy which promotes the augmentation of existing habitats. Environmental features and appropriate buffers have been identified in Schedule B-8, and protection measures are expected to be developed in greater detail as part of an Environmental Impact Study to be submitted with each individual development application.
- ii) This Plan is based on the principle of preserving archaeological and cultural heritage. Further investigations into the archaeological resources will be required, as shown on Schedule B-9.

4.6.3.2.4 Additional Considerations

The following additional principles shall be considered in the review of all public and private sector development applications:

- i) Compatibility with existing character
- ii) Developing new neighbourhoods with a greater variety of housing options
- iii) Commitment to community health, safety, and well-being
- iv) Preservation of natural features
- v) Enhancement of agricultural resources and products
- vi) Connections and linkages that advance active transportation (including trails, roads, and complete streets)
- vii) Community and recreational facilities
- viii) Protection of Employment Areas
- ix) Sustainable infrastructure planning
- x) Promoting conservation through construction and infrastructure measures.

4.6.3.3 GOALS AND OBJECTIVES

4.6.3.3.1 Vision

To create a complete rural community that reflects the agricultural heritage and rural values of the existing community, through the application of policies that facilitate growth to support a healthier, more sustainable lifestyle for those who live in Everett, in a fiscally responsible manner.

4.6.3.3.2 Goals

- i) To create a rural community that is a complete community, a desirable, healthy and accessible place to live, learn, work and play, and which supports the local agriculture industry.
- ii) To promote development and re-development in Everett that supports the following three (3) pillars of sustainability:
 - Supporting watershed and environmental programs.
 - Including conservation measures (such as on-site renewable energy production and treated wastewater reclamations systems) in the design and construction of all new buildings and infrastructure.
 - Enhancing local and regional agricultural production.

4.6.3.3.3 Objectives

- i) To maintain the rural character and values that the existing community has been built around. To ensure that future development complements the surrounding agriculture community.
- ii) To encourage the development of a more complete, healthy, safe and sustainable community.
- iii) To protect existing natural and cultural resources.
- iv) To provide direction for the establishment of specific requirements for building setbacks, minimum landscaped areas, buffer strips, maintenance of existing vegetation, and other measures to enhance the 'greening' of the community, to be identified in the Township's Zoning By-law and applied to all new development.

4.6.3.4 LAND USE POLICIES

All development and redevelopment of lands identified on Schedule B-8 and Schedule B-9 shall proceed in accordance with the following policies:

4.6.3.4.1 General

- i) Everett shall be developed as a focused, complete and connected community.
- ii) The lands shall contain an appropriate mix of land uses that include residential, commercial, recreational and public service facility uses suited to the expected growth of the community.
- iii) Detailed neighbourhood designs and building development shall be provided, to the satisfaction of the Township, prior to final development approval and shall include considerations for energy efficiency and waste reduction.
- iv) Neighbourhoods shall be designed to include smoke-free meeting spaces and common areas to create focal points that address the needs of people of all ages and abilities; focal points may include parks, schools, local municipal services, places of worship, small healthy food outlets and/or farmers markets.
- v) Neighbourhoods shall be connected through a pattern of streets and a pedestrian system which will generally be defined by a walking radius of approximately 400m (5 minute walk) from a central focal point.
- vi) Urban agriculture initiatives such as community gardens, farmer's markets, edible landscaping and roof-top gardens, and activities that build local food self-sufficiency should be supported in all forms of development.
- vii) Designs that integrate sun protection features and natural landscapes that reduce sun exposure will be encouraged.
- viii) Future development will be designed to acknowledge and respond to the adjacent built form context and built character.
- ix) The compatibility between different land uses and scales of buildings shall be achieved through appropriate siting, design, and landscape treatments.
- x) An abundance of natural areas and features help create the character of Everett, and should be preserved for the long-term benefit of the environment, and integrated within any new development.

- xi) All development shall be directed outside of areas prone to flood and erosion hazards.

