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VIA ERO

January 27, 2023

Attention: Julianna Zhuo

Re: SUBMISSION ON COUNTY OF SIMCOE OPA 7
Far Sight Investments Limited

We represent Far Sight Investments Limited, owner of the property legally described as Part of Lot 13 and 14, Concession 5, Geographic Township of Tosorontio, within the Settlement of Everett (“**Subject Lands**”). The Subject Lands are approximately 96.6 hectares, located between County Road 13 on the west and Concession Road 6 on the east. There is a single detached dwelling and an abandoned livestock building on the property. An aerial, identifying the general location of the Subject Lands is attached to this correspondence.

We are writing to provide submissions on the County of Simcoe’s Official Plan Amendment No.. 7 (“**OPA 7**”), which is the culmination of “Phase 1” of the County’s most recent municipal comprehensive review: the growth management strategy. We are requesting that the Ministry of Municipal Affairs and Housing (“**MMAH**”) use its powers (as outlined below) to ensure that the Subject Lands can be developed at a minimum density of 61 people and jobs per hectare (“**pjph**”) and a minimum of 1,211 residential units, as expeditiously as possible.

PLANNING HISTORY

Residential uses have been permitted on the Subject Lands since 2016, when Amendment No. 8 to the Township of Adjala-Tosorontio Official Plan (“**OPA 8**”) was approved by the Ontario Municipal Board. OPA 8 redesignates the Subject Lands to permit residential development at a population of 1,952 persons and a minimum density of 32 pjph.

In May 2021, Far Sight made an application to the Township for a Zoning By-law Amendment and Draft Plan of Subdivision (“**Applications**”), intended to implement OPA 8. The Applications propose the development the Subject Property with 1,211 residential units in the form of single detached and townhouse dwellings. Based on the proposed housing mix, a population of 3,559 can be accommodated by the development. The Applications were

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subsequently appealed to the Ontario Land Tribunal (“**OLT**”) on the basis of the Township’s failure to make a decision within the requisite timeframe (“**Appeals**”).

On May 10, 2022, the Appeals were the subject of a case management conference (“**CMC**”) held by the OLT. Leading up to the CMC, the Township and the County both included the following issue on their respective Issues List:

Does the applicant require an Official Plan Amendment in order to permit a population of 3,305 [corrected to 3,559] on the subject lands?

Based on this issue, both municipalities appear to take the position that the population figure of 1,952, as referenced in OPA 8, is not a minimum, but is instead a fixed number or a maximum permission and cannot be exceeded without an amendment to OPA 8. We disagree for a number of reasons and instead take the position that the 1,952 people referenced in OPA 8 must be interpreted as a minimum.

In our opinion, the population reference is nothing more than a general guide and should not be read as a cap that would constrain planning and frustrate the achievement of important planning objectives, including the optimization of settlement lands and efficient use of services. If anything, the 1,952 people allocated to the Property through OPA 8 should be considered a minimum. We come to these conclusions for the following reasons:

1. OPA 8 applies to the entirety of the Subject Lands, not just the portion that would accommodate 1,952 people.
2. The 1,952-population allocation is not expressed as a maximum.
3. The Growth Plan for the Greater Golden Horseshoe states that population forecasts are minimums and are not to be used as a basis for approving or refusing development.
4. OPA 8 also contains a density target of 32 pjph. This density target is clearly expressed as a minimum directly in the policy. We understand that the minimum density of 32 pjph, when applied to the developable portion of the Property, will yield a population of approximately 1,952. It is not appropriate to ‘read in’ the 1,952 as a maximum, when its equivalent as the density is expressly a minimum. It cannot be both a minimum and a maximum. The OP should be interpreted in a manner that renders it internally coherent unless the language prevents a coherent interpretation. In this case, by accepting that the population forecast is simply a guide or a minimum, the minimum density provision can be respected.
5. Official Plan policies are to be read together, in their entirety, and are to be interpreted broadly. No policy objective of the Official Plan is met by enforcing the number as a

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maximum or an absolute. It would also be a departure from good planning to interpret the 1,952 people in this way, since the applicable planning policy regime requires the optimization and efficient use of land and infrastructure.

Notwithstanding Far Sight's position, an Official Plan Amendment application ("**OPA Application**") was submitted to the Township for the sole purpose of adding the word "minimum" in front of the 1,952 population figure in OPA 8. This approach was taken out of an abundance of caution and to keep the proceedings moving forward. The OPA Application has also been appealed to the OLT on the basis of the Township's failure to make a decision and will be consolidated with the existing Appeals of the Zoning By-law Amendment and Draft Plan of Subdivision. A merits hearing has yet to be scheduled in respect of the Appeals.

While the OPA Application has obvious merit, it is contrary to provincial policy to delay the delivery of housing by requiring an OPA that, if anything, is merely required to cure a technicality.

DEVELOPMENT SHOULD NOT BE DELAYED ON A TECHNICALITY

The Subject Lands are appropriate for residential development and should be permitted to move forward:

1. The lands are designated for residential development and have been since 2016. Their efficient use and buildout should be prioritized over adding new land to the settlement boundary.
2. The development of these lands would meet all applicable provincial and county policies and would constitute good planning, as demonstrated in the attached Planning Justification Report prepared by Goodreid Planning Group. The full buildout of these lands would contribute to the development of Everett as a complete community.
3. The lands can be fully serviced, as demonstrated in the attached Servicing Options Study, 2022, prepared by Pearson Engineering Ltd. Their full development will ensure that existing and planned infrastructure is optimized, and land is used efficiently.
4. There is significant market demand for housing in the Township and a potential shortage of supply, as demonstrated in the attached Residential Market Justification Study prepared by Parcel Economics Inc. and as discussed in the attached correspondence from Goodreid Planning Group, dated January 23, 2023.
5. The early approval of the Applications would assist in alleviating the ongoing housing crises. The Province is calling for a significant number of new residential units over the next ten years and is imposing targets on individual municipalities. These lands are ready to proceed to development in the immediate future and will assist in meeting the

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Province's lofty targets.

Far Sight is willing to immediately provide the residential units needed, but is being delayed on account of a technicality relating to the population figure in OPA 8. This obstruction is being caused by the municipalities' narrow interpretation of a single numerical reference, which interpretation does not accord with the purpose and intent of the current planning regime in Ontario.

MMAH SHOULD USE ITS POWERS TO ALLOW DEVELOPMENT TO PROCEED

The Ministry of Municipal Affairs and Housing ("MMAH") has broad powers to address this technical issue and allow the development of the Subject Lands to proceed as proposed. We are requesting that the MMAH exercise its powers as follows. OPA 7 should be modified to add a site-specific policy, clarifying that the Subject Lands will be developed with residential uses at a minimum density of 61 people and jobs per hectare and with a minimum of 1,211 residential units. The proposed wording for such a modification is attached to the submission letter prepared by Goodreid Planning Group, which is also attached to this correspondence.

If the Subject Lands are forced to develop at a lower density, to a population of no more than 1,952 people, then the Subject Lands will yield significantly fewer homes, which homes will be less affordable and will provide less of a contribution to the housing supply that is desperately needed. This result would be at complete cross purposes with the Province's current objectives, and all on account of a minor technicality created by the Township.

Should you have any questions or require any additional information regarding this submission, please contact the undersigned.

Yours truly,



Scott Snider

ss/jm/nd
13601/1
Encls.

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ATTACHMENT 1

PLANNING JUSTIFICATION REPORT

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



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

May 2021
GPG File FAR-2014-02



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Figure 2 – Surrounding Land Uses in the Settlement of Everett

Figure 3 – Location Plan for Draft Approved Plans of Subdivision (R&M Homes)

Figure 4 – Far Sight Investments Plan of Subdivision Barzo Lands

Figure 5 – Far Sight Investments Barzo Lands Community Master Plan

Figure 6 – Excerpt of Schedule 5.1 of the Simcoe County Official Plan

Figure 7 – Schedule A to Amendment No. 8 to the Official Plan for the Township of Adjala-Tosorontio

Figure 8 – Existing Zoning on the Subject Lands

ATTACHMENTS

Attachment 1 – Red-Line Revised Plans of Subdivision (R&M Homes), 2017

Attachment 2 – Red-Line Revised Plans of Subdivision (R&M Homes), 2018

Attachment 3 – Concept Plans for Residential Development

Attachment 4 – Proposed Zoning By-law Amendment and Schedule A

PLANNING JUSTIFICATION REPORT

FAR SIGHT HOMES (FORMER BARZO LANDS)

1.0 INTRODUCTION

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

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

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

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

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

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

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

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

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

2.0 SITE DESCRIPTION AND CONTEXT

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

2.1 SITE DESCRIPTION

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

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

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

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

2.2 SITE CONTEXT

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

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

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

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

3.0 INVOLVEMENT OF FAR SIGHT HOMES IN EVERETT

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

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

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

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

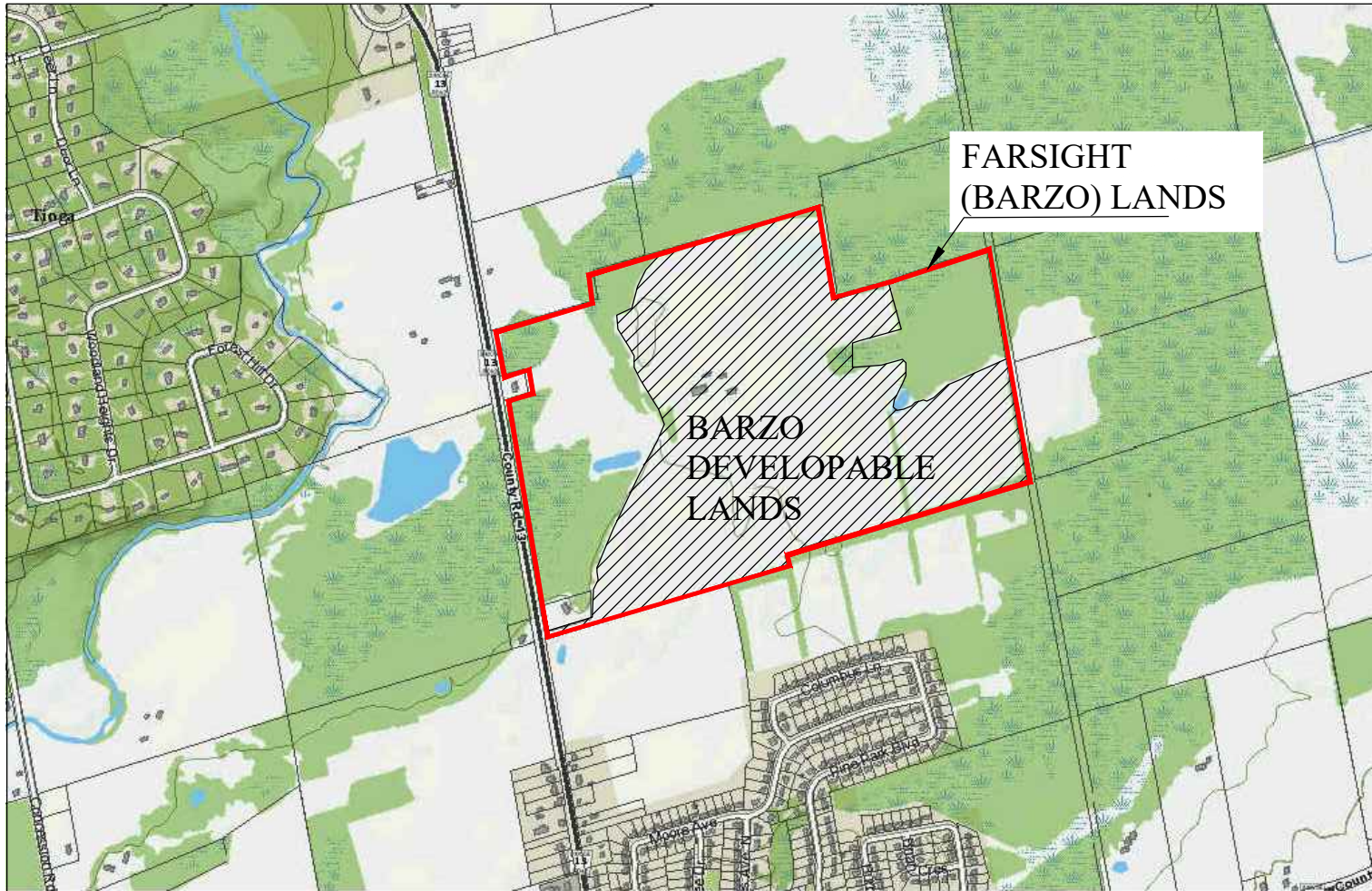


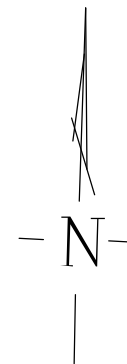
Figure 1



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



Figure 2



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

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

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

4.0 BACKGROUND ON SUBDIVISION & CLASS EA APPROVALS

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

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

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

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

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

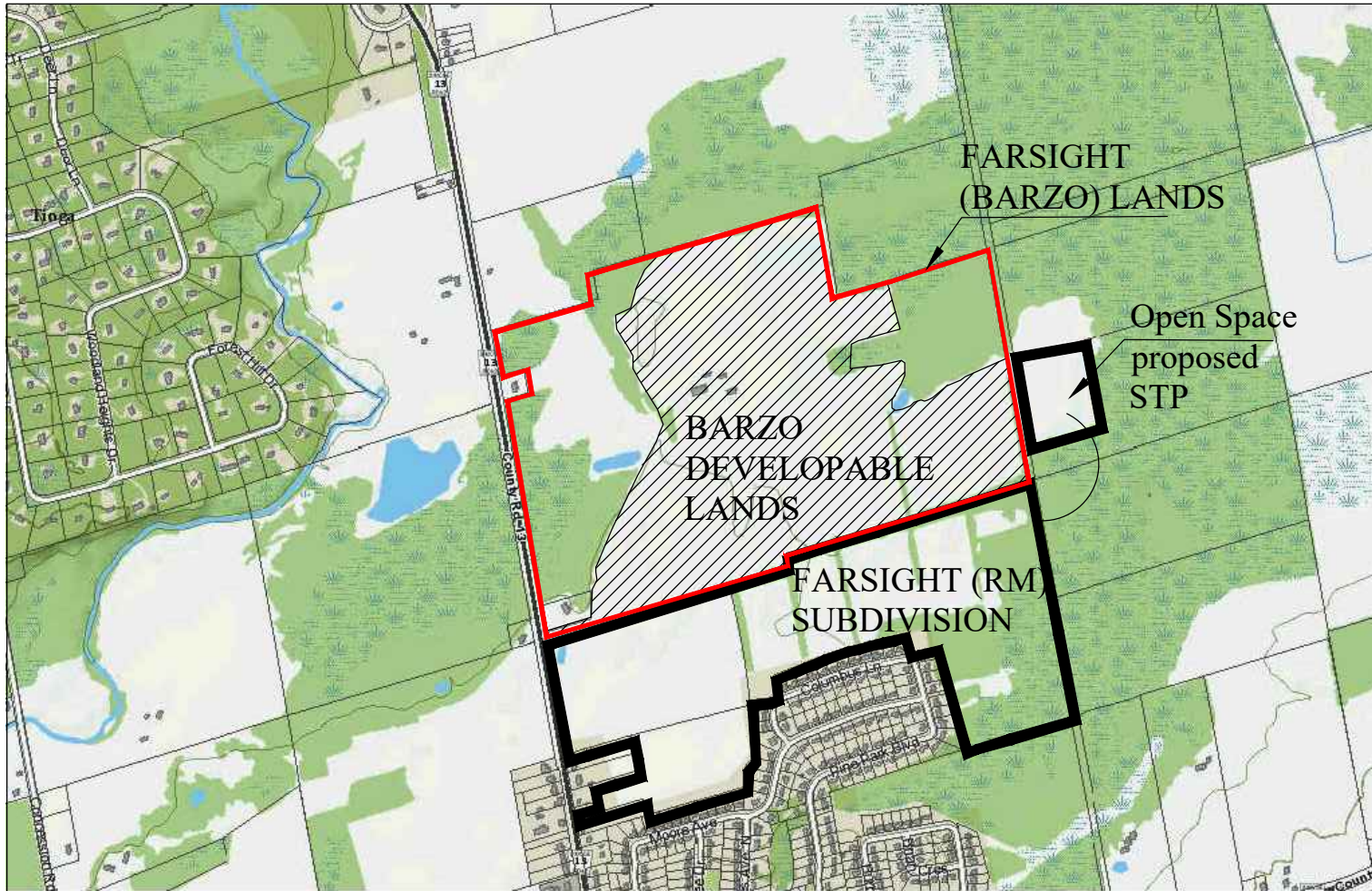
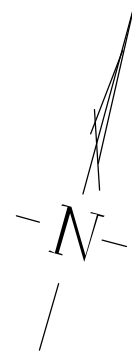


Figure 3



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.3 Everett Master Servicing - Class Environmental Assessment

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

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

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

The MSP investigations determined as follows:

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

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

4.3.1 Transportation

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

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

4.3.2 Master Drainage

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

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

4.3.3 Sanitary Servicing

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

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

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

4.3.4 Water Supply

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

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

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

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

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

5.0 THE FAR SIGHT PLAN OF SUBDIVISION FOR THE BARZO LANDS

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

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

Table 1 – Proposed Population and Jobs per Hectare.

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

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

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

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

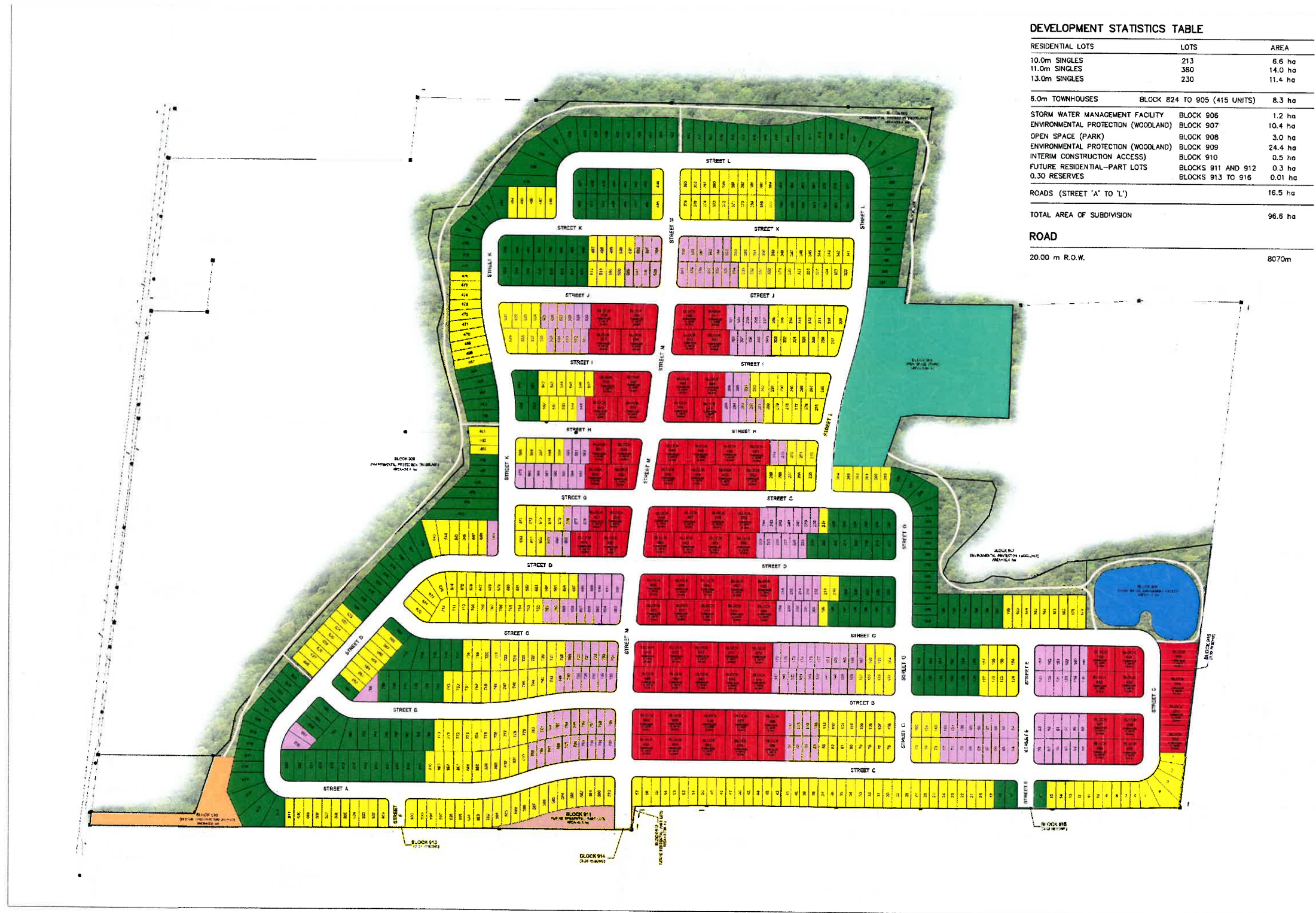
developed sequentially in accordance with draft plan approval conditions, the provisions of the subdivision agreement and the utilization of holding provisions, as appropriate. It is anticipated that 800 residential lots/units will be built and occupied by 2031 and the remainder by 2036 (if not sooner).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

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

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

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

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



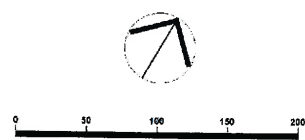
DEVELOPMENT STATISTICS TABLE

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

FAR SIGHT INVESTMENTS BARZO LANDS
Community Master Plan
 Everett, Ontario

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

Project No: 17002 Date: April 11, 2021



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

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

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

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

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

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

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

7.0 PROVINCIAL AND MUNICIPAL PLANNING POLICY REVIEW

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

7.1 PROVINCIAL POLICY STATEMENT 2020 (PPS)

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

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

7.1.1 Building Strong Communities

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

7.1.2 Settlement Areas

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

7.1.3 Housing

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

Section 7.1.4 Infrastructure and Public Service Facilities

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

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

7.1.5 Sewage, Water and Stormwater

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

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

7.1.6 Natural Heritage Features and Functions

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

7.1.7 Planning Opinion on Consistency of Proposal with the PPS

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

7.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2020

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

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

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

7.2.1 Where and How to Grow

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

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

7.2.2 Managing Growth:

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

7.2.3 Built-Up Areas and Designated Greenfield Areas

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

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

7.2.4 Intensification Targets and Density Targets

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

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

7.2.5 Infrastructure to Support Growth

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

7.2.6 Natural Heritage Features and Functions

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

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

7.2.7 Planning Opinion on Conformity of Proposal to the Growth Plan

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

7.3 COUNTY OF SIMCOE OFFICIAL PLAN

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

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

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

Section 3.5.7 indicates that Settlement Areas are to be the focus of growth and their vitality and regeneration are to be encouraged and are to be planned to accommodate a diversity of land use including residential, commercial, industrial and institutional uses to reinforce their traditional role as central places and service centre. The proposed draft plan of subdivision will contribute towards Everett being a focus of growth that contributes to meeting the residential housing needs of the Township. The smaller single detached and townhouse lots now being proposed will contribute residential intensification and a more compact community.