4.6.3.4.2 Community Design

- i. Complementary and sympathetic uses will be required adjacent to existing uses through the use of common scale, massing, and height; single detached dwellings will be the preferred form of residential development adjacent to residences constructed prior to January of 2013 to facilitate compatibility and appropriate transition to other appropriate forms of housing.
- ii. A diversified mixed-income housing base, reflective of the varied needs of residents, shall be provided.
- iii. The development of an environment that facilitates universal access for all persons shall be encouraged.
- iv. As an inclusive community, development of special needs housing and/or dwellings that enable life cycle housing options and/or lower cost home ownership opportunities, shall be promoted.
- v. Multiple unit residential development (3 or more units in a single structure) shall be encouraged to be constructed in clusters; rows of townhouses facing a street shall be discouraged. Multiple residential development shall be limited to a maximum height of 11m.
- vi. Road networks shall use active transportation and engineering best practice approaches to reduce speeds and promote the ease and safety of vehicular and pedestrian movement.
- vii. Open space/park facilities and pedestrian connectivity shall be a component of all development proposals; the focal role of existing parks shall be enhanced and reinforced.
- viii. Safety principles, such as Crime Prevention through Environmental Design (CPTED), shall be considered in all subdivision designs.
- ix. Parking of over-sized vehicles (such as buses, campers, trailers and transports) will not be permitted in residential areas.

- x. Multiple residential units (structures containing 3 or more units) developed under Site Plan Control shall contain clauses related to the provision of private services for garbage recycling/storage/pick-up and snow storage/removal, if required.
- xi. A maximum of 8 residential units will be permitted per townhouse block, and a maximum of 3 townhouse blocks will be permitted.
- xii. Buildings should be designed to provide a high quality and coordinated built form to enhance the character and values of the community.
- xiii. Built form should promote a visually interesting streetscape and a rural atmosphere; a mass produced appearance shall be avoided.
- xiv. Building styles, colours and materials should vary and should reflect the local heritage character.
- xv. Architectural controls shall be implemented at the draft plan approval and/or site plan approval stage.
- xvi. Residential development should be designed to protect community members from drifting second hand smoke, and promote 100% smoke-free single and multi-unit dwellings.

4.6.3.4.3 Commercial Uses

- i) A variety of retail and service shops to serve the local community of Everett and the surrounding rural area will be encouraged.
- ii) Commercial development shall include a core area along Main Street/County Road 5 consisting of one- or two-storey commercial buildings or mixed residential/commercial buildings to house local retail and service shops, eating and drinking establishments, specialty retail stores and offices.
- iii) To provide services to local residents a supermarket-anchored shopping centre is encouraged. The shopping centre shall be developed with on-site parking and in addition to consisting of a supermarket, other uses such as a pharmacy, general merchandise outlet, and a variety of predominantly local serving retail and service stores are encouraged. The shopping centre should be situated adjacent to the core area so as to encourage cross shopping between these two important community commercial destinations.

- iii) Two (2) smaller convenience nodes should be established to serve the convenience shopping needs of the nearby neighbourhoods; these centres should be situated at key access points to the neighbourhoods and connected to a well-developed active transportation system of trails, sidewalks and bike lanes.
- iv) Minimum distance requirements between new locations that sell or serve alcohol shall be developed by the Township; alcohol and cannabis outlets shall be discouraged from locating in close proximity to schools, religious institutions and housing developments.
- v) Commercial uses should be restricted to those that serve the Everett community and do not duplicate higher-order retail facilities located in abutting municipalities.
- vi) Wherever possible, commercial development should promote “grown local” products, support the local agriculture industry, and implement the policies of the Simcoe County Food & Agriculture Charter.
- vii) Drive-thru commercial facilities will be limited to reduce automobile emissions and to enhance social interaction.
- viii) Industrial uses that support the agriculture industry and are compatible with surrounding existing and future land uses are encouraged.
- ix) Design Guidelines
 - Buildings should be designed to provide a high quality and coordinated built form to enhance the character and values of the community.
 - Built form should promote a visually interesting streetscape.
 - Building styles and materials should reflect the local heritage character.
 - Architectural controls shall be implemented at the site plan approval stage.

4.6.3.4.4 Open Space, Recreational and Institutional Uses

- i) Public Service Facilities shall be grouped to create a significant central focus for the community, to promote efficient use of land, and to promote an active-transportation friendly environment.
- ii) Proposals for shared-use facilities and for locating institutional uses (such as a library or school) with parks are preferred; co-location of the school in conjunction

with other community facilities, such as parks and/or other municipal services, shall be promoted.

- iii) Parks and community amenities shall be located to enhance connections to the natural environment, and be central to each neighbourhood.
- iv) Gathering places shall be enhanced by including design elements such as landscaping, furniture, art and/or other attractive features that reflect the rural character of Everett and which promote safe community interaction and congregation.
- v) Community gardens and edible landscaping may be permitted in municipal open spaces, and on recreational and institutional lands.
- vi) Recreational facilities should provide a range of active and passive park facilities that accommodate a range of users.
- vii) Active-transportation/pedestrian trail systems may be located within environmental buffers, as permitted by provincial policy.
- viii) An active-transportation system shall be designed, built and maintained to maximize connectivity between parks, open spaces, commercial areas, public service facilities, and neighbourhoods within Everett. The system shall promote pedestrian movement, and shall be considered and implemented in all development proposals.
- ix) Future community needs for recreational facilities shall be further explored through community consultation and Municipal Strategic Planning and/or Recreation Master Planning exercises.

4.6.3.4.5 Natural Heritage System & Cultural Heritage

Natural features will be recognized through design criteria developed to protect and enhance these features.

- i. Road and block patterns shall respond to and enhance connections to the natural environment.
- ii. The Township shall develop partnerships with public agencies such as the Nottawasaga Valley Conservation Authority, Ducks Unlimited, Tall Grass Ontario,

and/or Trees Ontario) and private entities (including, but not limited to developers and energy suppliers) to identify strategic opportunities for the protection of the Pine River Watershed. Such strategies may include nutrient management, nutrient offsetting programs, stream buffer development, the construction of strategically located wetland features and/or habitat creation on lands located within the Nottawasaga River Basin.

- iii. Key natural heritage and hydrologic features in and around Everett have been identified on Schedule B-8, and include: the Pine River, NVCA regulated wetlands, significant wetlands, intermittent headwater tributaries, floodplains, valleylands, Simcoe County Greenlands, habitat for species-at-risk, and linkage connections among natural features.
- iv. Development and site alteration shall protect, preserve, and where possible, enhance the following features: wetland areas, habitat of endangered and threatened species, and water resources (particularly drinking water).
- v. Lots will not be permitted on or within 30m of an identified natural heritage feature.
- vi. Prior to approval of any development or site alteration, the following studies, at a minimum, shall be completed to the satisfaction of the Township and the Nottawasaga Valley Conservation Authority, as required, on a site specific basis:
 - a. A detailed hydrogeological investigation and water balance analysis.
 - b. A detailed stormwater management plan including an erosion and siltation control plan, outlet cooling design, landscape plan, and performance monitoring program for each storm pond.
 - c. An Environmental Impact Study (EIS) to demonstrate how the development plans conform with the environmental protection and enhancement policies of this plan; to confirm and refine buffers to the natural heritage system; to recommend an environmental monitoring program to measure the effectiveness of any mitigation/enhancement strategies and identify contingency actions; and, to provide recommendations for environmental stewardship education methods.
 - d. A Natural Hazard Assessment.
 - e. In-season vegetation and wildlife field inventories within the natural heritage system to confirm opportunities/constraints for use of the property; to identify potential impacts and mitigating measures; and, to

recommend appropriate buffer/setback requirements and habitat compensation/restoration programs.

- f. Naturalization plans for buffer areas, floodplains, valleylands and non-active portions of park uses.
- vii. Efforts should be made to inform residents of the significance/sensitivity of local natural heritage features and of appropriate stewardship behavior that will augment existing habitats and deter public access into sensitive areas.
- viii. Collector roads should be located away from identified natural features; compatible uses (such as stormwater management facilities, trails or passive park uses) may be permitted within areas identified as buffers to natural features, as permitted by provincial policy.
- ix. Parkettes and storm ponds should be positioned to provide a linkage between residential areas and natural features requiring protection.
- x. Development shall not be permitted on areas with steeply sloping topography or in erosion and flood prone areas.
- xi. Post-development runoff shall be controlled to pre-development levels with enhanced stormwater management facilities.
- xii. Alterations to surface drainage and infiltration should be minimized.
- xiii. Low Impact Development (LID) stormwater management measures such as landscaped bio-swales, perforated drain tiles, permeable pavement systems, rainwater collection cisterns for irrigation, and minimal grade changes within buffer areas are recommended.
- xiv. Buffers and parkland shall be naturalized with common native species indicative of the surrounding landscape and existing site conditions.
- xv. Lighting for all development, including recreational facilities, shall be low level/dark sky friendly, and energy efficient (ie. L.E.D.).
- xvi. Healthy mature trees and existing hedgerows should be protected and maintained wherever possible, to maintain micro-climates and linkages to other natural features.

xvii. Cultural Heritage

- A significant portion of the lands within the boundaries of Everett and surrounding lands (as identified on Schedule B2) shall require, at a minimum, a Stage 2 archaeological assessment prior to any development occurring on those lands.