Section 3.5.9 of the County Plan states as follows:

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

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

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

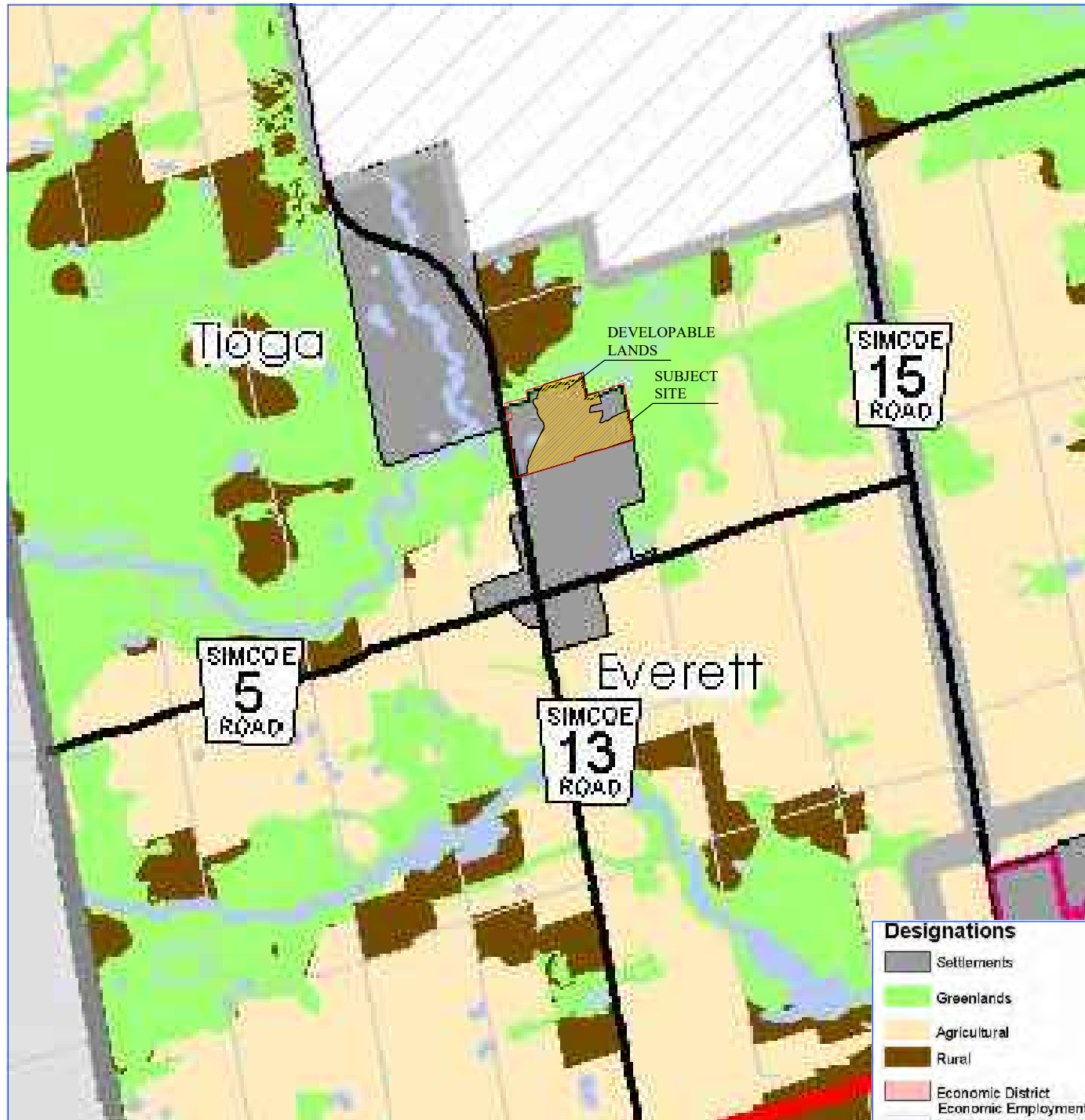
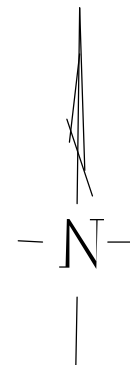


Figure 6



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

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

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

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

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

7.4 TOWNSHIP OF ADJALA-TOSORONTIO OFFICIAL PLAN

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

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

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

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

SCHEDULE "A"

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

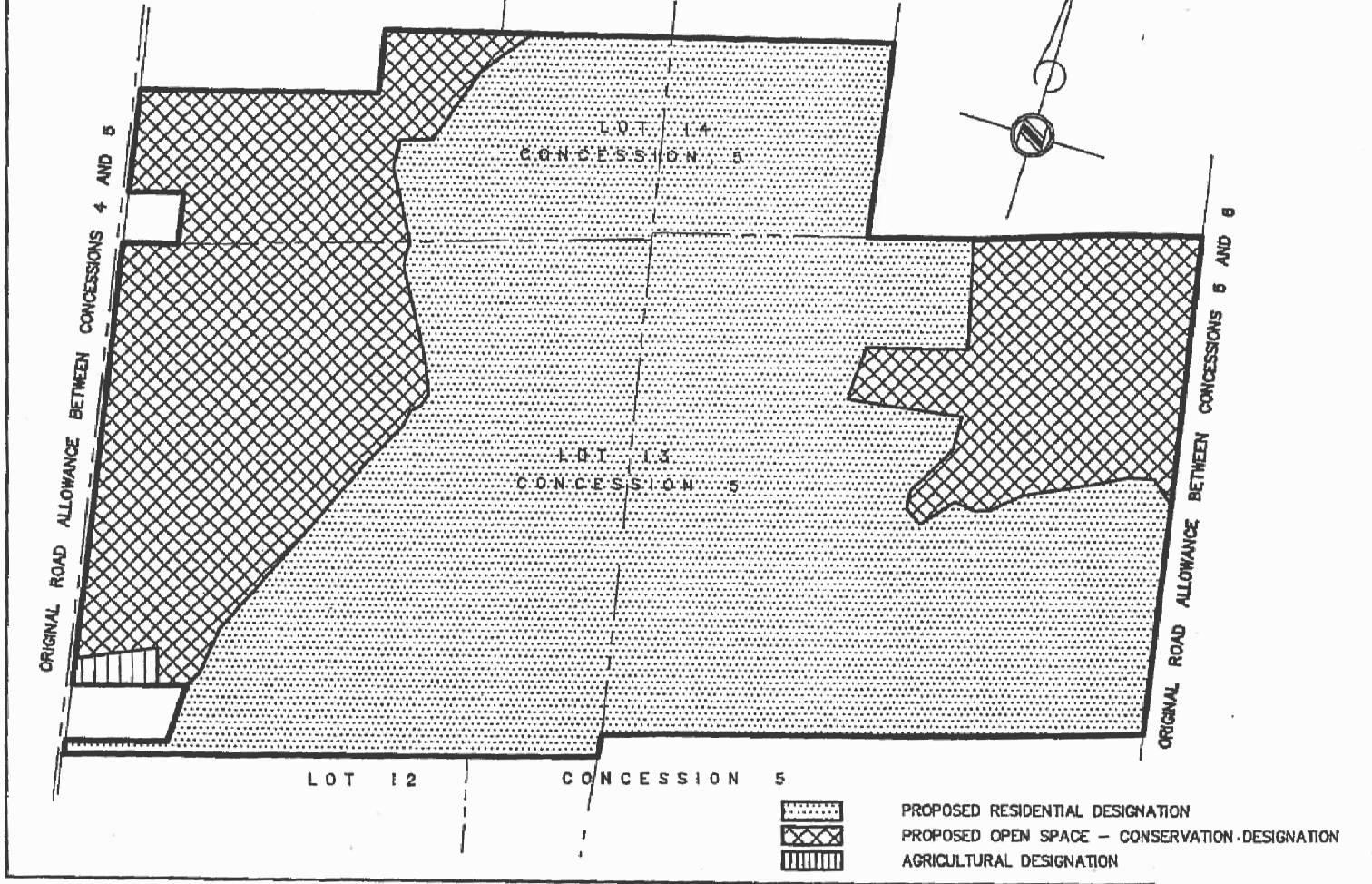


Figure 7



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

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

a. Water Supply and Distribution

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

b. Sewage Disposal

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

c. Stormwater Runoff

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

d. Street and Walkways

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

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

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

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

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

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

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

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

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

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

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

9.0 PROPOSED ZONING BY-LAW AMENDMENT

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

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

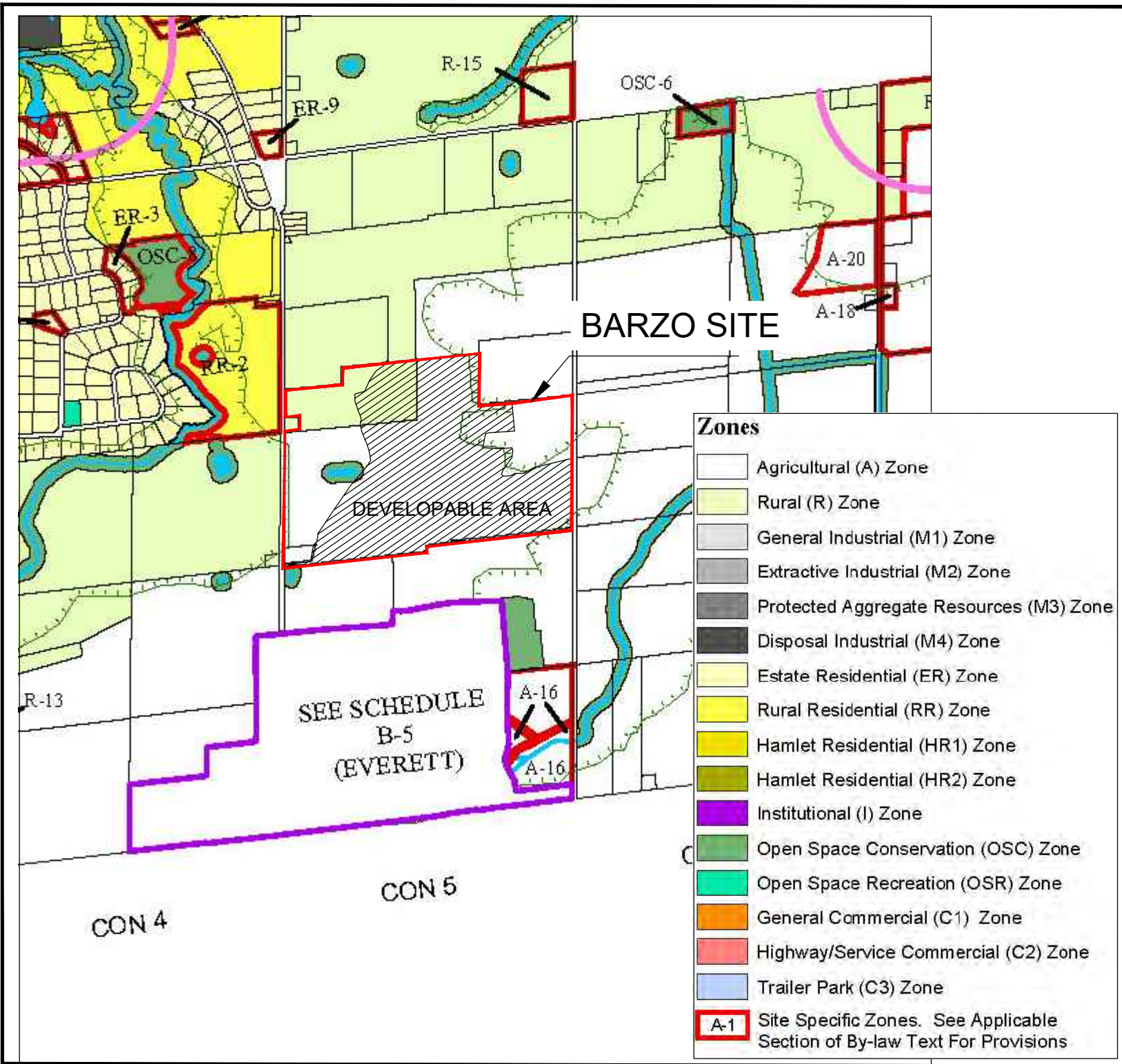
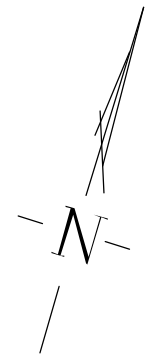


Figure 8



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

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

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

HR1-25

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

HR1-26

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

HR1-27

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

HR2-XX

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

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

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

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

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

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

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

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

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

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

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

10.0 PLANNING RATIONALE FOR FAR SIGHT PLANNING APPLICATIONS

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

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

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

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

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

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

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

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

11.0 CONCLUSIONS

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

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

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

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

Sincerely,

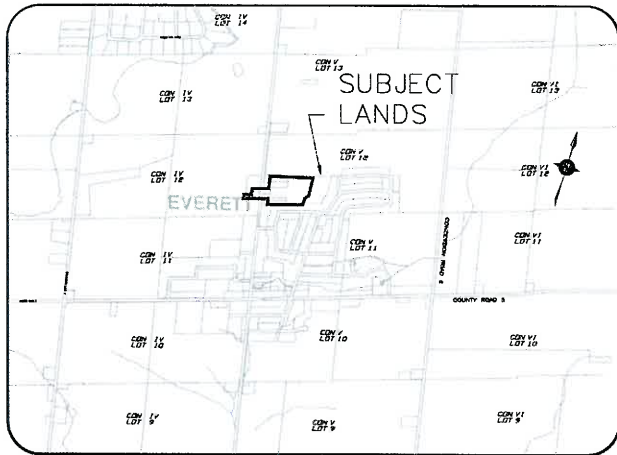
GOODREID PLANNING GROUP



Brian J. Goodreid, MCIP, RPP
Principal

ATTACHMENT 1

ATTACHMENT 2



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

NOVEMBER 28, 2016
 DATE
 RICHARD EDWARDS, PRESIDENT
 241188 CHEVROLET INC. (FARREIGHT HOUSES)

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

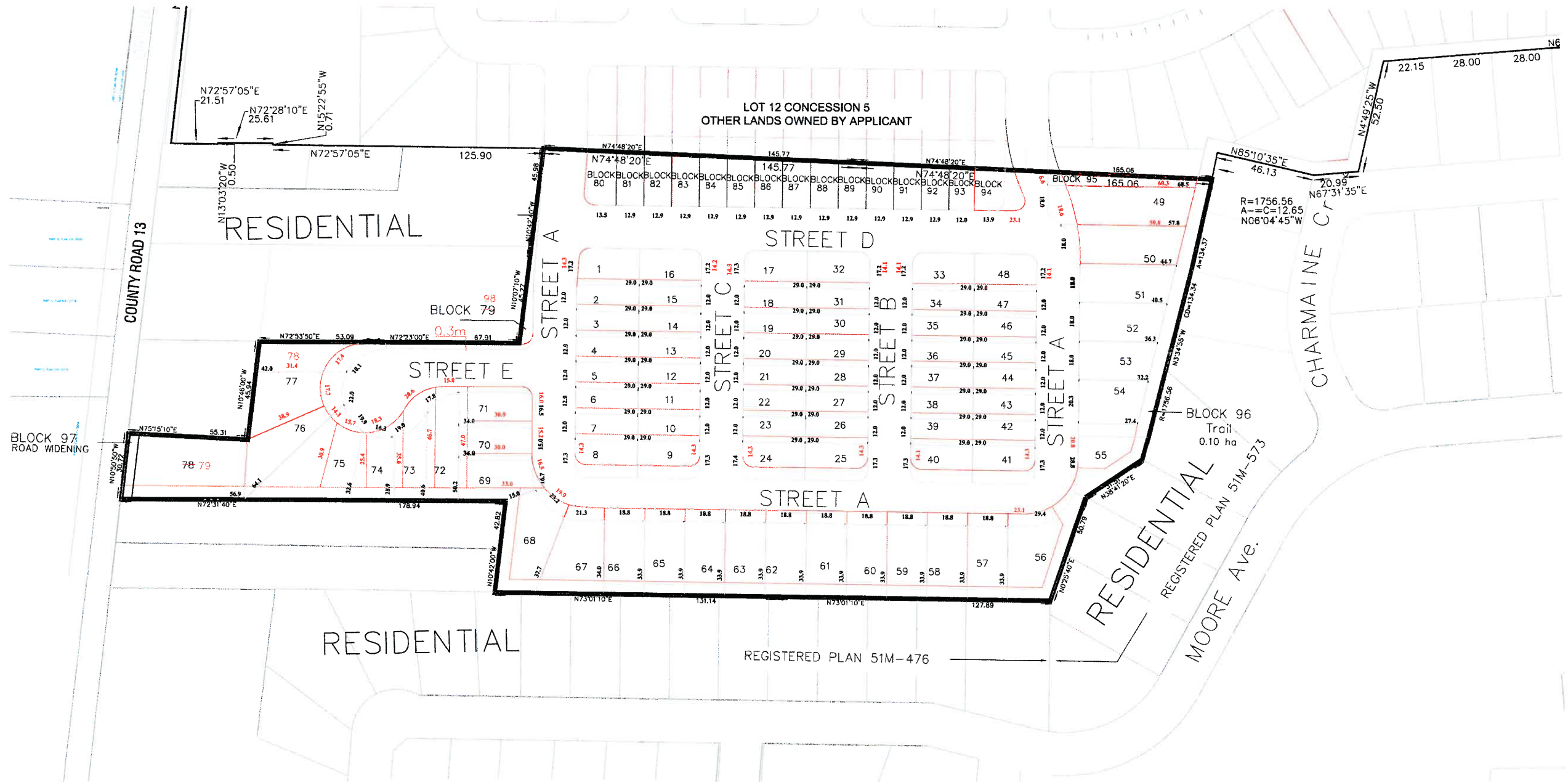
NOVEMBER 28, 2016
 DATE
 DINO ASTRI
 ONTARIO LAND SURVEYOR

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

81 SHOWN ON DRAFT PLAN 82 SHOWN ON DRAFT PLAN 83 SHOWN ON DRAFT PLAN 84 SHOWN ON DRAFT PLAN 85 SHOWN ON DRAFT PLAN 86 SHOWN ON DRAFT PLAN 87 SHOWN ON DRAFT PLAN 88 SHOWN ON DRAFT PLAN 89 SHOWN ON DRAFT PLAN 90 SHOWN ON DRAFT PLAN 91 SHOWN ON DRAFT PLAN 92 SHOWN ON DRAFT PLAN 93 SHOWN ON DRAFT PLAN 94 SHOWN ON DRAFT PLAN

STATISTICS

SINGLE RESIDENTIAL (12m)	1.74ha 1.65 ha	48 LOTS
SINGLE RESIDENTIAL (15m)	0.74ha 0.65 ha	11 10 LOTS
SINGLE RESIDENTIAL (18m)	1.37ha 1.47 ha	20 LOTS
FUTURE LOTS	0.51 ha	BLOCKS 90-95, 98
OPEN SPACE	0.43 ha 0.10 ha	BLOCK 96
ROAD WIDENING	0.02 ha	BLOCK 97
ROADS (Streets A-E)	2.15 ha 2.16 ha	
TOTAL	6.96 ha	78 LOTS/ 19 BLOCKS



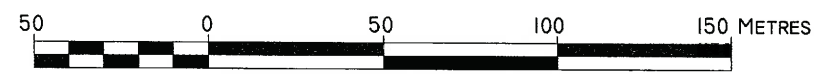
Red - Line Revised Draft
Plan of Subdivision
 Part of Lot 12, Concession 5
 Geographic Township of Tosorontio,
 now in the
Township of Adjala-Tosorontio
 County of Simcoe
2018

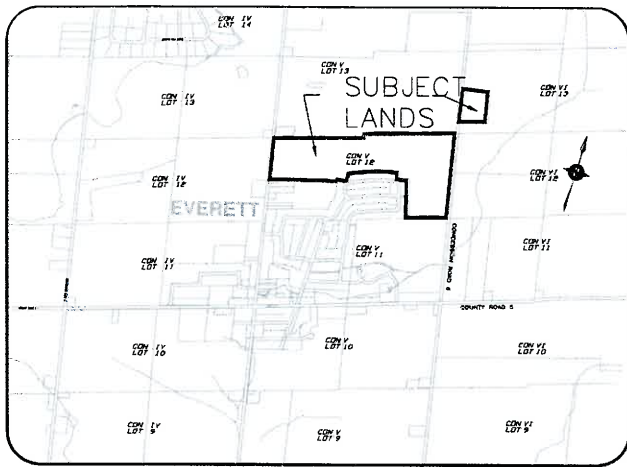
DATE	SCHEDULE OF REVISIONS DESCRIPTION	DRAWN
JULY 29, 2016	GPG Revisions for Final Subdivision	SKT
OCT 27, 2016	DESK REVISIONS TO DRAFT PLAN	LS
NOV 29, 2016	SIGNATURES ADDED	LS
MAY 15, 2018	Redline Revisions for Final Subdivision	SKT

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

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

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





STATISTICS

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

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

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

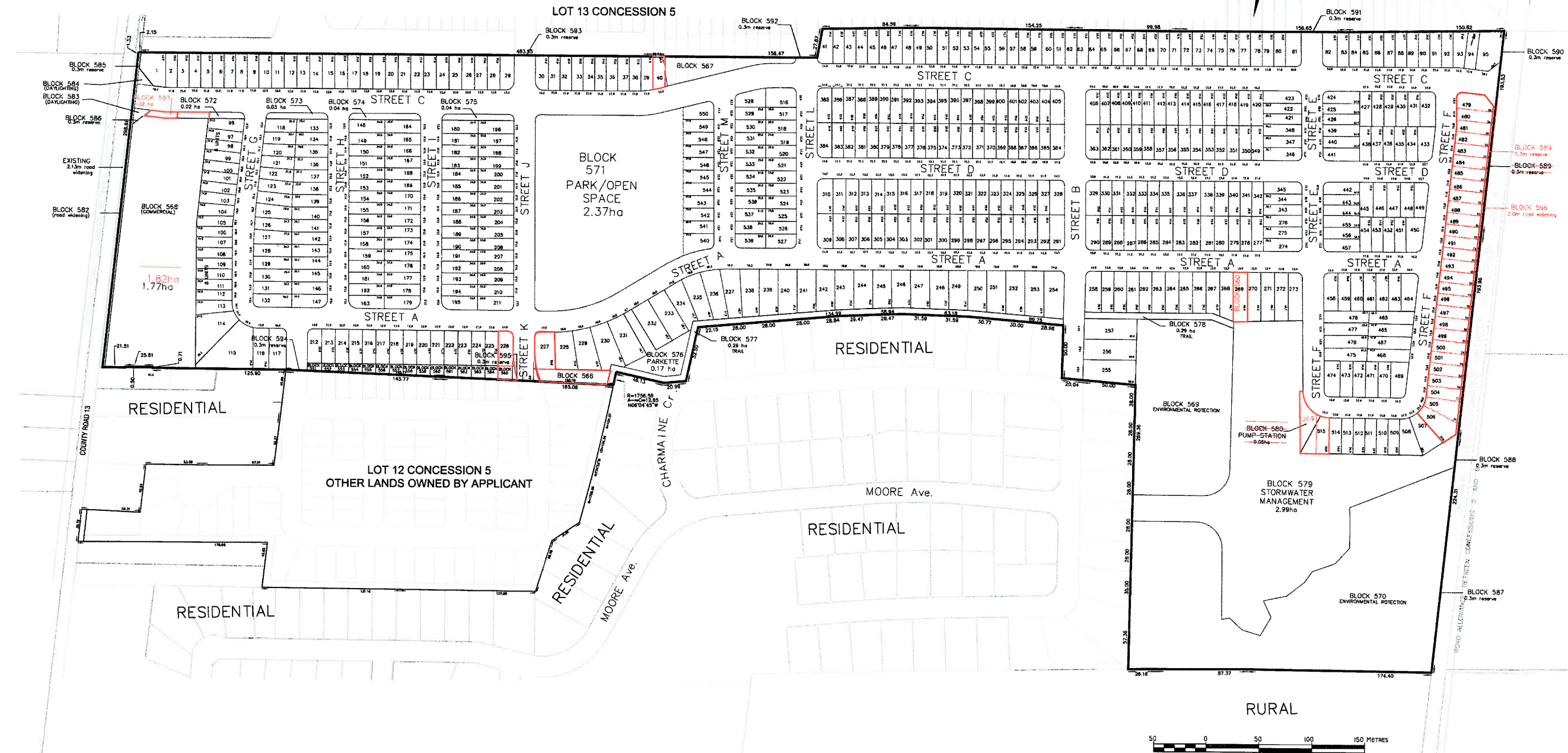
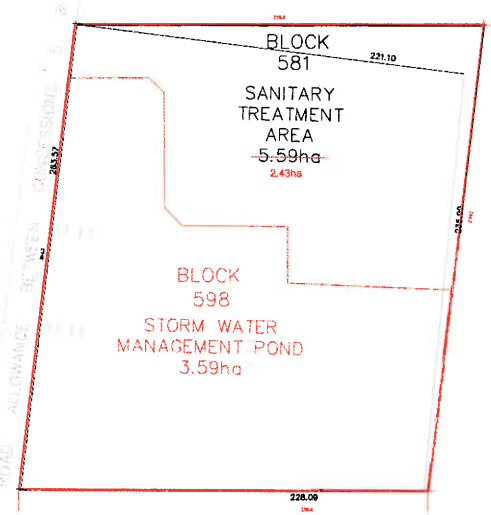
NOVEMBER 28, 2018
 DATE
 RICHARD SCHEDERANSKI, PRESIDENT
 241152 CONTRACT INC. (FARSIGHT HOMES)