4.6.3.4.6 Community Improvement Area

- i) The Township may prepare a Community Improvement Plan under Section 28 of the Planning Act, RSO 1990, to encourage the development of a viable commercial core for the community and to encourage the rehabilitation and improvement of private lands and the upgrading of public infrastructure.
- ii) The following objectives shall apply: to provide consistency in urban design and signage while recognizing the character of the existing built form; to create a well linked public space fronting to the street that presents an attractive image of Everett that reflects the heritage of the community; to create a core commercial area as a focus for the community; to nurture an active transportation/ pedestrian friendly and safe atmosphere; and, to facilitate the inclusion of small and medium food retailers, mobile healthy vendors, farmers markets, and other opportunities for promoting access to local foods (such as incubator kitchens).
- iii) The Community Improvement Plan may provide for a variety of financial incentives to assist with implementation of the objectives, including, but not limited to: local infrastructure improvements, waiving of application fees, property tax increment grants, and other grants aimed at improving building facades and signage.
- iv) Future studies will provide additional details related to the “character” of development (including architectural design considerations, façade treatments, and preferred uses) and methods of encouraging businesses to develop “Main Street Everett”.

4.6.3.4.7 Municipal Services

- i) General
 - The provision of infrastructure (including communications/telecommunications and utilities) and public service facilities shall be coordinated with the progression of development within the settlement area.

- Gaps have been identified between existing service levels and the current and predicted populations of Everett; additional water and wastewater distribution/collection and treatment systems are needed to meet the requirements of various Provincial regulations including the **Source Water Protection Act** and the **Safe Drinking Water Act**.
- Key environmental considerations related to servicing include: protection of water quality, baseflow, temperature and natural channel processes; protection of the groundwater regime; minimizing or avoiding removal of wetland/forest habitat; compensation for habitat loss/alteration; and, restoration of adjacent natural areas including receiving wetlands/watercourses.

ii) Water

- In-fill and re-development in the existing non-serviced area will be limited in density in accordance with private servicing capacity unless such development can support extension of municipal services to facilitate additional compatible intensification of use. No such extension shall depend on or require existing uses to hook up to the servicing extension.
- Water conservation measures, including the installation of water saving devices and repairing/replacing inefficient fixtures and/or appliances shall be promoted.
- Reclaimed water may be applied to non-potable uses such as irrigation for non-consumable product operations, dust control, and fire suppression where there are no issues or concerns about human health and/or environmental effects.

iii) Sewer

- In-fill and re-development in the existing non-serviced area will be limited in density in accordance with private servicing capacity unless such development can support extension of municipal services to facilitate additional compatible intensification of use. No such extension shall depend on or require existing uses to hook up to the servicing extension.

iv) Stormwater Management

- A drainage plan will be created for the study area as a whole, to provide guidance in planning stormwater management for existing and future land use development

while ensuring the protection, restoration, enhancement and long-term ecological sustainability of the subwatershed and its significant natural heritage features.

- Policies related to stormwater management shall direct development in a manner which harmonizes the community's need for housing, employment and municipal services with the need to sustain a healthy ecosystem, and shall be developed in accordance with Ministry of the Environment Conservation and Parks and Nottawasaga Valley Conservation Authority guidelines.
- Stormwater ponds will be encouraged to be developed as open space amenities rather than strictly as infrastructure, and shall be integrated into the pedestrian network wherever possible.
- Low impact development (LID) measures for stormwater management, to protect the aquatic and wetland components of the natural heritage system, are recommended.
- Naturalization of the buffers and storm ponds with common native species is recommended.
- A monitoring program shall be established to ensure that the goals and objectives of the drainage plan are achieved.

v) Transportation

- Building on the principles of compact community design and active transportation as a healthy lifestyle, the transportation system shall include a connected road pattern and areas accessible to pedestrians and cyclists to promote convenient and safe access throughout the community and to community amenities.
- Walking and cycling are encouraged by a network of interconnected streets and sidewalks, providing pedestrians with the most direct possible route between destinations and with a choice of routes.
- A pedestrian system using linkages such as trails, sidewalks and bike lanes shall be developed to connect existing and future residential, commercial, institutional, open space and natural lands shall be developed and maintained to encourage both utilitarian and recreational active transportation and should include features that:

- Identify priority pedestrian crossings;
 - Link areas of employment opportunities with residential areas and main transportation corridors; and,
 - Connect existing parks to new parks and the broader system of natural areas in the County.
- Road networks should be developed considering the needs, safety and access requirement of all road users (pedestrians, bicyclists and motorists of all ages and abilities) and give priority to street connectivity.
 - Roads shall not be permitted within 30m of an identified natural heritage feature and shall be directed outside of natural hazard areas.
 - Traffic calming and control measures should be integrated into the vehicle network to protect pedestrians and cyclists, with emphasis on providing safe routes to school, areas frequented by high-needs populations, and other high priority areas such as commercial lands.
 - On-street parking in the core commercial area is important to the preservation of the character of Main Street.
 - Sidewalks shall be provided on at least one side of local roads and both sides of collector roads; the inclusion of cycling lanes shall also be considered.
 - The connected pedestrian system shall include priority pedestrian crossings.
 - Consideration will be given to some form of public transit to serve the community, at full build-out.

vi) Communications/Telecommunications Infrastructure and Utilities

- Communications/telecommunications infrastructure and utilities shall be permitted in all land use designations, subject to detailed engineering designs to be approved by the Township.
- Utilities shall be clustered or grouped wherever possible, to minimize visual impact. The Township encourages utility providers to consider innovative methods of providing and containing services.

- All utilities shall be planned for and installed on a coordinated and integrated basis in order to be more efficient and cost effective, and to minimize disruption.
- Appropriate locations for large utility equipment and cluster sites shall be determined in consultation with the Township, and consideration shall be given to locating larger infrastructure on public lands.

4.6.3.5 IMPLEMENTATION

4.6.3.5.1 General

- i) This Plan shall be implemented in accordance with the provisions of the Planning Act, other Provincial legislation, and the provisions of the Township of Adjala-Tosorontio Official Plan.
- ii) Approval of development applications, including final approval of approved draft plans, shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of any required road, transportation, and/or public service facilities. These works shall be provided for in the subdivision and site plan agreements. Phasing of the development, based on the completion of the external road works, may be required by the Township of Adjala-Tosorontio.
- iii) Approval of development applications, including final approval of approved draft plans, shall also be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of required storm water management, sanitary sewer and water supply facilities, trails and parks. These works shall be provided for in subdivision and site plan agreements. Phasing of development, based on the completion of external sewer and water services, may be implemented if required by the Township of Adala-Tosorontio.
- iv) The Township of Adjala-Tosorontio shall encourage development within the Everett Settlement Area that is consistent with programs intended to reduce the consumption of energy and water, and to promote waste reduction.
- v) In addition to the policies above, it is the policy of the Township that should any existing plan of subdivision not be finalized within the timeframe contemplated in the conditions of approval, Council may consider not renewing the subdivision approval or may amend the conditions of approval to more closely reflect current planning requirements.

4.6.3.5.2 Phasing

- i) Development (residential lands and municipal/public service facilities to service the additional population) will occur in an orderly fashion, and as warranted.
- ii) It is anticipated that the full build-out of the Everett Settlement Area will occur over a long-term planning horizon (beyond 2031) and will be approved based on a sustainable and logical progression of development and in accordance with Provincial, County, and local policies.
- iii) Generally, in considering the approval of any new development proposal within the Everett Settlement Area, the Township shall be satisfied that:
 - All of the significant natural and cultural heritage features have been adequately defined and protected, and that development is located outside of flood and erosion hazards;
 - The proposal promotes sustainability and energy efficient design and contributes toward the achievement of a full range of housing types and/or the provision of commercial and/or employment opportunities;
 - Requirements for public service facilities, including recreational facilities, schools and emergency services facilities have been adequately considered and can be provided to meet the needs of a growing population;
 - The development application is complete, and includes all of the required studies identified in this Plan;
 - All required agreements have been adequately executed to ensure the appropriate staging and development of infrastructure (including communications/ telecommunications and utilities) and public service facilities, such that there is no financial impact on the Township; and,
 - All required infrastructure (including communications/ telecommunications and utilities) and public service facilities are approved and implementable in a timely and cost-effective manner.
- iv) The Township will assign development approval priority to those development proposals which, in the opinion of the Township, best achieve all of the above criteria.
- v) Notwithstanding all of the policies of this section of this Plan, small scale development within Everett may proceed based on the merits of the individual

application, and subject to the Township's satisfaction that all other policies of this Plan have been adequately addressed.