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

NOVEMBER 28, 2018
 DATE
 DINO ASTRI
 ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 15(1) OF THE PLANNING ACT

(*) SHOW ON DRAFT PLAN	(*) SHOW ON DRAFT PLAN
(*) SHOW ON DRAFT PLAN	(*) SHOW ON DRAFT PLAN
(*) SHOW ON DRAFT PLAN	(*) SHOW ON DRAFT PLAN
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(*) SHOW ON DRAFT PLAN	(*) SHOW ON DRAFT PLAN



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

SCHEDULE OF REVISIONS

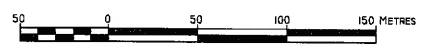
DATE	DESCRIPTION	DRAWN
JULY 25, 2015	IGP Revisions for Farsight Subdivision	LS
OCT. 29, 2016	GASL REVISIONS TO DRAFT PLAN	LS
NOV. 29, 2016	SIGNATURES ADDED	LS
OCT 13, 2018	Redline Revisions for Farsight Subdivision	SLT

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

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

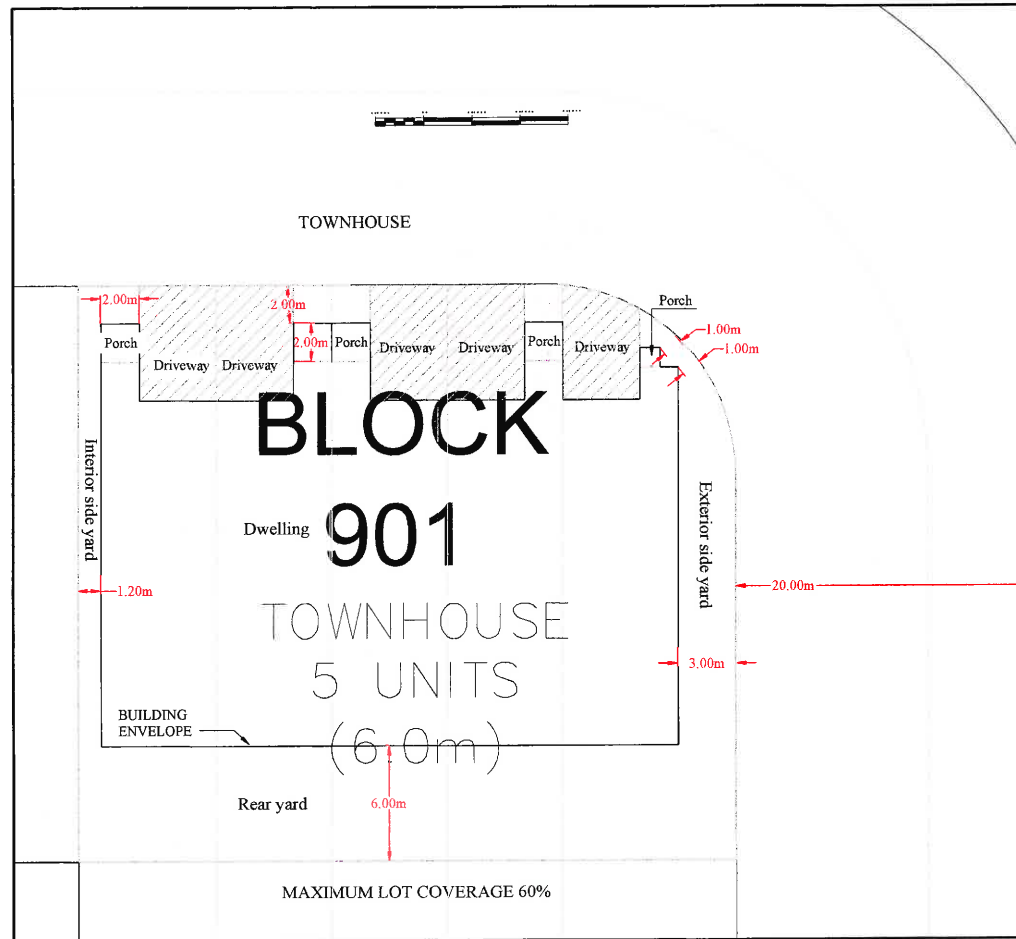
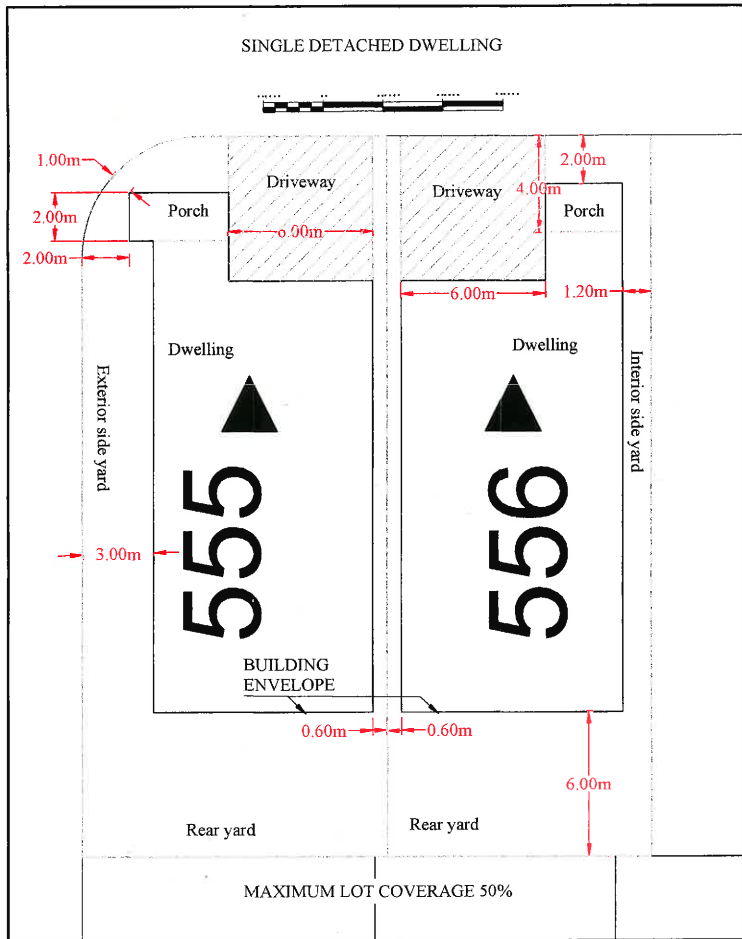
[GPG]
GOODREID
PLANNING
GROUP

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



ATTACHMENT 3

CONCEPT PLANS FOR RESIDENTIAL DEVELOPMENTS



ATTACHMENT 4

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 21 –

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

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

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

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

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

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

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

“Section 9.3.XX (I-XX Zone)

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

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

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

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

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

“Section 14.3.XX (OSR-XX Zone)

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

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

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

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

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

Concession 5, Former Tosorontio”.

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

“19.3.XX HR2-XX

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

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

The permitted uses shall be limited to street townhouse units.

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

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

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

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

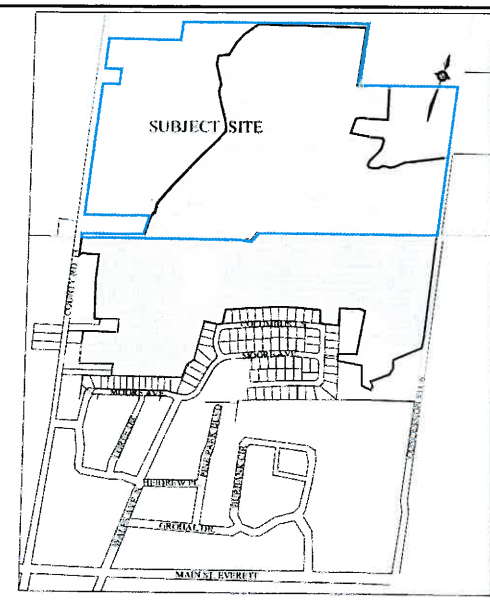
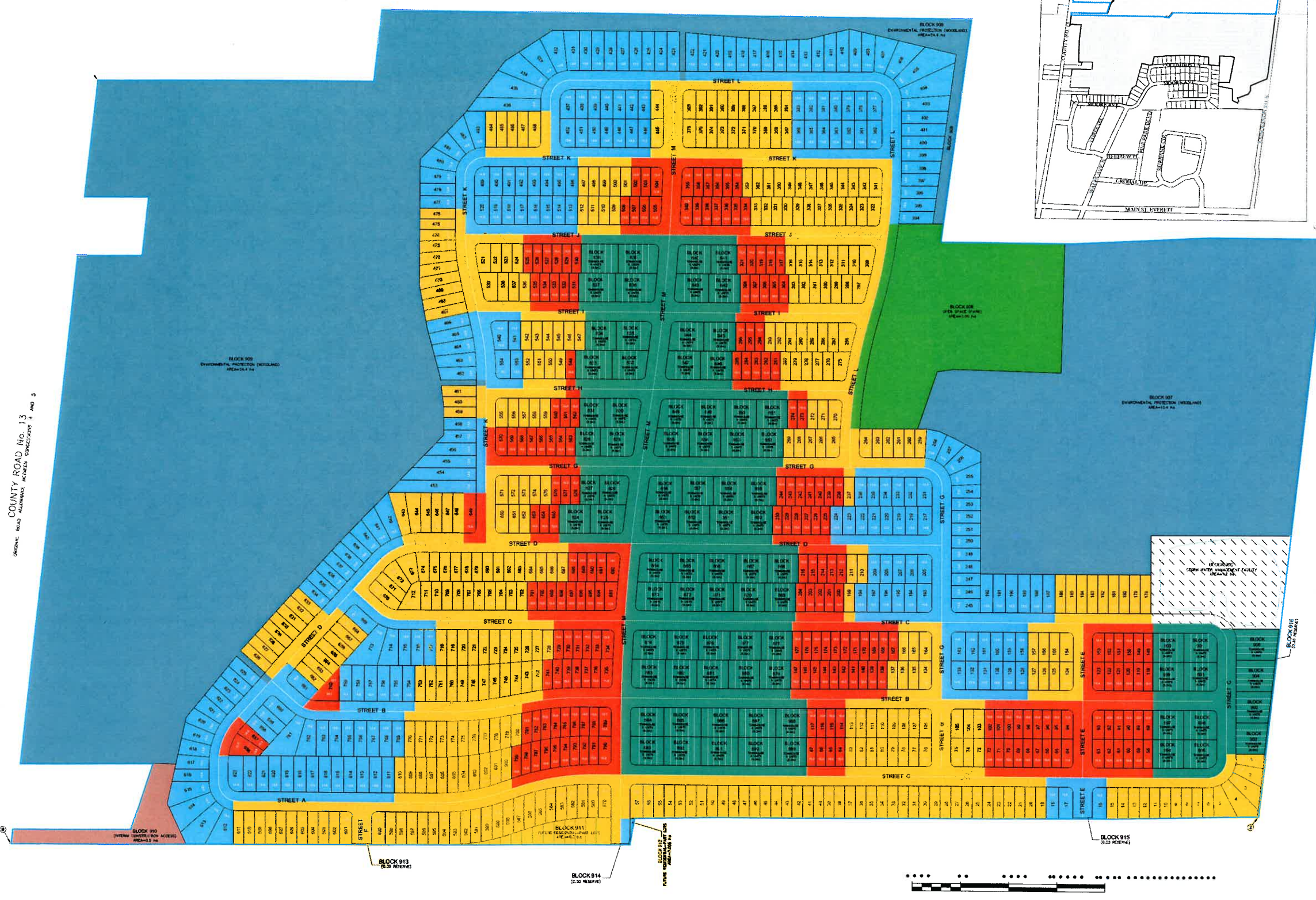
9. **THAT** Schedule "A" is hereby declared to form part of this By-law.
10. **THAT** this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal where no notice of appeal is received, or, where a notice of appeal is received, upon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

MAYOR

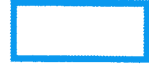






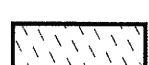

CLERK

Schedule "A"
to
By-law No.

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



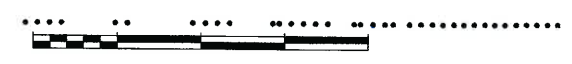
ZONE CHANGES

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

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

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

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



ATTACHMENT 2



August 18, 2022

File: 10063.02

Attention: John Thompson

Township of Adjala-Tosorontio
7855 30th Sideroad, R.R. #1
Alliston, ON L9R 1V1

**Re: Servicing Options Study
Subdivision Plan for the Barzo Lands
Everett, Township of Adjala-Tosorontio**

1. INTRODUCTION

PEARSON Engineering Ltd. (PEARSON) has been retained by Farsight Homes (Client) to prepare a Servicing Options Study in support of the proposed Barzo Lands Residential Subdivision (Project) located on Part of Lot 13, Concession 5 and Part of Lot 14, Concession 5 in the Hamlett of Everett (Everett), Township of Adjala-Tosorontio (Township), Simcoe County (County)

The Project lands are located within Everett on lands subject to Official Plan Amendment No. 8 and are approximately 96.6 hectares in size with a developable area of 61 hectares. The Project lands currently consist of a farmed area and open space conservation lands with a farmhouse and farming buildings located near the center of the property immediately to the north of the draft plan approved Farsight Subdivision, formerly known as the R&M Subdivision. The Project is proposed to be developed into 1,238 residential lots consisting of 823 single family detached lots, 415 townhouse lots, and park lands. An FSR was completed by Pearson and submitted in May 2021 in support of the Barzo Subdivision.

In addition to the Pearson FSR, Stantec completed a Water Distribution System Hydraulic Analysis report, dated April 8, 2019, which analyzed Everett's water distribution system including the Barzo development. Potable water requirements for the site are discussed in more detail in Section 2.

A Wastewater Treatment Plant (WWTP) servicing the Farsight Subdivision (1,955 people) as well as the proposed Barzo Subdivision (3,306 people) is proposed on a parcel of land east of the Project lands on the east side of Concession Road 6. A Stormwater Management (SWM) Pond is also proposed to be located on the same parcel as the WWTP as well as on the west side of Concession Road 6 as part of the Barzo Subdivision.

1.1. SUPPORTING DOCUMENTS

The following reports have been referenced in the preparation of this report:

- Golder Associates, 'Farsight Homes Everett Hydrogeological Study', March 2019
- Greenland International Consulting Ltd., 'Everett Secondary Plan Master Servicing Plan', January 2013, and Addendum #1 and #2 in 2016 and 2018, respectively.
- Greenland International Consulting Ltd., 'Schedule C Class Environmental Assessment (EA) - Everett Wastewater Treatment Plant & Surface Water Outfall Expansion', September 2014
- Stantec Consulting Inc., 'Everett WWTP – Design Brief', December 2017
- Stantec Consulting Inc., 'Water Distribution System Hydraulic Analysis', April 2019



2. DESIGN POPULATION

The proposed municipal infrastructure upgrades are planned to service the existing Everett residents and proposed Barzo development of 1,238 units, based on the following:

Proposed Barzo Residential lots:	1,238 units
Population Density:	2.67 ppl/unit
Proposed Barzo Population:	3,306 people

The total existing Everett and proposed Farsight and Barzo Population is:

Existing Everett Population:	1,929
Approved Farsight Development:	1,955
Proposed Barzo Population:	<u>3,306</u>
Total Proposed Everett Population:	7,190 people

3. WATER SUPPLY AND DISTRIBUTION

Stantec's Water Distribution System Hydraulic Analysis (Water Report) utilized an average day demand of 275 L/c/d for proposed development, and 167 L/c/d for existing Everett population. The existing Everett demand was calculated, "by dividing the total average day demand by the total equivalent population (Section 2.4, Demands, Stantec Water Report). The water demand for proposed development of 275 L/cap/day has been adopted for all proposed developments consistent with Greenland's Everett Secondary Plan Master Servicing Study.

The following Table 1 summarizes the calculated design flows taken from the Stantec report.

Table 1: Existing and Projected Water Demands (From Stantec Water Report)

Scenario	Population (People)	Average Day Demand (ADD)		Max Day Demand (MDD)		Peak Hour Demand (PHD)	
		m ³ /day	L/s	m ³ /day	L/s	m ³ /day	L/s
1	3,834	846	9.79	1,692	19.58	2,538	29.38
2	7,158*	1,760	20.37	3,520	40.74	5,280	61.11
3	12,293	3,381	39.13	6,423	74.34	9,635	111.52

Note:

Scenario 1: Includes Existing Population and Farsight Subdivision.

Scenario 2: Includes Existing Population and Proposed Farsight, Barzo, and Cumac Subdivisions.

Scenario 3: Includes Existing Population and Proposed Farsight, Barzo, Cumac and Future Development Areas (proposed Walton Lands west of County Road 13)

The Barzo Project is part of Scenario 2 which utilizes a total equivalent population (EP) of 7,158 persons, requiring an ADD of 20.37 L/s, an MDD of 40.74 L/s, and a PHD of 61.11 L/s.

Our calculated total population of 7,190 at the top of the page is nominally different than Table 1 and does not impact the analysis and conclusions of this letter report or the Barzo FSR.



3.1. WELL CAPACITY

The Everett water supply system consists of three (3) active groundwater wells: the Ballpark Supply Well, the Grohal Supply Well, and the Grohal Stand-By Well. The wells have a combined hydraulic rated capacity of 4,870 m³/day based on the facility's Permit-to-Take Water. The ESPMSP states that MECP requirements for the firm capacity of the system is the operating capacity when the largest pump is out of service. Therefore, the firm capacity for the water supply is 1,875 m³/day. The following summary of the operating capacity of the current well systems in Everett was taken from the ESPMSP completed by Greenland.

Table 2: Everett Well Capacity (From Golder Hydrogeological Study)

Well Name	Operating Capacity (L/s)	Operating Capacity (m ³ /d)
Grohal Supply Well	21.7	1,875
Grohal Stand-by Well	11	950
Ball Park Well	22.7	1,961
Total Capacity	55.4	4,787
Firm Capacity	21.7	1,875

From ESPMSP Vol. 3, Part 3 – 2.2, 'a new well and pump system would be required prior to the Town reaching a total equivalent population of 5,359 persons to satisfy maximum daily water demands.' Therefore, since the combined Existing Population plus the Farsight Everett, Farsight Barzo, and Cumac subdivisions (Scenario 2 of the Stantec report) have a combined population of 7,190 people which exceeds the threshold population of 5,359, an additional production well will be required. The Stantec report estimates that this well will be required following completion of Phase 4 of the Farsight Everett subdivision. As per the ESPMSP and the Stantec report, this well is to be constructed within the Farsight Everett subdivision Park Land Block (adjacent to the Barzo Subdivision).

3.2. AQUIFER CAPACITY

From ESPMSP Vol. 3, Part 3 – 2.2, 'It should also be noted that the Golder Study concluded that the Existing Everett well system groundwater aquifer average day capacity is 2,500 m³/d. As such, once the ADD exceeds 2,500 m³/d, a new water source will need to be explored to supplement the existing facilities.' Therefore, since the proposed ADD of 1,760 m³/d for Scenario 2 is 30% less than the aquifer capacity of 2,500 m³/d, the aquifer has sufficient capacity to supply water for the Barzo subdivision.



3.3. FIRE FLOW REQUIREMENTS

MECP Design Guidelines for Drinking Water Systems Section 8.4.2 states that Fire Flows shall meet a minimum of 123.3 L/s at 140 kPa residual pressure for a duration of 2 hours. This criteria was reviewed for the combined Existing Population plus Farsight Project Development (Everett + Barzo).

The Stantec analysis includes a fire flow model based on the Fire Underwriter Survey (FUS) method and included the Barzo subdivision assuming approximately 1,200 lots. While the actual number of proposed lots is nominally more at 1,238, this will not impact the current water model conclusions. The analysis concluded that under existing conditions, many of Everett's existing hydrants do not meet the required fire flow requirements.

The Stantec report proposes various water system upgrades to increase fire flow demands to meet current standards including:

- Provide an additional hydrant at the intersection of Street C of the Farsight Everett subdivision and Concession Road 6 until the future watermain is constructed.
- 300 mm diameter watermain to be constructed on Concession Road 6 following Phase 4 of the Farsight Everett subdivision.
- 150 mm diameter watermain to be constructed concurrent with the Barzo subdivision located on Concession Road 6, north of Street C, to provide sufficient fire flow to the Barzo subdivision.
- Future booster pumps to be investigated in further detail

As implemented, the upgraded water infrastructure will provide better water supply and fire storage for the existing residents and new developments. More detailed information regarding water system upgrades are available in Stantec's Water Report.

3.4. RESERVOIR CAPACITY

There is an existing water storage facility with a storage volume of 1,600 m³ at the southeast corner of the Everett Secondary Plan Area on the west side of Concession Road 6, south of County Road 5, at 5976 Concession Road 6 behind an existing dwelling. The water from the three Everett wells is pumped to this elevated storage facility which then provides the Community of Everett with the required water pressure and fire protection volume.

According to the Stantec analysis, this storage will be increased from 1,600 m³ to 3,500 m³ to accommodate the proposed Barzo development. Timing of this expansion will be determined later including a cost shared agreement justified for all new developments, but current modeling shows that additional storage will be required prior to the completion of the Farsight Everett Project.



3.5. BARZO SUBDIVISION WATER USAGE SUMMARY

As per the above sections, a new well and a 300 mm diameter watermain on Concession Road 6 will be constructed after Phase 4 of the Farsight Subdivision. An additional 1,900 m³ of fire storage is also proposed which will provide sufficient fire protection storage for the Barzo Subdivision. Timing of the additional storage is yet to be determined, and will be required prior to the completion of the Farsight Everett Subdivision. The following is a summary of the water demands utilized by the Farsight and Barzo Subdivisions:

Table 3: Farsight & Barzo Water Usage Summary

Scenario 1 (Existing Population and Farsight Subdivision)			
	Total Usage (1)	Existing Usage (2)	Farsight Usage (1 – 2)
ADD	846 m ³ /day	323 m ³ /day	523 m ³ /day
MDD	1692 m ³ /day	816 m ³ /day	876 m ³ /day
Reservoir	1,700 m ³	1,128 m ³	572 m ³
Scenario 2 (Existing Population and Proposed Farsight, Barzo, and Cumac Subdivisions)			
	Total Usage (1)	Existing Usage (Including Farsight) (2)	Barzo/Cumac Usage (1 – 2)
ADD	1,760 m ³ /day	846 m ³ /day	914 m ³ /day
MDD	3,520 m ³ /day	1,692 m ³ /day	1,828 m ³ /day
Reservoir	3,500 m ³	1,700 m ³	1,800 m ³

4. SANITARY SERVICING

Stantec Consulting Ltd. (Stantec) completed an Everett WWTP – Design Brief, dated December 21, 2017 which details the design of the proposed WWTP which will service the proposed Farsight Everett, Barzo, Cumac, and existing New Horizons developments. The following table details the ultimate service population for the WWTP as well as the Average Day Flow (ADF) for each population:

Table 4: Ultimate Service Population

	Farsight Everett Population	New Horizons Population	Farsight Barzo Lands Population	Total Population
Number of Units	800	100	1,200	2,100
Population	2,136	267	3,204	5,607
ADF (m ³ /day)	726	80	1,089	1,895

Note: Equivalent population is based on 2.67 persons per unit. The Farsight Everett number of units was increased to 800 to account for the commercial development.



4.1. EXISTING AND FARSIGHT SANITARY FLOWS

Everett Schedule C Class EA Section 2.3 notes, 'The Everett MSP identified that the average daily flow rate of 340 litres per capita per day (L/c/d) should be used to estimate the average daily flow from the existing unserviced areas and the In-Process R&M (now Farsight) WWTP.' This average daily flow was utilized in the Stantec design.