4.6.3.5.3 Financial Considerations

- i) The traditional sense of independence that has been reflected in services the Township has opted to provide in the past, and in the annual budget set by Council, shall continue to be of significant importance when considering future development in Everett.
- ii) Growth within the Everett Settlement Area shall be controlled, sustainable and affordable.
- iii) Growth within the Everett Settlement Area shall be used to create economies of scale and provide greater efficiencies in operations for current and future residents.
- iv) In order to ensure that property owners contribute their proportionate share towards the provision of infrastructure and public service facilities such as schools, parks, trails, roads and road improvements, external services, sewer and water infrastructure and storm water management facilities, property owners shall be required to enter into one or more agreements, including a developer cost share agreement, as a condition of approval for draft plan of subdivision and/or site plan their lands, that provides for the equitable distribution of the associated costs of the aforementioned community and infrastructure facilities, including that of land.
- v) The Township shall explore opportunities for financing municipal services and facilities in ways that will not directly impact the general taxpayer, including but not limited to: developer cost-share agreements, phasing infrastructure development to match residential development; exploring partnerships with public organizations, not-for-profit agencies and private entities; and, determining appropriate user fees and special development charges.
- vi) All municipal facilities must be able to be constructed, operated, maintained, and replaced (where necessary) at a level that shall not be a burden to the taxpayers or the users.
- vii) Prior to the approval of any development, methods of financing, including an area specific or Town-wide Development Charges By-law Review, developer front-end or accelerated payment agreements shall be addressed in conjunction with other

proponent's development in the Everett Settlement Area to the satisfaction of the Township.

4.6.3.5.4 Subdivision and Consent

- i) Plans of Subdivision shall only be recommended for draft and final approval which are consistent with the requirements established in all of the studies required in this Plan.
- ii) Subdivision of land shall generally take place by plan of subdivision. Consents may be permitted within the Everett Settlement Area for intensification purposes, in accordance with the Township of Adjala-Tosorontio Official Plan, the applicable provisions of this Plan and the implementing zoning by-law.

4.6.3.5.5 Zoning

- i) Appropriate zoning regulations and standards shall be prepared to conform with and implement the provisions of this Plan.
- ii) The lands within the areas of the community of Everett may be zoned with an 'H' holding symbol, preceding the use designation in accordance with the Township of Adjala-Tosorontio Official Plan.
- iii) A holding symbol may be applied to part of all of the lands within the Everett Settlement Area, if required to ensure that adequate infrastructure and/or public service facilities/emergency service facilities are available to serve such lands.
- iv) No development shall occur on any lands within the area zoned with an 'H' holding symbol until the 'H' holding symbol has been removed by an amendment to the by-law.

4.6.3.5.6 Site Plan Control

- i) As part of the Site Plan Control process all proposed built form within the Everett Settlement Area that is subject to Site Plan Approval shall be subject to an architectural review which may include review of exterior design, character, scale, appearance and design features of buildings. At the discretion of the Township, the development of Architectural Design Guidelines may be required for any proposed subdivision, including draft approved plans, within the Everett Settlement Area.

4.6.3.5.7 Required Studies

- i) This Plan identifies the following studies, plans, and assessments that are required to be completed to the satisfaction of the Township of Adjala-Tosorontio and any agency having jurisdiction, prior to the Township considering a development application to be complete and prior to the approval of development applications. . The Township shall determine the need for the studies, plans and assessments, and when in the approval process they may be required on an application by application basis:
 - Neighbourhood Design Plan
 - Traffic Impact Assessment
 - Storm Water Management Plan
 - Functional Servicing Plan (water and sewers)
 - Environmental Impact Studies
 - Archaeological Surveys/Assessments
 - Construction Impact Mitigation Study
- ii) Additional studies and requirements may be identified by the Township as development within the Everett Settlement Area proceeds.
- iii) Any study may be subject to a peer review to be carried out by the Township, at the full cost of the applicant, and subject to approval by the Township and any other authority having jurisdiction.