As per the Stantec Report, the WWTP is proposed to be constructed in two stages as the proposed developments are built out. The first stage was sized for an Annual Average Flow (AAF) of 850 m³/day which can accommodate the New Horizons and Cumac flows as well as the Farsight Everett Subdivision. The second stage will add an additional 850 m³/day for a total of 1,700 m³/day, which will accommodate the Barzo Subdivision. The treatment capacity of the WWTP will be analysed as the Barzo project is developed, with potential upgrade to the plant being determined as the need arises.

4.2. FUTURE WWTP EXPANSION

The WWTP pump station, headworks, internal infrastructure and outlet forcemain have been designed to accommodate future sanitary flows from connecting existing Everett residents and flows from the former Walton Lands to the west, if these were to occur.

5. STORMWATER MANAGEMENT

5.1. SWM POND DESIGN

The proposed Farsight Barzo Lands will be serviced with a wet pond located in the southeast corner of the development. The SWM Pond was designed for the increased density of the subdivision, which had a nominal impact on the runoff coefficient for the site. The proposed wet SWM pond has been designed with internal side slopes of 5:1, with a 3.0 m wide 7:1 safety shelf on either side of the permanent pool. The pond will include a forebay designed to maximize the length to width ratio. A proposed culvert crossing Concession Road 6 will convey flow from the forebay to the main wet cell of the SWM Pond.

The outlet structure is located at the east section of the SWM pond, which will comprise of a reverse slope pipe complete with 200 mm and 300 mm diameter orifice plates to convey the 2 to 100 year storm events, as well as an overflow weir to convey the Regional Storm. The outlet structure will be designed to ensure 0.30 m of freeboard will be available.

The MECP Storm Drainage Manual indicates the drawdown time for the 25 mm storm is to be between 24 and 48 hours for erosion control. The SWM facility has been designed with a drawdown time of 43 hours for the 25 mm storm event.

5.2. SWM POND OUTLET CHANNEL

Pearson completed a SWM Pond & Outlet Report in November 2016 for the Farsight Everett Project which outlined various alternatives for the development's outlet through the wetland to the east of Concession Road 6. We expect the outlet for the Barzo to adopt the same recommendations from this report and resemble the outlet channel for the Farsight Everett subdivision. The proposed SWM Pond outlet channel will be examined in more detail during detailed design.



5.3. QUALITY CONTROL

The SWM Pond's quality control volume is designed to meet the MECP Preferred Criteria guidelines for Enhanced Control (80% long-term total suspended solid removal). Approximately 57 hectares of the proposed Developed Lands will be directed to the proposed SWM Pond. Utilizing Table 3.2 of the MECP Manual (Water Quality Storage Requirements based on Receiving Waters) and a site imperviousness of 60% for the proposed development, the SWM Pond permanent pool volume required is approximately 9,171 m³. It is proposed to set the permanent pool to an elevation of 234.75, resulting in about 9,200 m³ of volume for quality control.

5.4. LOW IMPACT DEVELOPMENT

Modern Stormwater Management practices have evolved to incorporate Low Impact Development (LID) techniques where appropriate. When properly implemented, LID techniques enhance runoff infiltration into the shallow soil regime. However, these techniques when implemented may cause future problems such as saturated ground that does not dry up in a reasonable timeframe. Under these circumstances, future remediation may be required. It is proposed that LID techniques be implemented in only portions of the Project Lands where appropriate soil conditions will exist after completion of all grading.

Similar to the Farsight Everett project to the south, the Barzo project has soils suitable for LID SWM design as per the Soils Report by Terraprobe. Due to the similarity between the two projects, the LID implementation for the Barzo project is expected to resemble the previous design for the Farsight Everett project which included French drains located on every lot to provide infiltration to meet water balance requirements. Phosphorous levels will be reduced with the French drains, quality wet pond, and the downstream vegetated outlet. LID alternatives will be examined in more detail at the detailed design stage.

6. CONCLUSIONS

The proposed Farsight Barzo Development can be adequately serviced through the implementation of the proposed municipal infrastructure and upgrades to Everett's existing water infrastructure, including:

- Construct new supply well, 300mm watermain on Concession Road 6 (following completion of Phase 4 of the Farsight Everett Subdivision) and additional 1,900m³ of water storage to provide improved water supply and fire protection volume for existing residents, and the Farsight Everett, Cumac, New Horizons and the Barzo Subdivision.
- WWTP stage 1 will service the New Horizons, Cumac and Farsight Everett Subdivision WWTP stage 2 will service the Barzo Subdivision. In addition, headworks and infrastructure will be constructed to allow for connection of existing Everett residents and the former Walton Group lands.
- Construct new SWM Pond and outlet to provide quantity and quality control and LID techniques to provide Water and Phosphorous balancing where conditions allow.



The analysis and conceptual designs outlined in this report demonstrate that the servicing is feasible to provide sound infrastructure for the proposed subdivision developments and the existing Everett residents.

All of which is respectfully submitted,

PEARSON ENGINEERING LTD.

Taylor Arkell, P. Eng.
Senior Project Manager

Gary Pearson, P.Eng.
Principal

ATTACHMENT 3

An aerial photograph of a rural landscape, likely in a semi-arid region, showing a grid of land parcels. A specific area in the center-left is highlighted with a red border, indicating the focus of the study. The terrain is a mix of green fields and brownish, possibly wooded or undeveloped areas.

Barzo Subdivision

Residential Market Justification Study

January 20, 2023

Parcel

PREPARED FOR:

Far Sight Investments Limited

117 Ringwood Drive, Unit #18, Stouffville, Ontario, L4A 8C1

PREPARED BY:

Parcel Economics Inc.

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January 20, 2023

2022-0074

This document is available in alternative formats upon request.



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Executive Summary

Parcel Economics Inc. ("Parcel") has been retained by Far Sight Investments Limited ("Far Sight") to undertake a *Residential Market Justification Study* for lands municipally known as 6373 County Road 13, located in the Hamlet of Everett in the Township of Adjala-Tosorontio. The purpose of this *Residential Market Justification Study* is to demonstrate that market demand for housing in Adjala-Tosorontio greatly exceeds the artificially low population forecasts identified in Simcoe County's Official Plan Amendment ("OPA") No. 7. Furthermore, the population forecasts do not account for the lands that are currently designated for residential development and are available to accommodate the housing demand. As such, the population growth forecasts for Adjala-Tosorontio identified in Table B of OPA No. 7 should be revised to reflect market-based demand for housing, as this will be important in advancing Provincial priorities by avoiding housing shortages and improving affordability. Overall, it is our opinion that valid demand exists to support the revision to the 2051 population forecast for Adjala-Tosorontio in OPA No. 7 for the following reasons:

1. Simcoe County has been and will continue to be a destination for population growth within the Greater Golden Horseshoe.

- Forecasts in Schedule 3 of the Growth Plan anticipate that population growth in Simcoe County will accelerate in comparison to past trends. Stronger population growth and an aging demographic will result in greater demand for housing in Simcoe County municipalities, including Adjala-Tosorontio.
- In the 30-year period between 1991 and 2021, the population in Simcoe County grew at an average annual pace of approximately 5,130 persons per year. To meet the 2051 population forecast included in Schedule 3 of the Growth Plan, average annual population growth in Simcoe County is expected to increase to approximately 6,500 persons per year between 2021-2051, almost 30% higher than historical trends.
- Over the past decade, all regional municipalities in the outer ring of the Greater Golden Horseshoe ("GGH") have seen intra-provincial migration increase. This trend started prior to the COVID pandemic. Accelerated migration to outer ring municipalities has been led by Millennials and Gen Z, as they move into their prime household formation years.

2. Adjala-Tosorontio has locational characteristics that are supportive of future demand for housing.

- Adjala-Tosorontio, and Hamlet of Everett specifically, benefit from employment opportunities in York Region, Peel Region and Toronto, as well as the Honda Plant in Alliston and CFB Borden. These economic and employment opportunities will result in greater demand for housing in the Township in comparison to historical trends.
- Household growth forecasts prepared by Parcel indicate that Adjala-Tosorontio could add at least 3,470 new households in the 30-year period between 2021 and 2051, equivalent to 115 new households per year. The detailed land supply analysis completed by Parcel indicates that there is not a sufficient supply of units to accommodate this forecast demand, even when considering the 1,211 units proposed within the Barzo Subdivision. The significant shortfall of housing anticipated by 2051 indicates that the 1,211 units proposed within the Barzo Subdivision will be absorbed well before 2051.
- The success of the Colgan Crossing community, which sold over 600 units within six months, validates our housing demand forecasts and demonstrates significant pent-up demand exists for housing in the Adjala-Tosorontio.
- Table B in OPA No. 7 identifies that Adjala-Tosorontio is forecast to grow by 710 persons between 2021 and 2051. By comparison, the units already sold in Colgan Crossing could accommodate as many as 2,000 persons once built. This demonstrates that the 2051 population forecasts for Adjala-Tosorontio contained in OPA No. 7 are unreasonable and do not account for market-based demand for housing. As such, the 2051 population forecast identified in Table B of OPA No. 7 should be revised to identify a population of at least 21,145 persons.

3. Demand for housing in Adjala-Tosorontio could be even greater than forecast.

- The household growth forecasts in this *Residential Market Justification Study* do not take into consideration the impact that the COVID-19 pandemic has had on the geospatial distribution of employment. A larger share of employers have adopted more flexible work arrangements, which allow employees to work from home. In Adjala-Tosorontio, the share of residents working from home more than doubled between the 2016 and 2021 Census, from 5.1% of the population to 10.6% of the population. The trend towards working from home will result in greater demand for housing in municipalities such as Adjala-Tosorontio, which are on the edge of the GTA commuter shed.
- There is also potential for housing demand in Adjala-Tosorontio to be even greater than anticipated due to spill-over demand from other municipalities. If there are insufficient *Community Area* lands in New Tecumseth and neighbouring municipalities, it will result in spill-over demand in

municipalities such as Adjala-Tosorontio if there is a sufficient supply of land available, including on the Barzo Subdivision.

Conclusion

The results of this *Residential Market Justification Study* clearly demonstrate that the 2051 population forecast for Adjala-Tosorontio included in OPA No. 7 is artificially low and should be revised to account for market-based demand for housing, as directed in the *Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe* and the *Land Needs Assessment Methodology for the Greater Golden Horseshoe*.

The additional density being proposed on the Barzo Subdivision will allow Adjala-Tosorontio to accommodate market-based demand for housing and result in a more efficient use of land, while accommodating units on full municipal services within the Hamlet Area.

1.0

Introduction

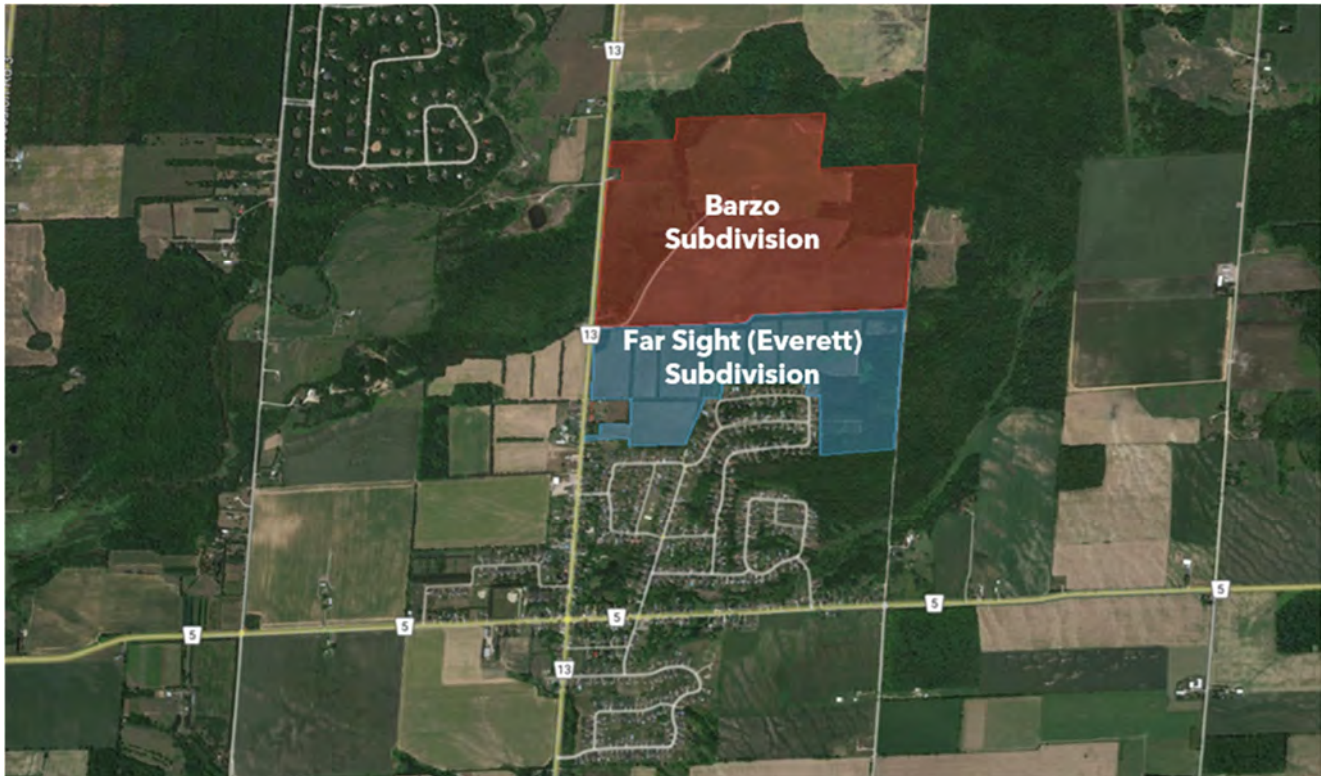
Parcel Economics Inc. ("Parcel") has been retained by Far Sight Investments Limited ("Far Sight") to undertake a *Residential Market Justification Study* for lands municipally known as 6373 County Road 13, located in the Hamlet of Everett in the Township of Adjala-Tosorontio. These lands are hereafter referred to as the Barzo Subdivision, or the subject lands.

1.1 Background

The location of the Barzo Subdivision is shown in Figure 1.1. The Barzo Subdivision lands were included within the Hamlet Area boundary of Everett through Amendment No. 8 to the Official Plan of the Township of Adjala-Tosorontio. As shown in Figure 1.1, the Barzo Subdivision is also located directly north of the Far Sight (Everett) Subdivision, which proposes a total of 577 single-detached units (through Amendment No. 10).

Figure 1.1

Location of Barzo Subdivision



Source: Parcel based on Google Earth.

As it relates to the Barzo Subdivision, these lands are planned to accommodate a minimum of 1,952 persons, as allocated by the County of Simcoe in accordance with the *Growth Plan for the Greater Golden Horseshoe* (the “Growth Plan”) and the County Official Plan policies 3.5.10 and 3.5.11. Based on this population allocation, the Barzo Subdivision would achieve a density of 32 persons and jobs per hectare.

Far Sight has recently submitted planning applications to accommodate 3,559 persons and jobs on lands already designated for residential development. This represents a density of 61.2 persons and jobs per hectare on the site. These persons and jobs would be accommodated in as many as 1,211 units within the Barzo Subdivision, which includes 726 single-detached units, 485 townhouse units and 12 part-lots with the Far Sight (Everett) Subdivision that will be developed with single-detached units.

In August 2022, Simcoe County Council approved Official Plan Amendment (“OPA”) No. 7 to bring the County’s Official Plan into conformity with the Growth Plan. Table B of OPA No. 7 identifies a 2051 population forecast of 11,970 persons for Adjala-Tosorontio. It is notable that this 2051 population forecast is lower than the 2031 population forecast of 13,000 persons that was previously identified in Schedule 7 of *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*, May 2019.

The population forecasts contained in OPA No. 7 are based on *Growth Forecasts and Land Needs Assessment*, March 31, 2022, prepared by Hemson Consulting Ltd. (“Hemson”) as part of the Simcoe County Municipal Comprehensive Review (“MCR”). The *Growth Forecasts and Land Needs Assessment* report identifies household growth of 350 units to accommodate population growth to 2051 in Adjala-Tosorontio. The *Growth Forecasts and Land Needs Assessment* report does not provide justification for why the population forecast for Adjala-Tosorontio has been lowered in comparison to the forecasts contained in the previous Schedule 7 of *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*, May 2019.

1.2 Purpose

The purpose of this *Residential Market Justification Study* is to demonstrate that market demand for housing in Adjala-Tosorontio greatly exceeds the artificially low population forecasts identified in OPA No. 7. As such, the population growth forecasts for Adjala-Tosorontio identified in Table B of OPA No. 7 should be revised to reflect market-based demand for housing, as this will be important in advancing Provincial priorities by avoiding housing shortages and improving affordability.

1.3 Approach

The following section describes the major work tasks undertaken by Parcel in carrying out this *Residential Market Justification Study*. The scope of work has been divided into the following categories:

- **Simcoe County Growth Trends:** To understand broader trends that are impacting market demand for housing in Simcoe County and other outer ring municipalities of the Greater Golden Horseshoe (“GGH”), we have reviewed migration trends and recent new home sales activity. The purpose of this analysis is to identify broader economic conditions that are influencing demand for housing in Simcoe County and how this may impact demand for housing in Adjala-Tosorontio and specifically within the Barzo Subdivision.
- **Adjala-Tosorontio Demographic and Market Profile:** To contribute towards an understanding of market demand for housing, we have prepared a comprehensive economic and demographic analysis of current trends in Adjala-Tosorontio. This has included a review of the demographic and household characteristics of the population in the Township, housing construction, employment trends and commuting trends.
- **Market Demand for Housing:** Based on these demographic and market trends, as well as employment forecasts contained in Schedule 3 of the Growth Plan, we have forecast population and employment growth in Adjala-Tosorontio. We then translate this population growth into market demand for housing in the Township to 2051.
- **Housing Supply:** We have determined the available supply of unbuilt units within the seven Hamlet Areas of Colgan, Everett, Glencairn, Hockley, Lisle, Loretto and Rosemont. This land supply considers all known applications for residential units within the Hamlet Area boundaries that are estimated to be available as of June 1, 2021, as well as vacant lands not under application but designated for residential uses.
- **Residual Demand for Housing:** We then compare forecast market-based demand for housing in the Township to the available supply of units to determine if valid demand exists to support the proposed units within the Barzo Subdivision.

1.4 Assumptions

There are several underlying and basic assumptions upon which the validity of the analysis and findings presented in this report depend. Based on our considerable experience as land economists, we recognize and appreciate the problems associated with making broad and generalized assumptions about future market conditions.

Undoubtedly, deviations from historic and current trends will take place in the future. However, core assumptions are required to determine the extent of such deviations. The official statistical sources utilized in our analysis (based

largely on Statistics Canada, the Census of Canada, Canada Mortgage and Housing Corporation (CMHC) and Altus Data Solutions, which have been noted where utilized) are considered sufficiently accurate for the purposes of our analysis.

If for any reason major changes occur in the marketplace which would influence the basic assumptions stated above, the recommendations and/or conclusions in this report should be reviewed in light of circumstances and revised, if necessary.

2.0

Simcoe County Market Profile

Key Findings

Forecasts in Schedule 3 of the Growth Plan anticipate that population growth in Simcoe County will accelerate in comparison to past trends. Stronger population growth and an aging demographic will result in greater demand for housing in Simcoe County municipalities.

Adjala-Tosorontio, and Everett specifically, benefit from employment opportunities in York Region, Peel Region and Toronto, as well as the Honda Plant in Alliston and CFB Borden. These economic and employment opportunities will result in greater demand for housing in the Township.

Over the past decade, all regional municipalities in the outer ring of the GGH have seen net intra-provincial migration increase. This trend started prior to the COVID pandemic. The increased migration to outer ring municipalities has been led by Millennials and Gen Z as they move into their prime household formation years.

Stronger migration to Simcoe County is also evident in new home sales, which started to increase prior to the COVID pandemic. A prime example is Colgan Crossing in Adjala-Tosorontio, which sold over 600 units in the first six months.

2.1 Population Growth

Based on population growth forecasts included in Schedule 3 of the Growth Plan, the Province anticipates that population growth in Simcoe County will accelerate between 2021 and 2051, in comparison to historical trends.¹ In the 30-year period between 1991 and 2021, the population in Simcoe County grew at an average annual pace of approximately 5,130 persons per year (Figure 2.1). To meet the 2051 population forecast included in Schedule 3 of the Growth Plan, average annual population growth in Simcoe County is expected to increase to approximately 6,500 persons per year between 2021-2051, almost 30% higher than historical trends. Therefore, in comparison to past trends, it is anticipated that housing demand in Simcoe County will increase. To accommodate this growth, it will be important that the County has an adequate supply of land available to avoid housing shortages, which will reduce affordability.

Figure 2.1

Simcoe County Population Growth, Historical and Forecast



Source: Parcel based on Hemson Consulting Ltd., *Greater Golden Horseshoe: Growth Forecasts to 2051*, August 26, 2020.

¹ To be consistent with population and employment forecasts in Schedule 3 of the Growth Plan, unless otherwise noted, all references to Simcoe County exclude the City of Barrie, City of Orillia, Mnjikaning First Nation 32, Christian Island 30 and Christian Island 30A.

With regard to population growth in Simcoe County, Hemson provide the following observation in *Greater Golden Horseshoe: Growth Forecasts to 2051*, August 26, 2020, where they state:

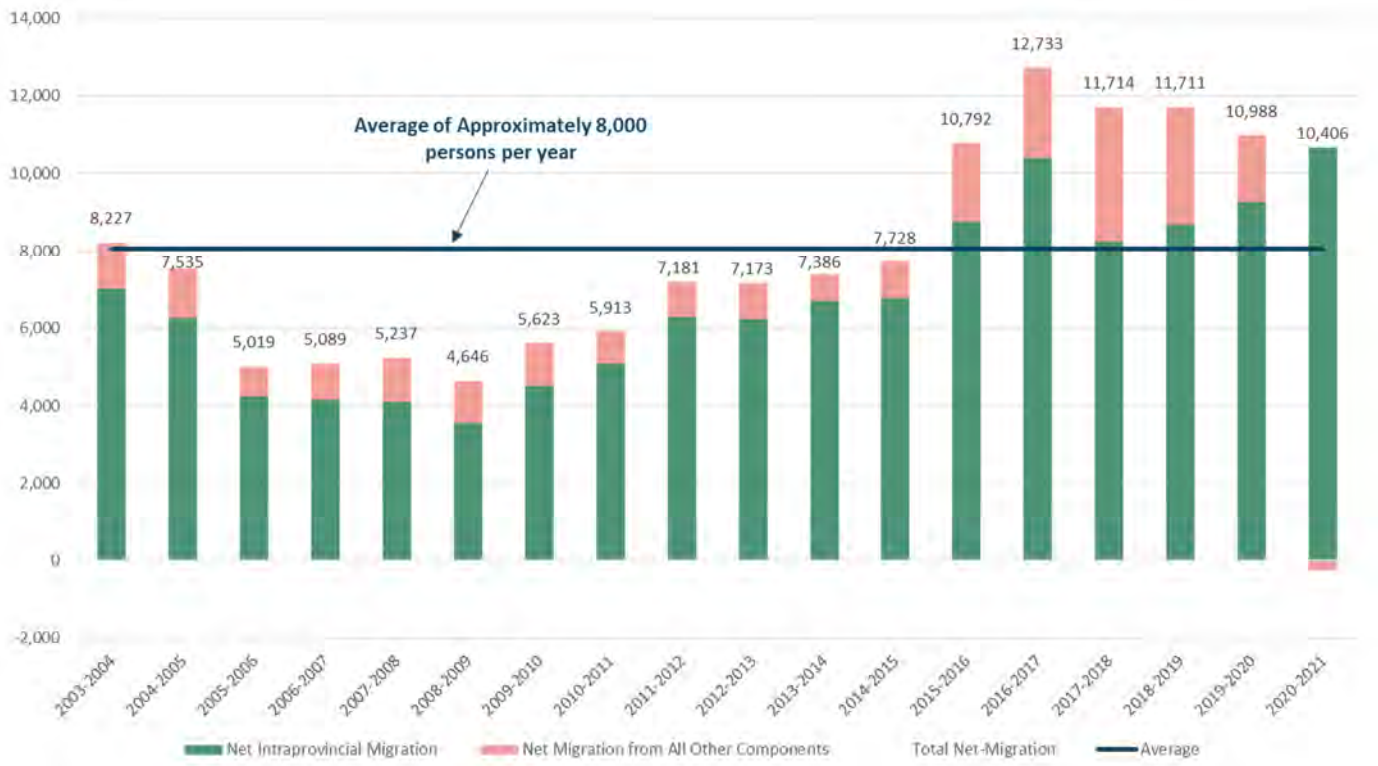
The County of Simcoe, in the Outer Ring, is located due north of the GTA, to which it is connected by Highway 400. The County's economy is diverse, and includes agricultural, industrial, and tourism-related employment. Urban areas in the south have experienced rapid growth in recent years due to in-migration from the GTA and the relative proximity to jobs in York Region and Toronto. Major employers in the south include a large automotive plant (Honda) and Canadian Forces Base Borden.