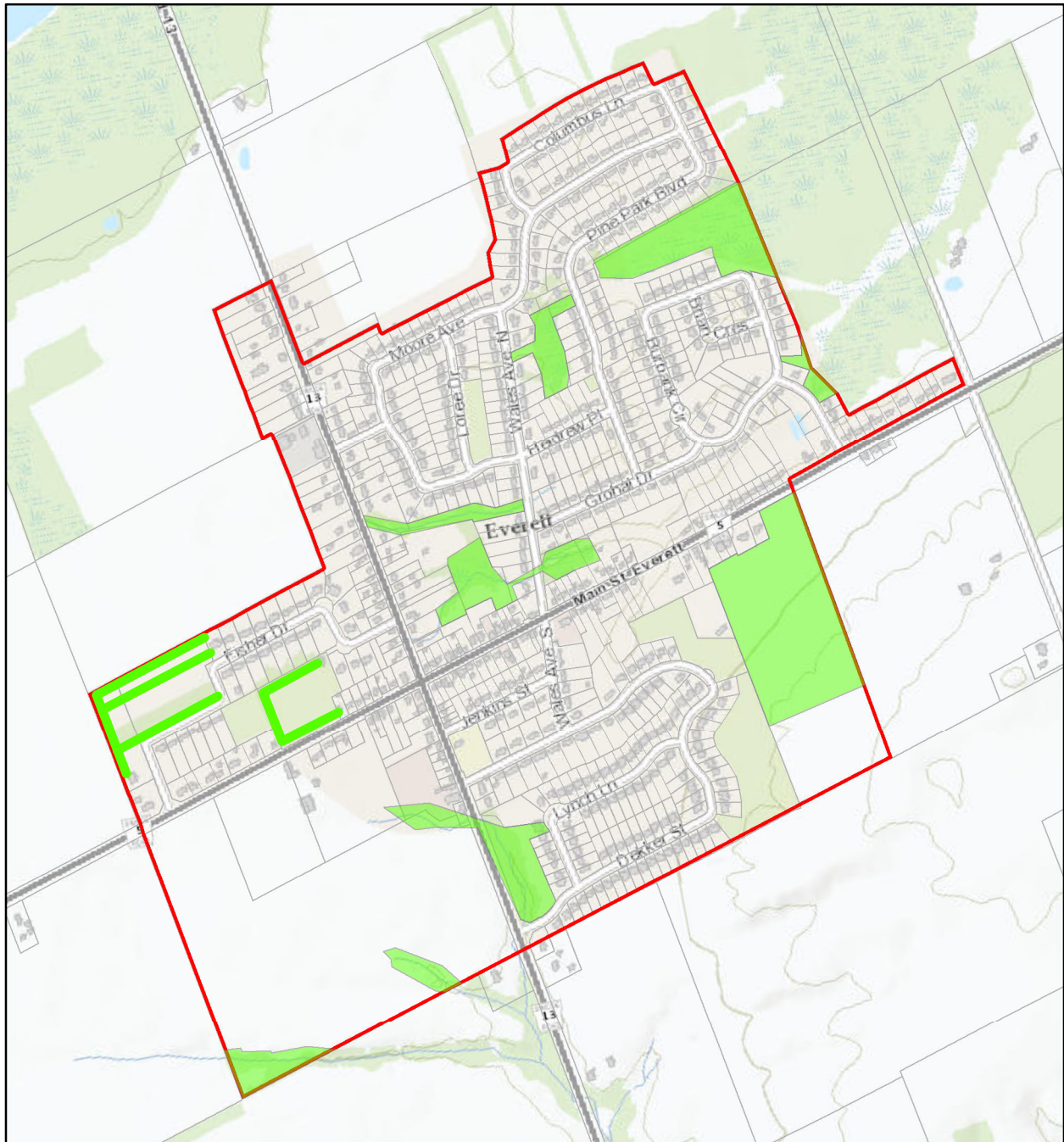
4.6.3.5.8 Public Sector Agreement to Comply




- i) It is the intent of this Plan to achieve the agreement of all public agencies involved in any aspect of development in the Everett Settlement Area, to comply with the policies of this Plan and the regulations in the Zoning By-law, in order to achieve the goals, objectives, principles and policies of this Plan.

4.6.3.5.8 Special Provisions

- i) Notwithstanding any of the foregoing policies, the policies and schedules in force through Official Plan Amendment 8 and Official Plan Amendment 10 remain in force and effect. Further, the lands subject to Official Plan 8 and Official Plan 10 are not subject to the policies herein.

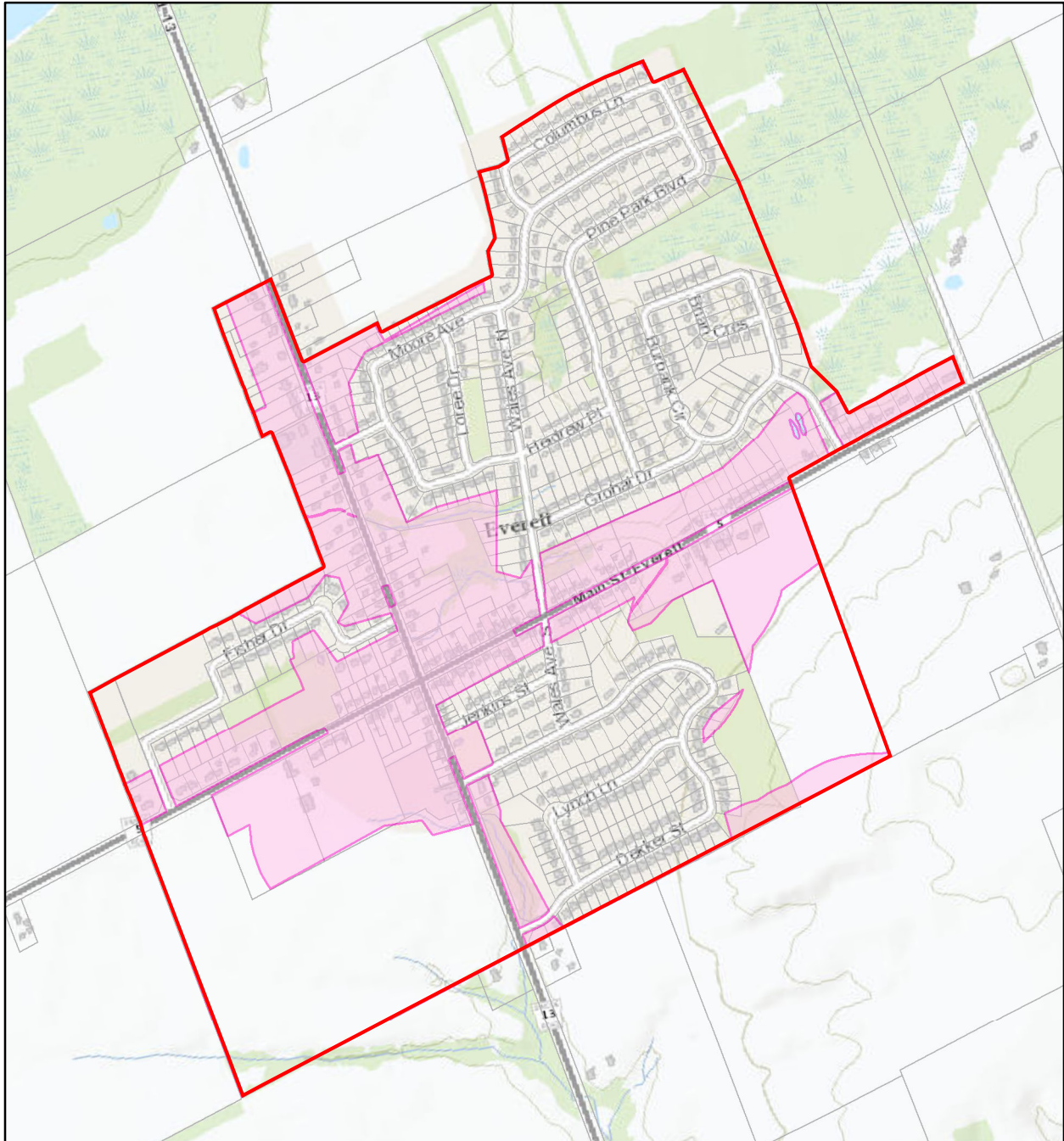
OPA 15 Schedule 1





-  Hedgegrow (retain where feasible)
-  Natural Heritage System with 30m Buffer
-  Area Subject to OPA 15

This map was modified on April 12th, 2020 by the County of Simcoe.

OPA 15 Schedule 2



-  Area Subject to OPA 15
-  Areas with Archaeological Potential
Stage 2 Archeological Assessment Required

This map was modified on April 12th, 2020 by the County of Simcoe.