It is notable that Adjala-Tosorontio, and specifically the Hamlet of Everett, is in proximity to jobs in York Region, Peel Region and Toronto, as well as the Honda plant (15-kilometres from the Barzo Subdivision) in the Primary Settlement Area of Alliston and the Canadian Forces Base ("CFB") Borden (12-kilometres from the Barzo Subdivision). Each of the economic engines identified by Hemson in *Greater Golden Horseshoe: Growth Forecasts to 2051* are located nearby and will drive demand for housing in Adjala-Tosorontio. The proximity of Everett and the Barzo Subdivision to the Honda plant in Alliston and CFB Borden speaks to the unreasonableness of the population forecasts for Adjala-Tosorontio in OPA No. 7 and the justification for revising the forecasts to account for market-based demand for housing.

2.2 Migration Trends

The population forecasts in Schedule 3 of the Growth Plan and observation by Hemson are consistent with recent net migration trends to Simcoe County. Figure 2.2 shows net migration to Simcoe County (which includes Barrie and Orillia) for the period from 2003-2021. As shown, over this period Simcoe County had positive net migration of approximately 8,000 persons per year. Intra-provincial migration (people moving to Simcoe County from elsewhere in Ontario) accounted for approximately 83% of net migration to the County over this period. Figure 2.2 also shows that the pace of net migration to Simcoe County has accelerated in recent years, driven in large part by migration from elsewhere in the province. It is clear that this trend started before the COVID pandemic and represents a structural shift that will continue after the pandemic abates.

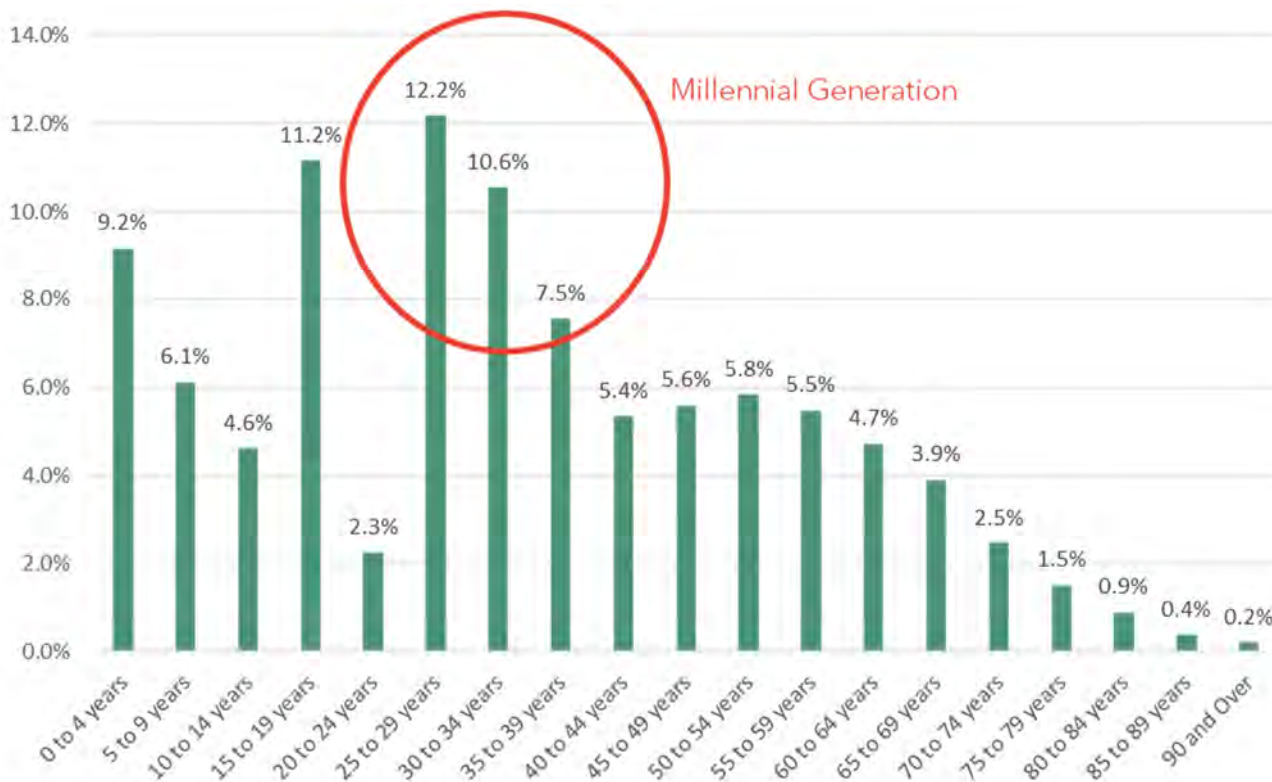
Figure 2.2
 Simcoe County Net Migration by Component, 2003-2021



Source: Parcel based on Statistics Canada Annual Demographic Estimates.

As summarized in Figure 2.3, the 25 to 39 age group (Millennials) accounted for nearly 1 in 3 people moving to the County over the last five years. This demographic group represents people in their prime household formation years, which has significant impacts on demand for housing, particularly ground-related housing, as this demographic start families and require more space.

Figure 2.3
Share of Net Migration to Simcoe County by Age Group, 2016-2021



Source: Parcel based on Statistics Canada Annual Demographic Estimates.

This trend in intra-provincial migration is not specific to Simcoe County. Over the past 20 years, all regional municipalities in the outer ring of the GGH² have experienced net intra-provincial in-migration, while the Greater Toronto and Hamilton Area (“GTHA”) municipalities have seen residents move to other parts of the province (net intra-provincial out-migration). As shown in Figure 2.4, this trend has accelerated since 2010, which represents the year that the leading edge of the Millennial generation turned 29 years of age and started forming their own households.

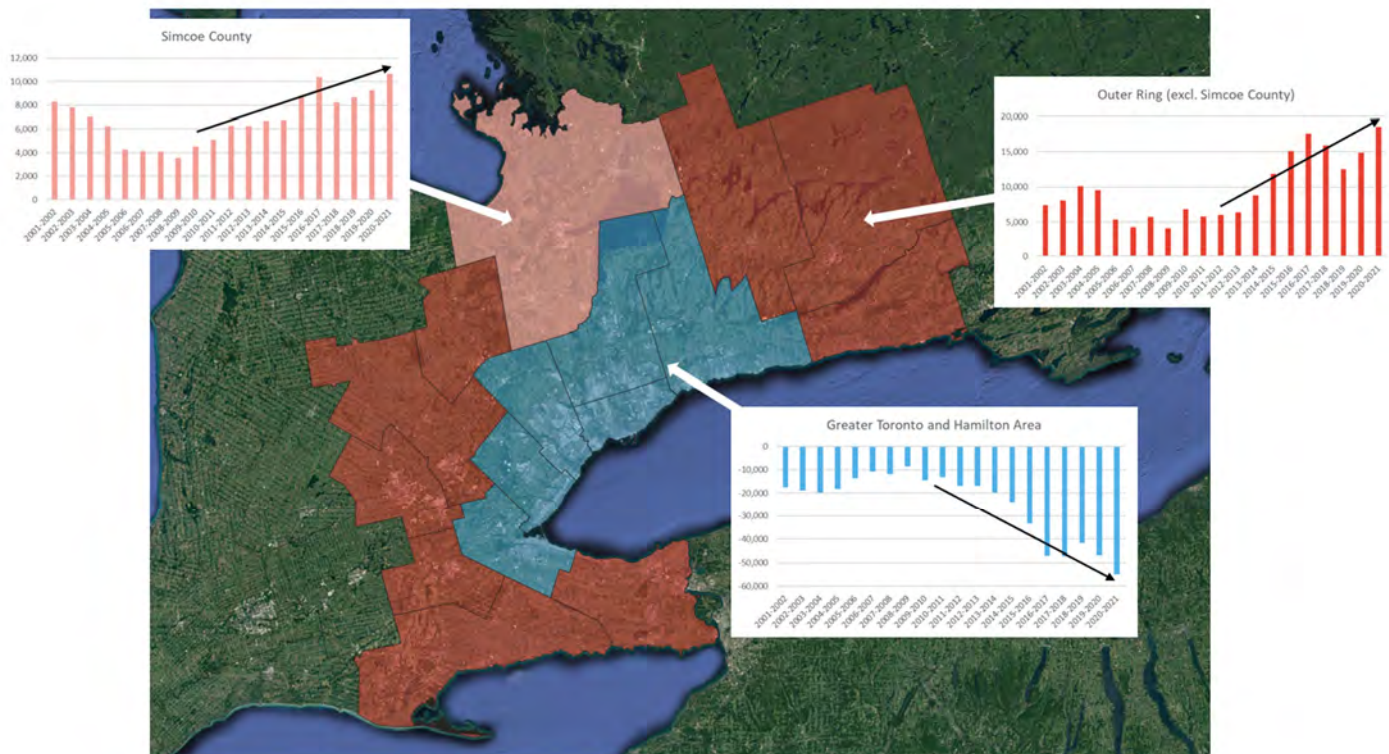
Figure 2.4 also shows that intra-provincial out-migration has accelerated for GTHA municipalities since 2010. Therefore, the trend of people moving out of the GTHA and into the Outer ring municipalities of the GGH started well before the COVID pandemic. As the Millennials and Gen Z continue to move into their prime household formation years it will likely result in accelerated migration to the outer ring municipalities and stronger demand for

² The outer ring municipalities include Northumberland County, Peterborough County, Kawartha Lakes, Simcoe County, Dufferin County, Wellington County, Waterloo Region, Brant County, Haldimand County and Niagara Region.

housing in comparison to historical trends. This will result in greater demand for housing in municipalities such as Adjala-Tosorontio.

Figure 2.4

Net Intra-Provincial Migration, GTHA, Outer Ring GGH and Simcoe County, 2001-2021



Source: Parcel based on Statistics Canada Annual Demographic Estimates.

The intra-provincial migration trends are consistent with data published by Statistics Canada, which shows the flow of people between regional municipalities. As shown in Figure 2.5, over the 2012 to 2019 period, Simcoe County had positive net migration of approximately 8,860 persons per year to the County from GTA municipalities. In fact, this pace of net migration to Simcoe County has accelerated in recent years, increasing from approximately 5,700 persons in 2012 to nearly 9,700 persons in 2019. The stronger migration to Simcoe County is likely due, in part, to the limited supply of ground-related housing (single-detached, semi-detached and row units) in GTA municipalities and increasing house prices, which is impacting affordability.

Figure 2.5

Average Annual Net Migration with Simcoe County



Note: Simcoe County includes Barrie and Orillia.

Source: Parcel based on Statistics Canada Tax Filer Migration Data, 2012 to 2019.

2.3 New Home Sales

These migration trends are also evident in new home sales data. Figure 2.6 summarizes new ground-related housing sales (single-detached, semi-detached and row units) for the south Simcoe County municipalities of New

Tecumseth, Bradford West Gwillimbury, Innisfil and Essa.³ Since the beginning of 2012 there have been over 13,200 new homes sales in projects tracked by Altus Data Solutions. This is equivalent to over 1,260 new homes sales per year.

As shown, new homes sales were trending higher before the start of the pandemic. In fact, the somewhat slower new home sales in recent months are related to a lack of available homes for sale (remaining inventory), which was near historical lows. Therefore, if there was a larger inventory of new homes available for sale, there would likely be more new home sales than shown in Figure 2.6. The new home sales data shows strong demand for both single-detached and townhouse units. In total, single-detached units accounted for approximately 80% of new home sales in the south Simcoe municipalities, with townhouse units accounting for 20% of sales. This indicates that there is broad demand for both the single-detached and townhouse units being proposed within the Barzo Subdivision.

Figure 2.6

New Ground-Related Housing Sales and Remaining Inventory, New Tecumseth, Bradford West Gwillimbury, Innisfil and Essa



Source: Parcel based on Altus Data Solutions.

³ Altus Data Solutions does not track new home sales in Adjala-Tosorontio.

To determine demand for new homes in Adjala-Tosorontio, Parcel has contacted sales staff at the Colgan Crossing development by Tribute Communities, which is the only actively marketing community in the Township. Based on discussions with sales centre staff in July 2022, Colgan Crossing has sold 638 of the 644 units that were available in the first two phases of development. In fact, staff at the sales centre indicated that over 600 units were sold in the first 6 months, equivalent to over 100 sales per month. The Colgan Crossing development includes 597 single-detached units, as well as 47 townhomes that are now sold. The demand for new homes in Colgan Crossing represents, among other things, a lack of available inventory in other south Simcoe municipalities and pent-up demand for housing in Adjala-Tosorontio.

It is important to highlight that the household growth forecasts prepared by Hemson that underpin OPA No. 7 (total growth of 350 units between 2021 and 2051) do not take into consideration the 644 units already sold in the Colgan Crossing development by Tribute Communities. These sold units in Colgan Crossing will be completed in well in advance of 2051 and highlight how the forecasts contained in Table B of OPA No. 7 are unreasonable and should be revised.

New home sales data from Altus Data Solutions, as well as research by Parcel validates demand for new housing in south Simcoe County and Adjala-Tosorontio. Increasing migration to Simcoe County, as well as robust new home sales, demonstrates that valid market demand exists for the scale of residential development that is being proposed within the Barzo Subdivision.



3.0

Adjala-Tosorontio Demographic and Market Profile

Key Findings

A lack of new housing available to purchase in Adjala-Tosorontio has resulted in the Township growing slower than the forecasts contained in the Official Plan. This suggests that there could be considerable pent-up demand for housing in Adjala-Tosorontio related to a lack of new housing available in recent years.

It has only been recently that the Township has achieved the growth of 155 to 275 persons per year identified in the Official Plan.

In comparison to Simcoe County, Adjala-Tosorontio has a larger share of the population in the under 55 age cohorts. This suggests that the Township has been the prime beneficiary of recent in-migration in the younger age groups. This is not surprising, as it is one of the southernmost municipalities in Simcoe County and has access to employment opportunities in the GTA.

Employment growth in York Region, Peel Region and New Tecumseth will result in demand for housing in Adjala-Tosorontio, particularly as housing prices in these jurisdictions become less affordable and there are fewer opportunities to build ground-related housing.

3.1 Population Growth

The Township of Adjala-Tosorontio has accounted for a declining share of the population in Simcoe County over the past 20-years. While the population in Adjala-Tosorontio has grown over the 20-year period, the average annual growth rate of 0.7% was much slower than 2.1% average annual rate experienced by Simcoe County. The slower relative growth has resulted in Adjala-Tosorontio’s share of population in Simcoe County declining from 4.1% in 2001 to 3.3% in 2021 (Figure 3.1).

Figure 3.1

Population Growth in Adjala-Tosorontio and Simcoe County, 2001-2021



* To be consistent with population and employment forecasts in Schedule 3 of the Growth Plan, unless otherwise noted, all references to Simcoe County exclude the City of Barrie, City of Orillia, Mnjikaning First Nation 32, Christian Island 30 and Christian Island 30A. Source: Parcel based on Statistics Canada Annual Demographic Estimates.

Our analysis has determined that the relatively slow growth experienced in Adjala-Tosorontio has been related to a lack of new housing available to purchase. In fact, the lack of new housing has resulted in the Township growing slower than previously forecast in their Official Plan, where Section 2.3 Growth Strategy states:

- 2.3.4 *It is expected that growth in the Township will fall within the ranges identified in the Hemson report. From a base population of 9,400 people in 1996, the population totals by 2016 (20 years) will fall between 12,500 and 14,900, being a total increase between 3,100 and 5,500 people. This equates to an average annual increase of between 155 and 275 people.*
- 2.3.5 *Household numbers are expected to increase from an estimated 3,000 households in 1996 to between 4,220 and 4,940 by 2016. This represents a total increase of between 1,220 and 1,940 households. This equates to an annual average increase of between 61 and 97 households.*

Adjala-Tosorontio is estimated to have had a total population of approximately 11,240 persons in 2016, which was below the low-end of the estimate in Section 2.3.4 of the Official Plan and 3,660 people lower than the high-end of the estimate. Similarly, the 2016 Census estimated that there were 3,835 households in Adjala-Tosorontio, which was 385 households below the low-end of the estimate.

This suggest that there could be considerable pent-up demand for housing in Adjala-Tosorontio related to a lack of new housing available in recent years, as it has only been the last 5 years in which the Township has experienced the population growth of 155 to 275 persons per year that is identified in Section 2.3.4 of the Official Plan. The potential pent-up demand for housing is supported by the recent sales activity at the Colgan Crossing development, which sold approximately 600 units over six months.

3.2 Demographic and Household Profile

Figure 3.2 summarizes the share of the population by age group in Adjala-Tosorontio, in comparison to Simcoe County and the Province. As shown, in comparison to Simcoe County, the Township has a larger share of the population in the under 55 age cohorts and a smaller share of the population in the age 55 and over cohort. This suggests that Adjala-Tosorontio has been the prime beneficiary of recent in-migration in the younger age cohorts. This is not surprising, as it is one of the southernmost municipalities in Simcoe County and has access to employment opportunities in York Region, Peel Region and the City of Toronto, while also providing access to employment opportunities in Alliston and CFB Borden.

Figure 3.2
Population by Age Group, 2021



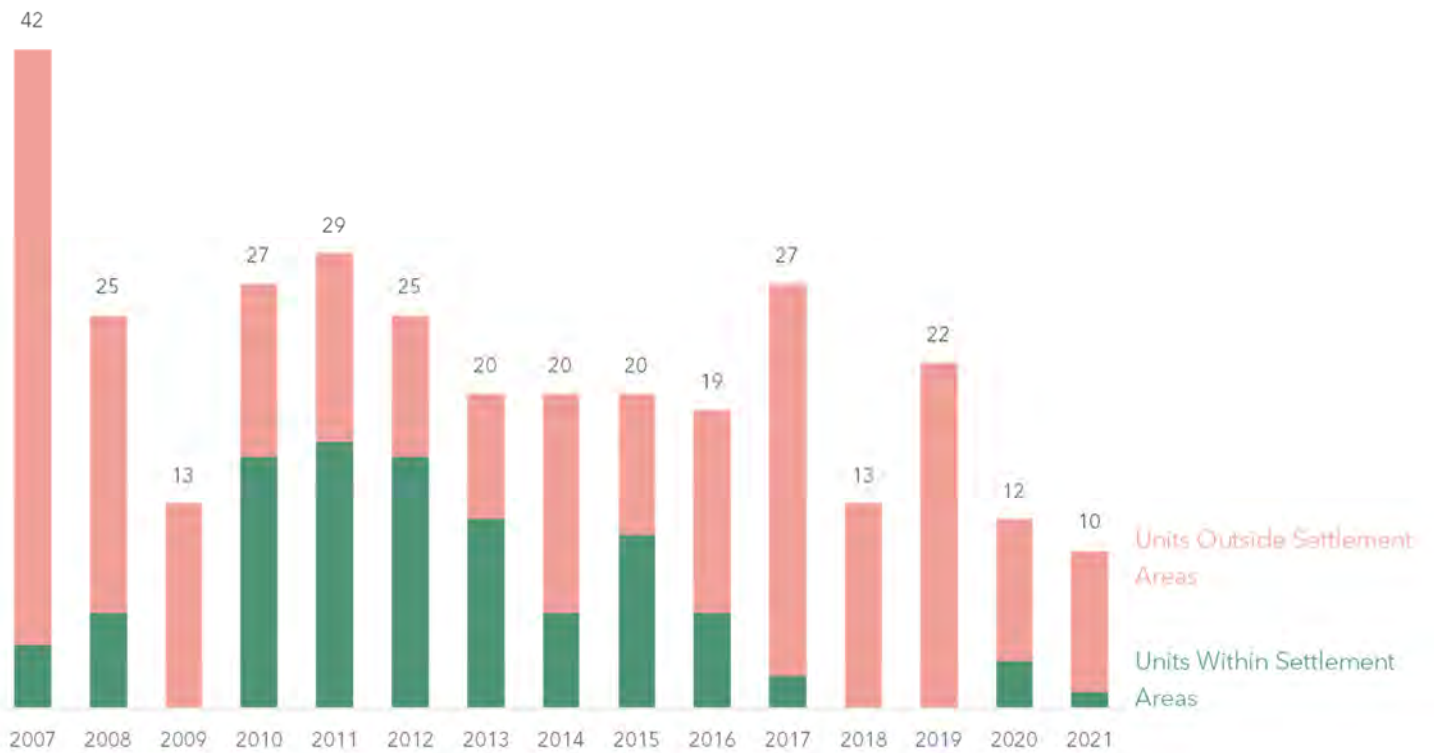
Source: Parcel based on 2021 Census of Canada.

3.3 Housing Construction

Figure 3.3 summarizes building permit data for new residential units in Adjala-Tosorontio, as published in the annual financial information returns (“FIRs”). As shown, new residential units have been trending lower in recent years as there has been very little new construction within the settlement area boundaries. On aggregate, between 2007 and 2021, only 31% of new units were located within settlement areas with the remainder located within the rural area, likely on vacant lots. Declining new housing construction within the settlement area boundaries reflects a lack of new housing available to purchase. Housing construction activity will increase going forward, as future phases of the Colgan Crossing and the Far Sight (Everett) subdivisions are registered and construction begins.

Figure 3.3

Adjala-Tosorontio Building Permit Data, 2007-2021



Source: Parcel based on Financial Information Returns.

3.4 Employment Profile and Commuting Trends

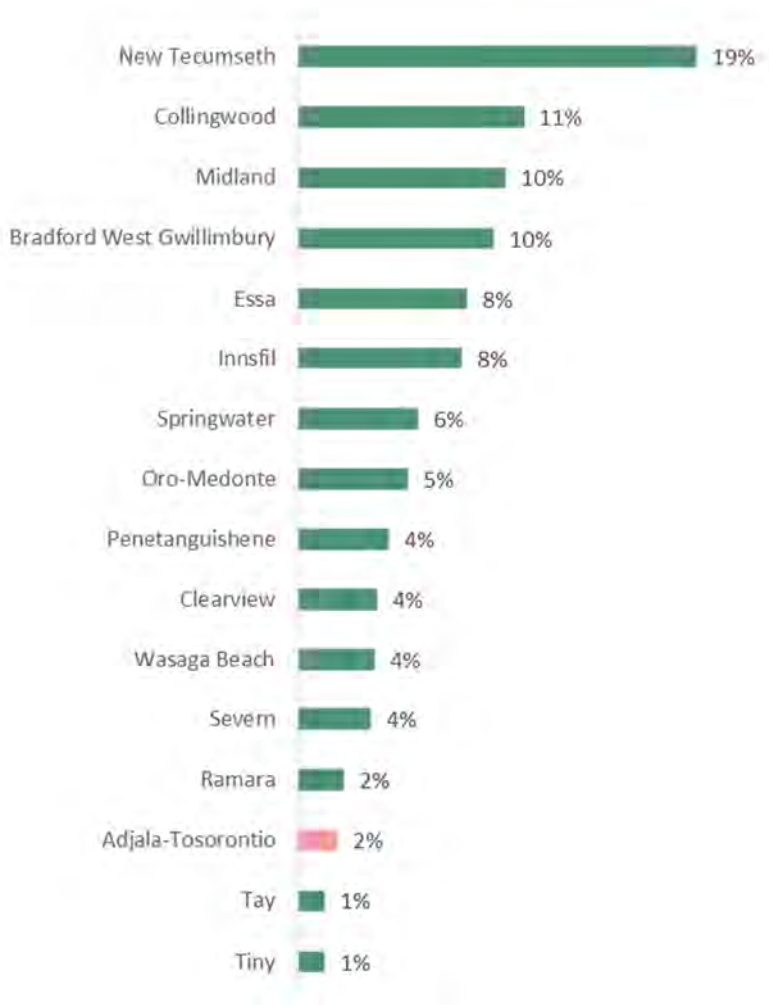
As shown in Figure 3.4, Adjala-Tosorontio does not have a large share of employment within Simcoe County. However, the municipality, and specifically the Hamlet of Everett, is in proximity to CFB Borden and the Primary Settlement Area of Alliston (15-kilometres from the Barzo Subdivision), which has the largest concentration of employment among Simcoe County municipalities. Alliston is also home to the Honda manufacturing plant, which received funding from both the Ontario and Canadian Governments to upgrade its facilities.

In total, New Tecumseth accounted for 1 in every 5 jobs in Simcoe County at the time of the 2016 Census. It is anticipated that New Tecumseth will continue to account for the largest share of employment in Simcoe County, based on employment forecasts contained in *Growth Forecasts and Land Needs Assessment*, prepared by Hemson.

For people that desire living close to work, continued employment growth in New Tecumseth will result in additional demand for housing in Adjala-Tosorontio, and specifically Everett, given that it is only a 10-minute drive from the Employment Area in Alliston.

Figure 3.4

Share of Simcoe County Employment, Usual Place of Work and Worked at Home, 2016

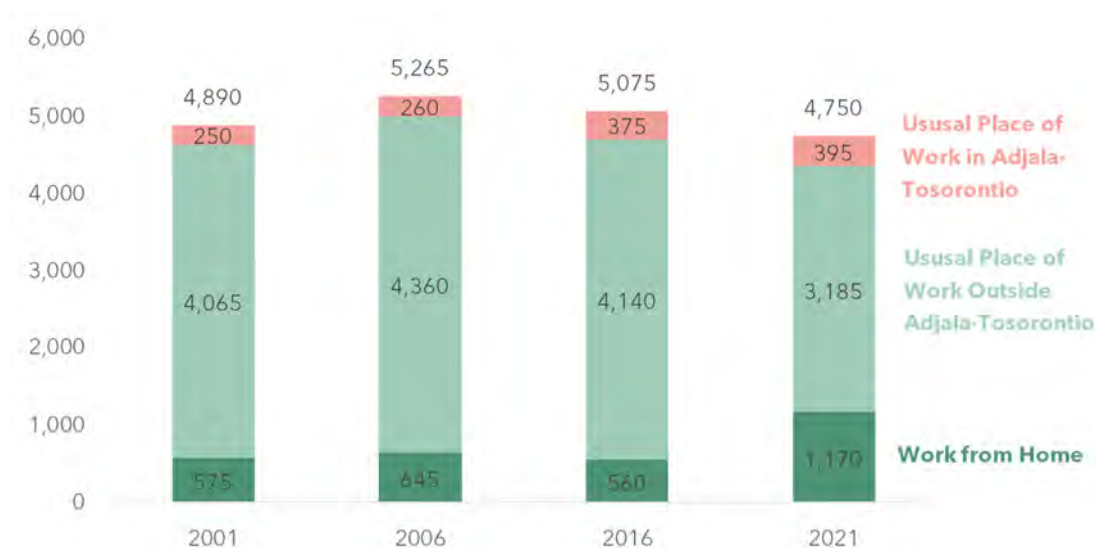


Source: Parcel based on 2016 Census of Canada.

Given the limited employment base in Adjala-Tosorontio, it is not surprising that a sizable share of residents work at a location outside the municipality. Data from the Census of Canada indicates that approximately 90% of Adjala-Tosorontio residents with a usual place of work, work outside of the municipality. The number of Adjala-Tosorontio residents with a usual place of work that worked outside the municipality grew from 4,065 person in 2001 to 4,140 persons in 2016 (Figure 3.5 including figure and detailed supporting table below). The somewhat modest growth is related to a lack of new housing construction activity in the Township, which has limited population growth. The decline in 2021 is largely attributable to the COVID pandemic, which resulted in a significant increase in the number of people working from home in Adjala-Tosorontio.

Figure 3.5

Adjala-Tosorontio Residents with a Usual Workplace Address by Location of Work



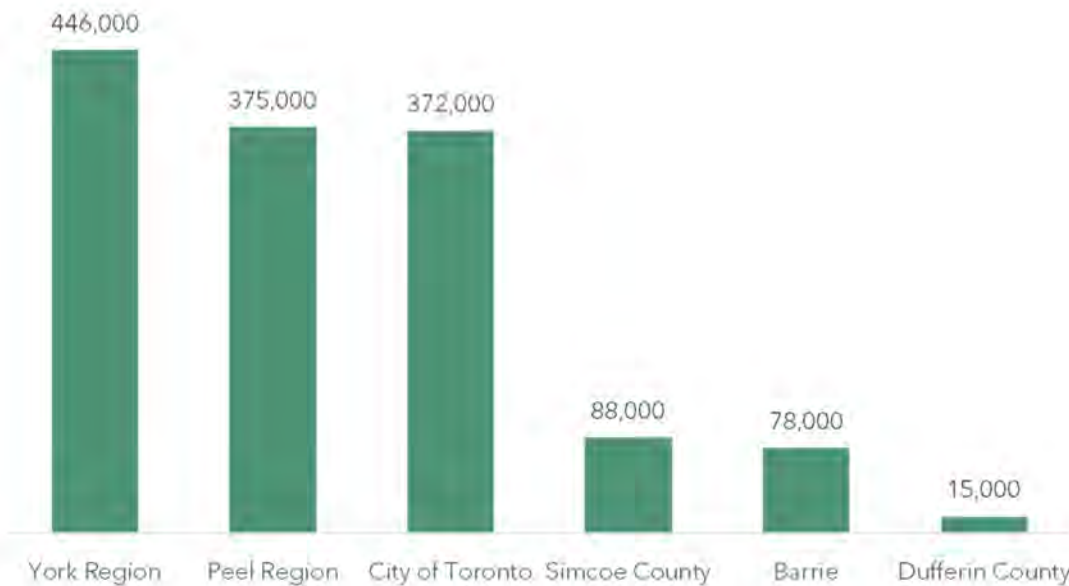
	2001	2006	2016	2021
Simcoe County (excl. Adjala-Tosorontio)	1,835	1,950	1,765	1,370
Peel Region	895	915	945	640
York Region	320	490	450	425
Toronto	630	470	390	325
Barrie	110	195	255	170
Dufferin County	135	165	190	175
All Other Municipalities	140	175	145	80
Total	4,065	4,360	4,140	3,185

Source: Parcel based on Census of Canada.

As shown in Figure 3.5, at the time of the 2016 Census, nearly 1,800 Adjala-Tosorontio residents had a usual place of work elsewhere in Simcoe County, the majority of which worked in New Tecumseth. There were also 945 Adjala-Tosorontio residents that had a usual place of work in Peel Region and 450 Township residents that worked in York Region, which represents an increase in comparison to commuting trends at the time of the 2001 Census.

Figure 3.6 summarizes forecast employment growth in neighbouring upper-tier municipalities between 2016 and 2051, based on Schedule 3 of the Growth Plan. As shown, the three municipalities that are anticipated to add the largest number of jobs between 2016 and 2051 are York Region, Peel Region and the City of Toronto. As a sizable share of Adjala-Tosorontio residents commute to a usual place of work in each of these municipalities, it is anticipated that employment growth in York Region, Peel Region and Toronto will result in demand for housing in Adjala-Tosorontio, particularly as housing prices in GTA municipalities become less affordable and there are fewer opportunities to build ground-related housing.

Figure 3.6
Growth Plan, Schedule 3 Employment Growth



Source: Parcel based on Growth Plan for the Greater Golden Horseshoe and Hemson Consulting Ltd., *Greater Golden Horseshoe: Growth Forecasts to 2051*, August 26, 2020.

4.0

Market Demand for Housing

Key Findings

As employment growth is one of the strongest predictors of population and household growth, Parcel has prepared population forecasts for Adjala-Tosorontio that are employment driven and based on the economic and demographic potential of the Township and neighbouring municipalities.

Going forward, it is anticipated that employment growth in neighbouring municipalities, particularly Simcoe County, York Region, Peel Region and Toronto will be a key driver of population growth in Adjala-Tosorontio.

Adjala-Tosorontio is forecast to have a total population of approximately 21,145 persons by 2051, representing growth of 9,150 persons over the 30-year period between 2021 and 2051, or about 305 persons per year. Overall, by 2051, Adjala-Tosorontio is forecast to account for 3.8% of the population in Simcoe County, up from 3.3% in 2021.

Applying age-specific headship rates to the population in private households results in growth of approximately 3,470 households between 2021 and 2051 in Adjala-Tosorontio, or approximately 115 new households per year. We consider our forecast to be conservative. If there was an increase in the share of people working from home or with no fixed workplace address, it would result in greater demand for housing in Adjala-Tosorontio.

4.1 Forecast Employment Growth

As employment growth is one of the strongest predictors of population and household growth, Parcel has prepared population forecasts for Adjala-Tosorontio that are employment driven and based on the economic and demographic potential of the Township and neighbouring municipalities. The number of employed persons in Adjala-Tosorontio can be broken down into five discrete components, including persons:

- Working from home;
- Working outside Canada;
- With not fixed workplace address;
- Working at a usual workplace address within Adjala-Tosorontio; and,
- Working at a usual workplace address outside Adjala-Tosorontio.

The following paragraphs highlight key assumptions that have been relied upon in forecasting the number of employed residents in Adjala-Tosorontio to the year 2051.

Work From Home Employment

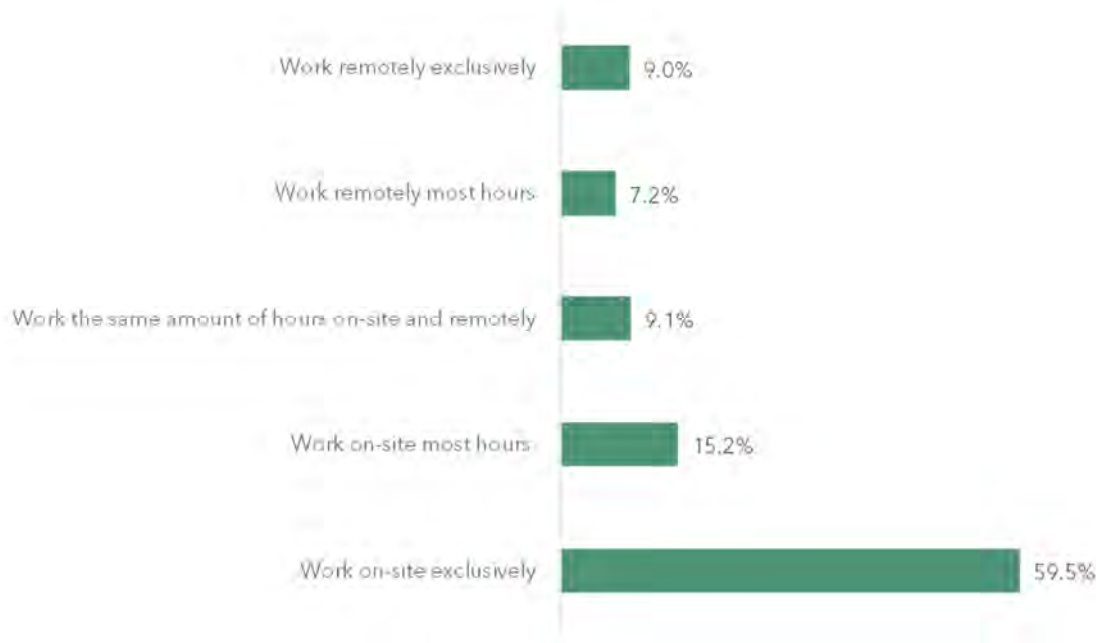
In 2021, 10.6% of Adjala-Tosorontio residents worked at home. This is significantly higher than the share of the Adjala-Tosorontio residents that reported working from in the 2001 and 2006 Census, at 5.7% and 6.0%, respectively. In forecasting the number of Adjala-Tosorontio residents that will work from home in the future, we have assumed that 5.7% of the population will work form home in 2051, which represents a gradual return to the share last seen in 2001. We consider this assumption to be very conservative.

COVID-19 has resulted in a dramatic shift towards people working from home, a trend which is likely to be sustained after the pandemic ends. Figure 4.1 shows the results from a survey conducted by Statistics Canada in the second quarter of 2022, which analyzed the share of the workforce that anticipated working on-site or remotely over the next three months.

As shown, 16.2% of the workforce reported working remotely either exclusively or most of the time. This is in comparison to data from the 2016 Census of Canada, where 7.3% of the employed labour force reported working from home prior to the pandemic. A permanent shift to teleworking or working remotely could increase demand for housing in Adjala-Tosorontio based on its proximity to employment in GTA municipalities.

Figure 4.1

Average percentage of workforce anticipated to work on-site or remotely over the next three months, Ontario, Second Quarter 2022



Source: Parcel based on Statistics Canada, Canadian Survey on Business Conditions, second quarter of 2022.

Working Outside Canada

The number of Adjala-Tosorontio residents that reported working outside Canada has generally been unchanged over the last two decades. In forecasting employment growth in Adjala-Tosorontio, we have assumed no growth in the number of Township residents working outside Canada.

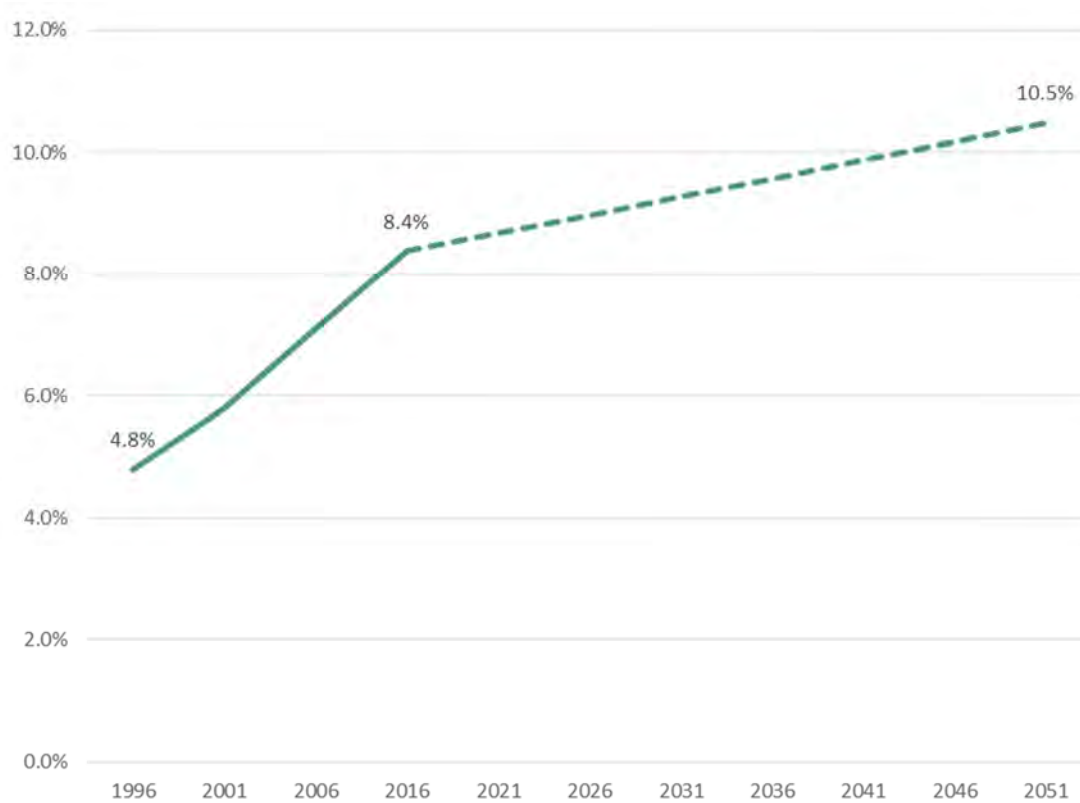
No Fixed Workplace Address

The number of Adjala-Tosorontio residents reported to have no fixed workplace address has grown significantly in the past two decades. As shown in Figure 4.2, the share of Adjala-Tosorontio residents with no fixed workplace address has grown from 4.8% in 1996 to 8.4% in 2016, or growth of about 0.2% per year. Parcel has forecast that the share of the population in Adjala-Tosorontio with no fixed workplace address will reach 10.5% of the population by 2051, which is equivalent to growth of 0.06% per year, or about one-third of the pace experienced over the

previous 20-years. If the share of the population with no fixed workplace address were to grow at rates experienced in the past, it would result in greater demand for housing in Adjala-Tosorontio.

Figure 4.2

Share of Population with No Fixed Workplace Address

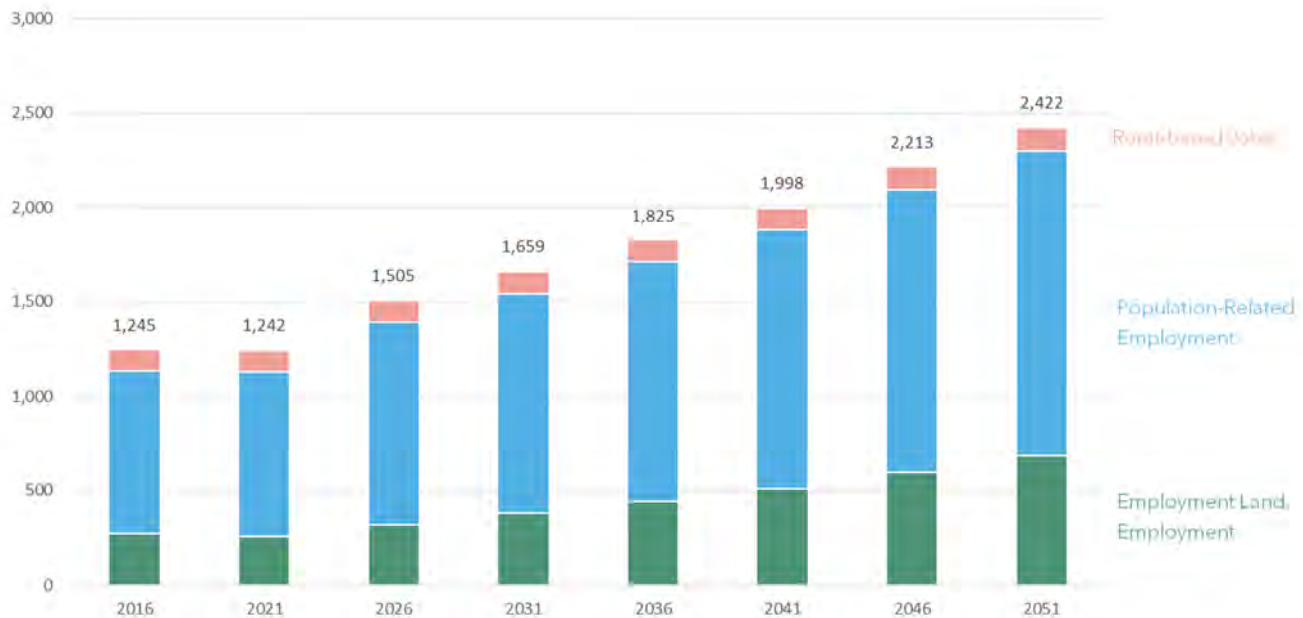


Source: Parcel based on Census of Canada.

Usual Place of Work in Adjala-Tosorontio

To determine the number of jobs in Adjala-Tosorontio, we have relied, in part on the *Greater Golden Horseshoe: Growth Forecasts to 2051*, prepared by Hemson Consulting. Based on these forecasts, Parcel has estimated there will be approximately 1,180 new Employment Land Employment (ELE) and Population-Related Employment (PRE) jobs in Adjala-Tosorontio between 2021 and 2051. Approximately 45% of these jobs, or 520 jobs, will be filled by people living in Adjala-Tosorontio.

Figure 4.3
Adjala-Tosorontio Employment Growth, 2016 to 2051



Source: Parcel.

Usual Place of Work Outside Adjala-Tosorontio

The population forecasts prepared by Parcel for Adjala-Tosorontio are based, in part, on the 2051 employment forecasts contained in Schedule 3 of the Growth Plan. As shown in Figure 4.4, significant employment growth is forecast to occur in Simcoe County and GTA municipalities. As noted earlier in this *Residential Market Justification Study*, a sizable share of Adjala-Tosorontio residents commute to jobs in York Region, Peel Region, the City of Toronto, the City of Barrie and elsewhere in Simcoe County. Therefore, strong employment growth in these jurisdictions is likely to result in a greater number of Adjala-Tosorontio residents commuting to work in these municipalities. These commuting trends will result in greater demand for housing in the Township.

Figure 4.4

Employment Growth 2016-2051



Source: Parcel based on Schedule 3 of the Growth Plan and *Greater Golden Horseshoe: Growth Forecasts to 2051*, prepared by Hemson Consulting.

Parcel has examined the number of Adjala-Tosorontio residents working in each of these surrounding municipalities, as a share of total employment in these municipalities. To forecast the number of Adjala-Tosorontio residents that will work in these municipalities in the future, we have held these shares constant at rates from the 2016 Census. For example, the number of Adjala-Tosorontio residents commuting to a usual place of work in Peel Region was 0.2% of total employment in Peel Region at the time of the 2016 Census, in forecasting growth in the number of Adjala-Tosorontio residents that would commute to Peel Region in the future, we have assumed that they will represent 0.2% of employment in Peel Region in 2051.

Therefore, population growth in Adjala-Tosorontio reflects forecast employment growth within the Township, as well as forecast employment growth in neighbouring municipalities.

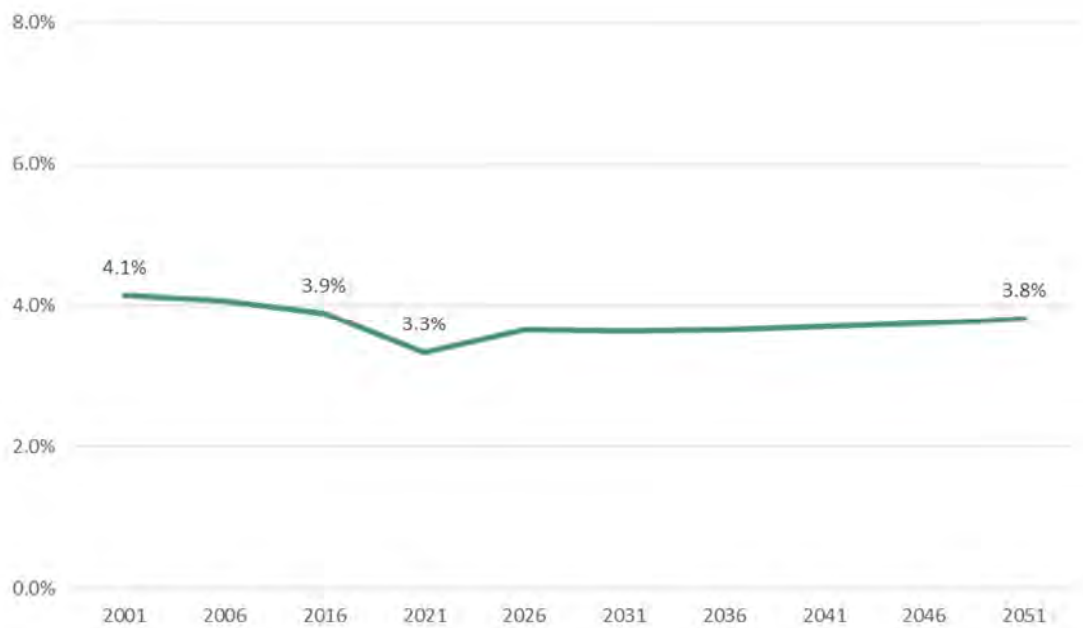
4.2 Forecast Population Growth

The employment growth forecasts have been utilized to forecast population growth in Adjala-Tosorontio. To forecast population growth by age group we have utilized the cohort survival methodology, which takes into consideration area-specific fertility rates, mortality rates and net migration by age group. These assumptions are used to determine the natural increase in the population (births minus deaths) and net migration.

Based on the Adjala-Tosorontio employment growth forecast, we have forecast total population of approximately 21,145 persons in Adjala-Tosorontio by 2051, representing growth of 9,150 persons over the 30-year period between 2021 and 2051, or about 305 persons per year. As shown in Figure 4.5, by 2051 Adjala-Tosorontio is forecast to account for 3.8% of the population in Simcoe County, which is an increase from the 3.3% share at the time of the 2021 Census, but still well below the historical share of the population that resided in the Township.

Figure 4.5

Adjala-Tosorontio Share of Simcoe County Population



Source: Parcel based on Census of Canada.

4.3 Forecast Household Growth

To forecast household growth, we have applied age-specific headship rates to the forecast population in private households. Based on our review, age-specific headship rates have been relatively stable in Adjala-Tosorontio in most age groups over the past two decades, aside from the 15 to 24 age group, where headship rates have declined. In forecasting household growth in Adjala-Tosorontio, we have assumed relatively stable headship rates in all age groups.

We have also estimated 2021 headship rates based on household data from the 2021 Census of Canada, which shows a total of approximately 3,835 households. Applying these age-specific headship rates to the population in private households results in growth of approximately 3,470 households between 2021 and 2051 in Adjala-Tosorontio. To forecast household growth by dwelling type, we utilized housing type propensities by age group for Adjala-Tosorontio from the Census of Canada between 2001 and 2016, as well as estimated 2021 age-specific propensities.

The household growth forecasts by dwelling type are summarized in Figure 4.6. As shown, we have combined demand for ground-related units, which includes single-detached, semi-detached and row units. The combined demand for ground-related units reflects the substitutability between these development typologies. The household growth forecasts in Figure 4.6 show approximately 115 new households per year in Adjala-Tosorontio over the 30-year period between 2021 and 2051.

Figure 4.6

Adjala-Tosorontio Household Growth by Dwelling Type

	2021	2026	2031	2036	2041	2046	2051	Growth 2021- 2051
Ground Related (Single/Semi-Detached & Row)	3,735	4,580	5,020	5,540	6,005	6,560	7,055	3,320
Apartment	90	149	166	186	205	225	240	150
Total	3,825	4,729	5,186	5,726	6,210	6,785	7,295	3,470

Source: Parcel.

It is also important to note that these household growth forecasts do not include a market contingency factor or other mitigating factors, both of which are identified as appropriate adjustments in the *Land Needs Assessment Methodology for the Greater Golden Horseshoe*. If any of these factors were included, it would increase the demand for housing in Adjala-Tosorontio.

5.0

Housing Supply and Land Needs

Key Findings

There is estimated to be a supply of nearly 3,000 residential units in the Hamlet Areas that is available to accommodate growth. This includes the 1,211 units proposed within the Barzo Subdivision.

In comparing this estimated supply to forecast demand, it is clear that there is not a sufficient supply of units to accommodate market-based demand for housing to 2051 in Adjala-Tosorontio.

If the Barzo Subdivision was developed at proposed minimum density of 32 persons and jobs per hectare, it would result in a more significant unit shortfall, causing housing shortages and reduce affordability across the Township.

We consider our forecasts to be very conservative, as the 644 units recently sold in the Colgan Crossing development likely represent pent-up demand and will not be available to accommodate future demand for housing.

Further, there will likely be significant spill over demand from neighbouring municipalities such as New Tecumseth if there are insufficient Community Area lands to accommodate growth. This will result in greater demand for units in Adjala-Tosorontio, including the Barzo subdivision.

5.1 Housing Supply Potential Within Hamlet Areas

An estimate of housing supply in Adjala-Tosorontio has been prepared, based in part on information in the 2017 Adjala-Tosorontio residential land budget, as well as additional research conducted by Parcel. As part of this land supply analysis, Parcel has also identified vacant lands within the Hamlet Areas of Colgan, Everett, Glencairn, Hockley, Lisle, Loretto and Rosemont that are designated for residential development, but do not have a formal application.

A summary of the unit supply is shown in Figure 5.1. As shown, there is an estimated unit supply of nearly 3,000 units within the Hamlet Areas of Adjala-Tosorontio. This unit supply includes the proposed draft plan for the Barzo subdivision, which includes 726 single-detached units and 485 townhomes. The new communities proposed by Far Sight and Tribute account for 91% of the housing supply in Adjala-Tosorontio.

Figure 5.1

Adjala-Tosorontio Housing Supply Potential Within Hamlet Areas

	Single/ Semi-Detached	Row	Apartment (Beds)	Total
Registered	0	0	0	0
Draft Approved	1,278	47	170	1,495
Proposed Applications	771	485	0	1,256
Vacant Lands Not Under Application	204	0	0	204
Total Unit Supply	2,253	532	170	2,955

Source: Parcel.

5.2 Residual Demand for Housing

To determine residual demand for housing in Adjala-Tosorontio, we have compared forecast household growth in Figure 4.6 to the estimated housing supply in Figure 5.1. This comparison of supply and demand for housing is summarized in Figure 5.2. As shown, the supply of housing in Adjala-Tosorontio is not sufficient to accommodate

market-based demand for housing. Including the proposed Barzo Subdivision, there is still anticipated to be a shortfall of nearly 515 units in aggregate.

Figure 5.2

Surplus / (Shortfall) in Housing Supply, Adjala-Tosorontio

	Ground- Related	Apartment (Beds)	Total
Household Growth 2021 to 2051	3,320	150	3,470
Unit Supply Potential	2,785	170	2,955
Surplus / (Shortfall) in Units	(535)	20	(515)

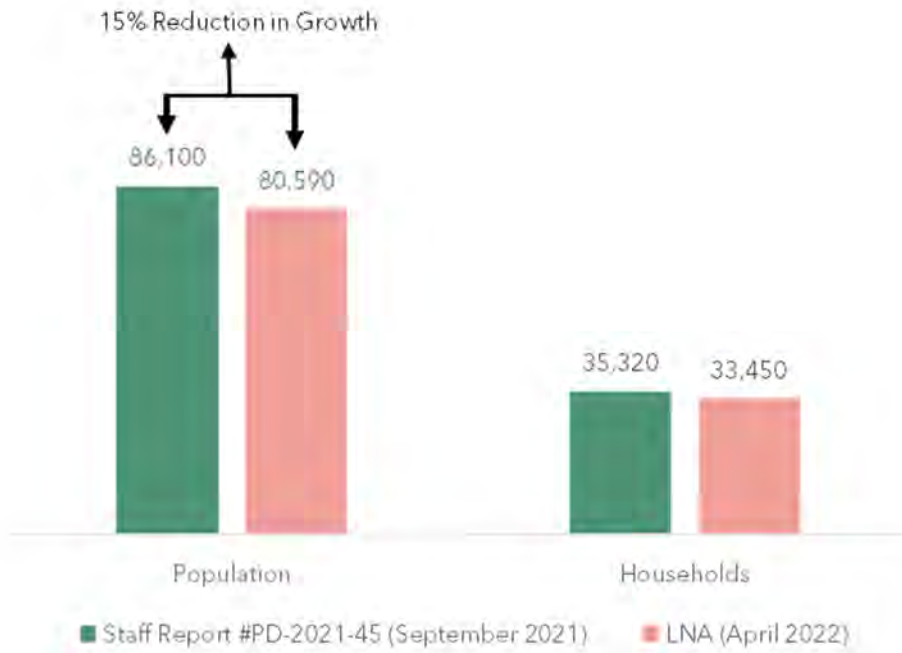
Source: Parcel.

We anticipate that Figure 5.2 underestimates the potential shortfall in housing supply. It is likely that the strong absorption of the Colgan Crossing subdivision represents pent-up demand for housing in Adjala-Tosorontio due to a lack of construction activity in recent years. If the 644 units in Colgan Crossing were removed from the housing supply data, it would result in a much larger shortfall.

Further, the forecast market-based demand for housing does not take into consideration potential spill-over demand from other municipalities where housing supply shortages may exist. For example, A staff report on September 13, 2021, to the Town of New Tecumseth Committee of the Whole (Staff Report #PD-2021-45) provided an update on the ongoing Simcoe County Municipal Comprehensive Review (MCR). In Staff Report #PD-2021-45 a preliminary 2051 population target of 86,100 people was identified for New Tecumseth, along with a household target of 35,320 units. The population and household forecast for New Tecumseth in *Growth Forecasts and Land Needs Assessment*, March 31, 2022 have been reduced significantly from the earlier estimate in September 2021. New Tecumseth is now allocated a 2051 forecast of 80,590 persons and 33,450 households. This represents a 15% reduction in population growth that must be accommodated elsewhere in Simcoe County. Based on the location of Adjala-Tosorontio and specifically the Hamlet of Everett, where a sizeable share of the population is employed in New Tecumseth, it is likely that the reduction in population growth in New Tecumseth will result in spill-over demand for Adjala-Tosorontio.

Figure 5.3

New Tecumseth 2051 Population and Households



Source: Parcel based on Town of New Tecumseth Committee of the Whole Report #PD-2021-45 and *Growth Forecasts and Land Needs Assessment*, March 31, 2022

The LNA has also proposed an intensification target of 37% in New Tecumseth, which represents a significant shift from past trends, where during the 2016-2021 period, only 7% of new construction in New Tecumseth was within the built-up area. Achieving the higher intensification target will require a significant policy-based shift to apartment units. The policy-based shift in New Tecumseth will result in many households that wanted a single-detached unit having no choice but to live in an apartment unit or look for housing in other municipalities, including Adjala-Tosorontio. The proposed Barzo subdivision provides an opportunity to accommodate this spill-over demand for housing within the existing Hamlet Area boundary. If the subdivision were developed at the proposed minimum density of 32 persons and jobs per hectare, it will result in a need for expand the Hamlet Area boundaries to accommodate forecast growth. Therefore, the proposed subdivision, at 57 persons and jobs per hectare represents a more efficient use of land.

6.0

Conclusions

As detailed in this *Residential Market Justification Study*, it is clear that the 2051 population forecast contained in OPA No. 7 for the Township of Adjala-Tosorontio is unreasonable and does not account for market-based demand for housing. Market-based housing demand forecasts prepared by Parcel clearly demonstrate that valid demand exists for the scale of residential development that is being proposed within the Barzo Subdivision. While there has been limited household growth in Adjala-Tosorontio over the past decade, this is related in large part to a lack of residential units available in new communities within the Township. The success of the Colgan Crossing community, which sold over 600 units within six months speaks to the demand for housing in the Township.

Demand for housing in Adjala-Tosorontio and Simcoe County is part of a broader demographic shift that started before the ongoing COVID-19 pandemic. As Millennial and Gen-Z move into their prime household formation years and older generations age-in-place, it will result in greater demand for new housing, particularly in municipalities such as Adjala-Tosorontio, which has a supply of land to accommodate ground-related housing within the commuter shed of employment opportunities in GTA municipalities.

Household growth forecasts prepared by Parcel demonstrate that valid demand exists to support the 1,211 units proposed within the Barzo Subdivision. As shown in this *Residential Market Justification Study*, even at the density proposed within the Barzo Subdivision, insufficient supply of land to accommodate household growth is anticipated, resulting in housing supply shortages that could impact affordability. Further, we anticipate that our forecasts are conservative. If the trend in work from home or employees with no fixed workplace address grow faster than anticipated, it will result in greater demand for housing in the Township. Further, our forecasts do not consider spill-over demand from other municipalities such as New Tecumseth. The constrained land supply in New Tecumseth and other neighbouring municipalities will result in greater demand for housing in Adjala-Tosorontio and a potentially larger shortfall in land supply.

Overall, it is our opinion that the population growth forecasts for Adjala-Tosorontio identified in Table B of OPA No. 7 should be revised to reflect market-based demand for housing, as this will be important in advancing Provincial priorities by avoiding housing shortages and improving affordability. Further, the proposed density of 57 persons and jobs per hectare in the Barzo Subdivision is consistent with densities being achieved in other Simcoe County municipalities and will result in a more efficient use of land to accommodate growth within the Hamlet Areas.



Appendix:
Unit Supply Potential

Community	Property Address	Status	Assumed Units Within Application / Vacant Land			
			Single-Detached	Semi-Detached	Row	Apt (Beds)
Colgan	Colgan Crossing Development Area 1	Draft Approved	315	0	0	0
Colgan	Colgan Crossing Development Area 2	Draft Approved	282	0	47	170
Colgan	Colgan Crossing Development Area 3	Vacant No Application	90	0	0	0
Colgan	Colgan Crossing Development Area 4	Vacant No Application	45	0	0	0
Everett	Farsight Developments Everett Inc.	Draft Approved	79	0	0	0
Everett	Farsight Developments Everett Inc.	Draft Approved	577	0	0	0
Everett	Barzo Subdivision	Proposed Application	726	0	485	0
Everett	Cumac Subdivision	Proposed Application	45	0	0	0
Rural	Adjala South Estates - Rondax Holdings Inc.	Draft Approved	25	0	0	0
Loretto	8115 COUNTY ROAD 1 2786 COUNTY ROAD 50	Vacant No Application	37	0	0	0
Hockley	2610 CONCESSION ROAD 2 & 994159 MONO-ADJALA TOWNLINE	Vacant No Application	20	0	0	0
Lisle	8523 COUNTY ROAD 12	Vacant No Application	6	0	0	0
Glencaim	4280 HOGBACK ROAD	Vacant No Application	6	0	0	0



Parcel

info@parceleconomics.com

416-869-8264

250 University Avenue, #221, Toronto, Ontario, M5H 3E5



ATTACHMENT 4

GOODREID PLANNING GROUP

LAND DEVELOPMENT – PROJECT MANAGEMENT – MUNICIPAL PLANNING – CONFLICT RESOLUTION
274 Burton Avenue, Suite 1201, Barrie, Ontario L4N 5W4 – P: (705) 331-5717 – F: (705) 722-5660
goodreidplanninggroup@gmail.com – www.landplanningbarrie.ca

January 23, 2023.

Hon. Steve Clark
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, Ontario
M7A 2J3

Dear Minister Clark:

**Re: County of Simcoe Municipal Comprehensive Review
Proposed Amendment No. 7 to the Simcoe County Official Plan
Township of Adjala-Tosorontio
County of Simcoe
File Number: FAR-2023-01**

We are Planners for Far Sight Investments Limited and Far Sight Developments Everett Inc. both hereinafter referred to as (Far Sight) in connection with three proposed Draft Plans of Subdivision in the Community of Everett, Township of Adjala-Tosorontio.

We are writing on behalf of Far Sight in respect to Amendment No. 7 to the Simcoe County Official Plan in regards to our concerns regarding growth forecasts and land needs assessment undertaken for the Township of Adjala-Tosorontio as part of the Municipal Comprehensive Review and the absence of any specific policies in respect to the recognition of existing development approvals for the Far Sight lands and their contribution to population and employment growth in the Communities of Everett and Colgan from 2021-2051.

We are concerned about artificially low population growth forecasted for the Township of Adjala-Tosorontio in Table B to Amendment No. 7 for the period of 2021-2051, as this table does not appropriately reflect the amount of existing land that has been approved for residential development, but not yet built.

THE EXISTING DEVELOPMENT CIRCUMSTANCE

The Far Sight (Everett) draft approved subdivision AT-T-0103 proposes 79 single detached dwelling lots/units in the Community of Everett. The Far Sight draft approved subdivision AT-T-0502 also proposes 550 single detached dwelling lots/units and a commercial block in the Community of Everett. There is also part lots that when combined at the time of subdivision plan registration will result in 16 addition single detached dwelling lots/units. The Far Sight (Everett) draft approved plans of subdivision are included in Attachment 1 to this letter report.

The Far Sight (Barzo) lands were designated for residential development through Amendment No. 8 to the Township of Adjala-Tosorontio Official Plan. Draft plan and zoning applications now in process propose 1,211 dwelling lots/units of which 726 are single detached dwelling lots/units and 485 lots/units are street townhouses. There are also part lots in Far Sight (Barzo) that when combined with part lots in Far Sight (Everett) at the time of plan registration that will result in 11 additional single detached dwelling lots/units. The Far Sight (Barzo) draft plan of subdivision is included in Attachment 2 to this letter report.

The total number of dwelling lots/units in the three Far Sight Subdivisions is currently 1,867 dwelling lots/units.

Tribute Communities has two final approved plans of subdivision in the Community of Colgan (Colgan 1 and Colgan 2). The Colgan 1 subdivision has a total of 315 single detached dwelling lots/units and Colgan 2 has 282 single detached dwelling lots/units, 47 townhouse lots/units and a 170-bed retirement home. There are a total of 644 dwelling lots/units and the retirement home in the Community of Colgan.

A third developer Winzen also now has applications for official plan amendment, rezoning and draft plan of subdivision to permit 45 single detached dwelling lots/units in the Community of Everett.

POPULATION AND EMPLOYMENT DENSITY ON THE FAR SIGHT LANDS

We have calculated the population and jobs for the Far Sight (Everett) and Far Sight (Barzo) subdivisions as follows:

The Far Sight (Everett) subdivision proposes 656 single detached dwelling lots/units and a commercial block. The population for 656 single detached dwelling lots/units is 2,033

people based upon 3.1 People Per Unit (PPU). The at home jobs based upon 5.7% population is 116 jobs. The 1.8 ha commercial block is estimated to have 80 employees. This subdivision(s) is to have 2,229 people and jobs, or 37.6 people and jobs per hectare (59.2 hectares in size excluding EP).

The Far Sight (Barzo) subdivision in Everett proposes a total of 1,211 dwelling units of which 726 are single detached dwellings and 485 are townhouse lots/units. The draft plan also includes a school block. The population for single detached dwellings is calculated as 3.1 PPU and for townhouses is 2.4 PPU. The total population of all dwelling units is 3,559 people. The at home jobs based upon 5.7% population is 203 jobs. The school block is estimated to have 20 employees. The total people and jobs for the subdivision is 3,782 people and jobs, or 61 people and jobs per hectare (61.8 hectares in size excludes EP).

REVIEW OF AMENDMENT NO. 7 POLICIES AND TABLES AND ISSUES

Given the lots/units proposed and approved in the Far Sight, Tribute Communities and Winzen subdivisions of 2,546 dwelling lots/units and their current land use approval status through official plan amendments, draft plan approvals and/or rezoning, the population forecast of 710 people for the period of 2021-2051 in Table B to Amendment No. 7 is not realistic.

We conservatively estimate full buildout of all subdivisions referenced in this letter in 10 to 15 years being approximately 250-170 dwellings per annum, respectively.

While the historical growth in Adjala-Tosorontio was slow, it was not a result of lack of demand, but due to an absence of full urban services to support growth in Everett and Colgan including final subdivision approval and registration to enable the sale of homes on lots. Far Sight has secured Environmental Conformance Approvals in Everett from the Ministry of the Environment for a sewage treatment plant and an outlet to the Pine River as well as a stormwater management facility to service its three plans of subdivision. These servicing approvals are addressed in detail by Pearson Engineering Ltd. in its Servicing Options Study, 2022 and updated in an addendum included in our submission. Tribute Communities we understand have secured the same servicing approvals for their two subdivisions in the Community of Colgan which were recently final plan approved, registered, serviced and home construction has commenced.

Tribute Communities recent marketing program sold over 600 dwelling units to future residents within a 6-month period, which demonstrates strong market demand for housing in Adjala-Tosorontio.

Given subdivision population referenced above and servicing approvals in Adjala-Tosorontio and the recent strong pre-sales support, we believe the population forecast of only 710 people (approximately 236 dwelling units, or 7.8 dwelling units per annum) on Table B to Amendment 7 over the 2021-2051 period is not realistic. The population forecast by Parcel in Section 4.2 of their Residential Market Justification Study, of 21,145 people for 2051 versus the 11,970 people forecast by Amendment No.7 highlights a substantial under estimate of population.

We have proposed changes to Section 4.12.7 of Amendment No. 7 as it relates to the Far Sight (Barzo) lands. Attachment 3 to this letter contains the proposed modification to Section 4.12.7 to address the Far Sight (Barzo) lands.

We have proposed changes to Section 4.12.7 of the Simcoe County Official Plan to confirm that the population figure of 1,952 referenced in Amendment No. 8 shall be interpreted as a minimum; and those lands designated as residential through Amendment No. 8 shall be developed with a minimum of 1,211 single detached dwelling and townhouse lots and a minimum density of 61 people and jobs per hectare.

We trust our planning letter report meets your processing requirements.

Sincerely,

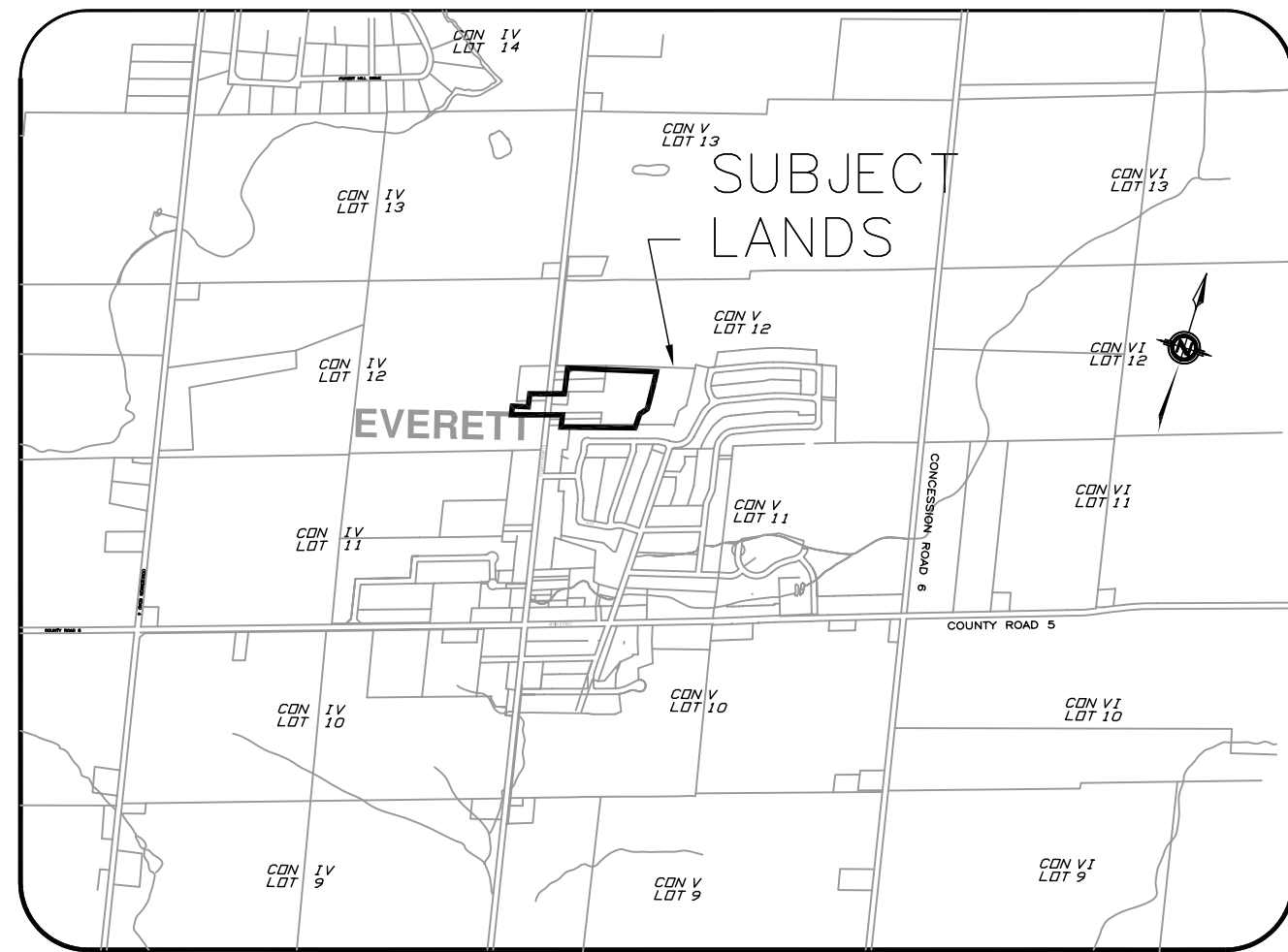
GOODREID PLANNING GROUP

A handwritten signature in black ink that reads "Brian J. Goodreid". The signature is written in a cursive, flowing style.

Brian J. Goodreid, MCIP, RPP
Principal

ATTACHMENT 1

FAR SIGHT (EVERETT) PLANS OF SUBDIVISION



OWNER'S CERTIFICATE

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

NOVEMBER 29, 2016

DATE: RICHARD SCHOCKEDANZ, PRESIDENT
2411526 ONTARIO INC. (FARSIGHT HOMES)

SURVEYOR'S CERTIFICATE

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

NOVEMBER 29, 2016

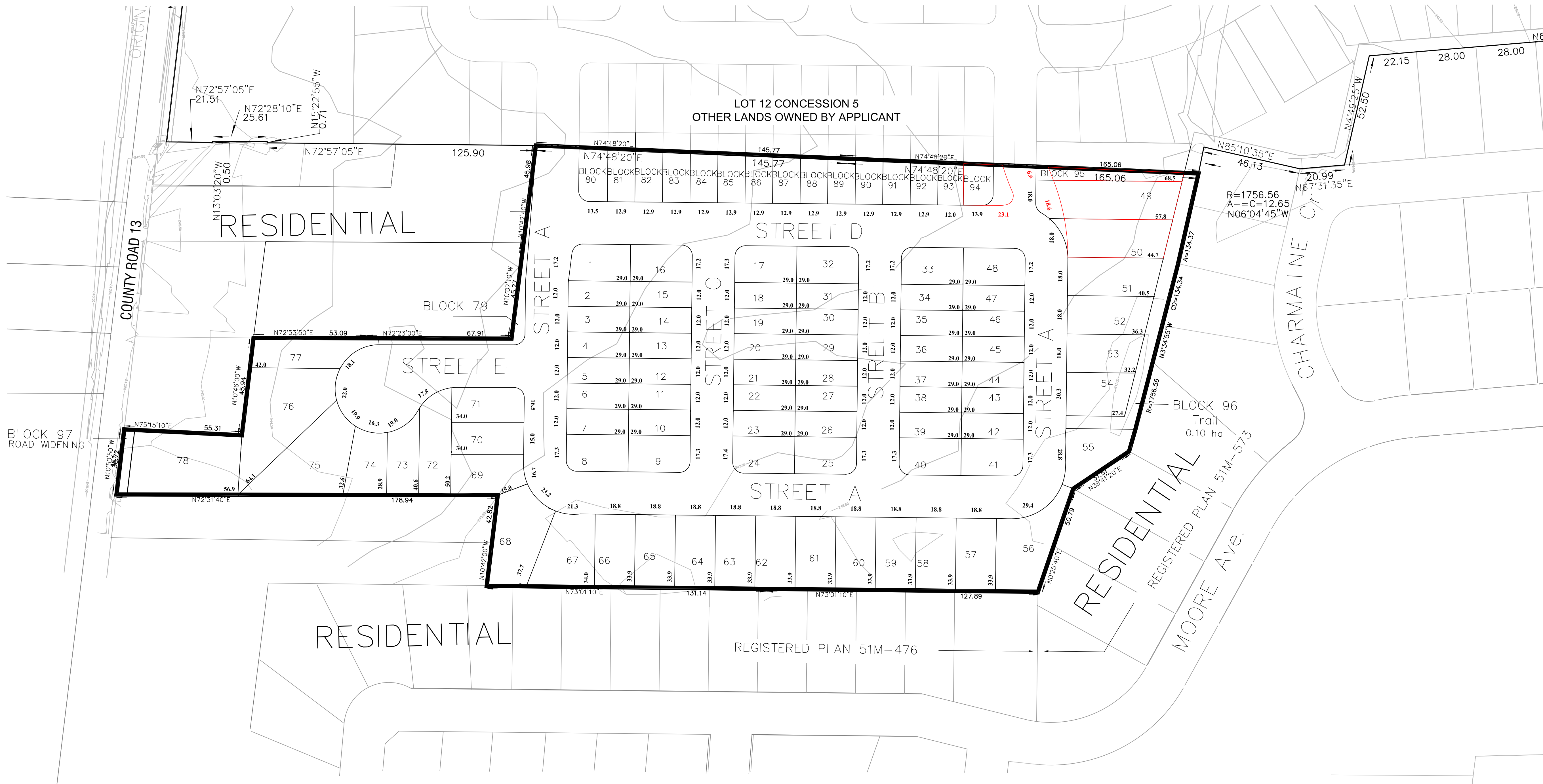
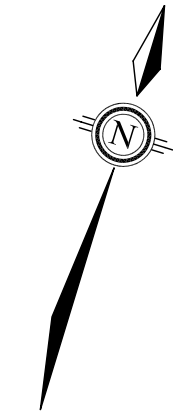
DATE: DINO ASTRI
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 11(1) OF THE PLANNING ACT

- a) SHOWN ON DRAFT PLAN
- b) SHOWN ON DRAFT PLAN
- c) SHOWN ON KEY PLAN
- d) RESIDENTIAL COMMERCIAL SWIM & OPEN SPACE
- e) SHOWN ON DRAFT PLAN
- f) SHOWN ON DRAFT PLAN
- g) SHOWN ON DRAFT PLAN
- h) SHOWN ON DRAFT PLAN
- i) SHOWN ON DRAFT PLAN
- j) SHOWN ON DRAFT PLAN
- k) MUNICIPAL PIPED WATER TO BE PROVIDED
- l) SAND
- m) SHOWN ON DRAFT PLAN
- n) SHOWN ON DRAFT PLAN
- o) SHOWN ON DRAFT PLAN
- p) SHOWN ON DRAFT PLAN
- q) SHOWN ON DRAFT PLAN
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- v) SHOWN ON DRAFT PLAN
- w) SHOWN ON DRAFT PLAN
- x) SHOWN ON DRAFT PLAN
- y) SHOWN ON DRAFT PLAN
- z) SHOWN ON DRAFT PLAN

STATISTICS

SINGLE RESIDENTIAL (12m)	1.85 ha	48 LOTS
SINGLE RESIDENTIAL (15m)	0.85 ha	10 LOTS
SINGLE RESIDENTIAL (18m)	1.45 ha	20 LOTS
FUTURE LOTS	0.51 ha	BLOCKS 79-95
OPEN SPACE	0.10 ha	BLOCK 96
ROAD WIDENING	0.02 ha	BLOCK 97
ROADS (Streets A-E)	2.18 ha	2.16 ha
TOTAL	6.96 ha	78 LOTS/ 19 BLOCKS



**Red - Line Revised Draft
Plan of Subdivision**

Part of Lot 12, Concession 5

Geographic Township of Tosorontio,
now in the
Township of Adjala-Tosorontio
County of Simcoe
2018

DATE	SCHEDULE OF REVISIONS DESCRIPTION	DRAWN
JULY 25, 2016	GPC Revisions for Farsight Subdivision	SLT
OCT. 27, 2016	DMSL REVISIONS TO DRAFT PLAN	LS
NOV. 29, 2016	SIGNATURES ADDED	LS
MAY 3, 2018	Redline Revisions for Farsight Subdivision	SLT

**DINO ASTRI
SURVEYING LTD.**

1-661 Welham Road, Barrie, Ontario, L4N 0E7
Phone: 705-792-6780 Fax: 705-792-4164
www.astrisurveying.com

FARSIGHT HOMES
Everett

REVISED DRAFT PLAN OF
SUBDIVISION FILE AT-T-0103

Date Issued: JUNE 30, 2016

Checked By: BC

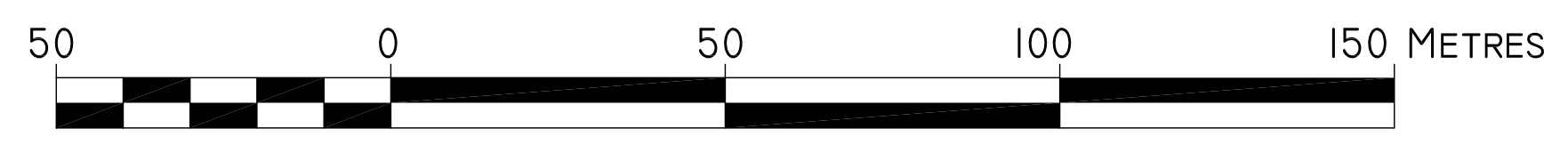
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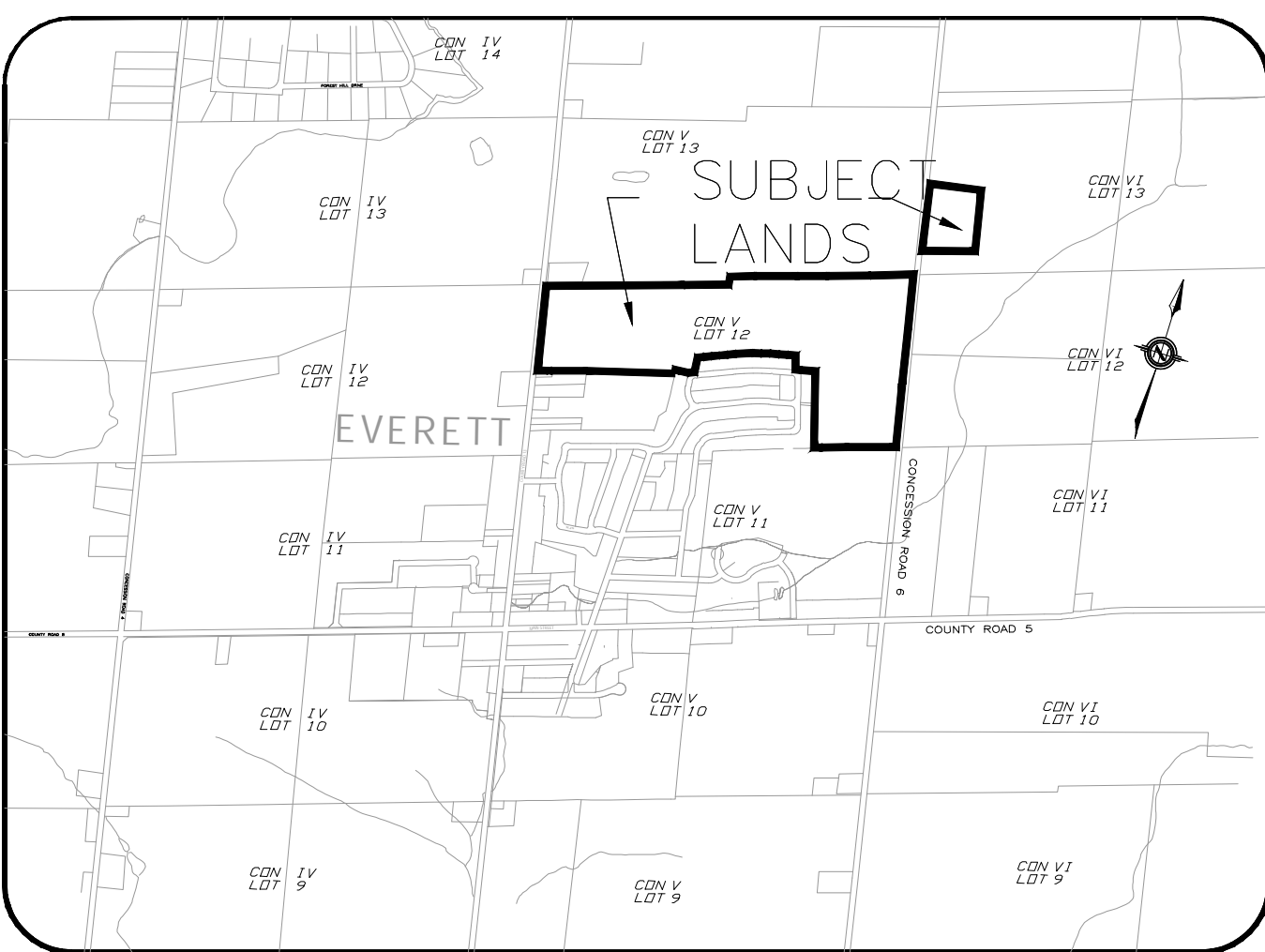
Prepared By: ST

Drawing Name: EVERETT-RESIDENTIAL-PLAN-51M-573-2018-01

[GPG] Goodreid Planning Group
Goodreid Planning Group
Brian J. Goodreid, MCIP, RPP
Consulting Planner, Principal
214 Burton Ave., Suite 1011, Barrie, Ontario, L4N 1E6
Phone: 705-531-6717 Fax: 705-722-6660
goodreidplanninggroup@gmail.com
www.landscapepark.ca

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





STATISTICS

SINGLE RESIDENTIAL (10m)	1.91ha	51 LOTS	
SINGLE RESIDENTIAL (11m)	12.15ha	12.32ha	318 LOTS
SINGLE RESIDENTIAL (12m)	6.62ha	6.61ha	147 LOTS
SINGLE RESIDENTIAL (15m)	0.28ha	0.28ha	3 LOTS
SINGLE RESIDENTIAL (18m)	2.45ha	2.36ha	31 LOTS
FUTURE LOTS	0.46ha	BLOCKS 551 - 567	
COMMERCIAL	1.82ha	BLOCK 568	
ENVIRONMENTAL PROTECTION	5.10ha	BLOCKS 569 - 570	
OPEN SPACE	3.10ha	BLOCKS 571 - 578, 597	
STORM WATER MANAGEMENT	6.65ha	BLOCK 579, 580, 598	
PUMP STATION	0.05ha	BLOCK 580	
SANITARY TREATMENT AREA	2.43ha	BLOCK 581	
ROAD WIDENING	0.12ha	BLOCK 582, 596	
RESERVES / DAYLIGHTING TRIANGLES	0.05ha	BLOCKS 583 - 595	
ROADS (Streets A-M)	10.1 ha		
TOTAL	53.24ha	52.79 ha	
		550 LOTS/46-BLOCKS	

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

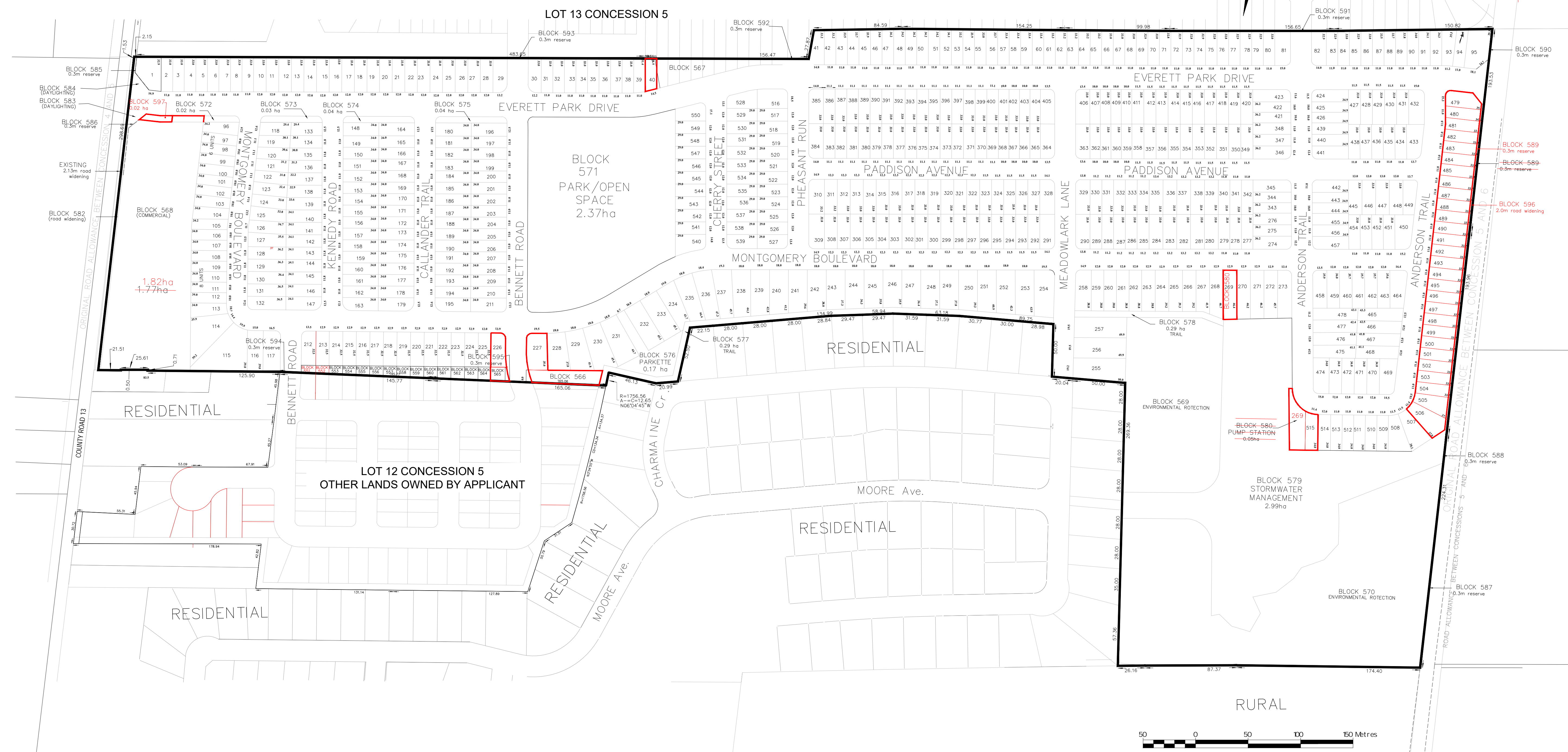
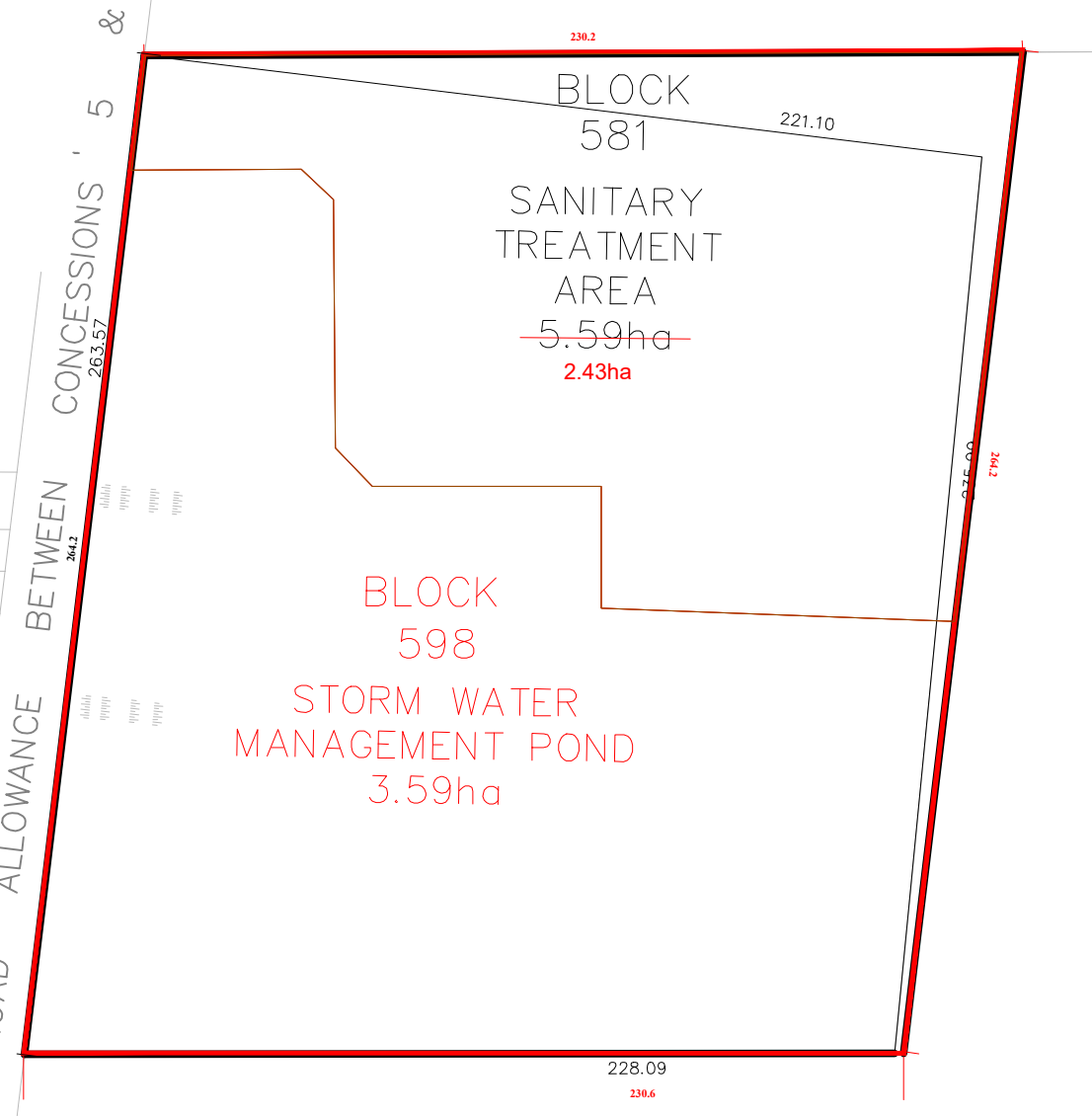
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DATE: NOVEMBER 29, 2016
 DINO ASTRI
 ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 5(1)(7) OF THE PLANNING ACT

a) SHOWN ON DRAFT PLAN	g) SHOWN ON DRAFT PLAN
h) SHOWN ON DRAFT PLAN	i) MUNICIPAL PIPED WATER TO BE PROVIDED
j) SHOWN ON KEY PLAN	k) SAND
l) RESIDENTIAL, COMMERCIAL	m) SHOWN ON DRAFT PLAN
n) SWM & OPEN SPACE	o) ALL MUNICIPAL SERVICES TO BE PROVIDED
p) SHOWN ON DRAFT PLAN	q) SEE NOTE BELOW
r) SHOWN ON DRAFT PLAN	s) SHOWN ON DRAFT PLAN



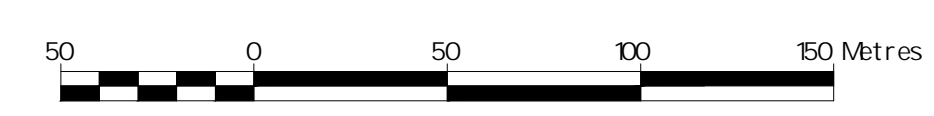
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Plan of Subdivision
 Part of Lot 12, Concession 5
 Concession 6
 Geographic Township of Tosorontio,
 now in the
Township of Adjala-Tosorontio
 County of Simcoe
2018

DATE	SCHEDULE OF REVISIONS DESCRIPTION	DRAWN
JULY 25, 2016	GPC Revisions for Foresight Subdivision	SLT
OCT. 25, 2016	DASL REVISIONS TO DRAFT PLAN	LS
NOV. 29, 2016	SIGNATURES ADDED	LS
MAY 13, 2018	Redline Revisions for Foresight Subdivision	SLT

DINO ASTRI SURVEYING LTD.
 1-681 Welham Road, Barrie, Ontario, L4N 0B7
 Phone: 705-792-6780 Fax: 705-792-4164

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

[GPG] GOODREID PLANNING GROUP
 Goodreid Planning Group
 Brian J. Goodreid, MCIP, RPP
 Consulting Planner, Principal
 274 Burton Ave., Suite 1201, Barrie, Ontario, L4N 5W4
 Phone: 705-331-5717 Fax: 705-722-5660
 goodreidplanninggroup@gmail.com
 www.landsplanningbarrie.ca

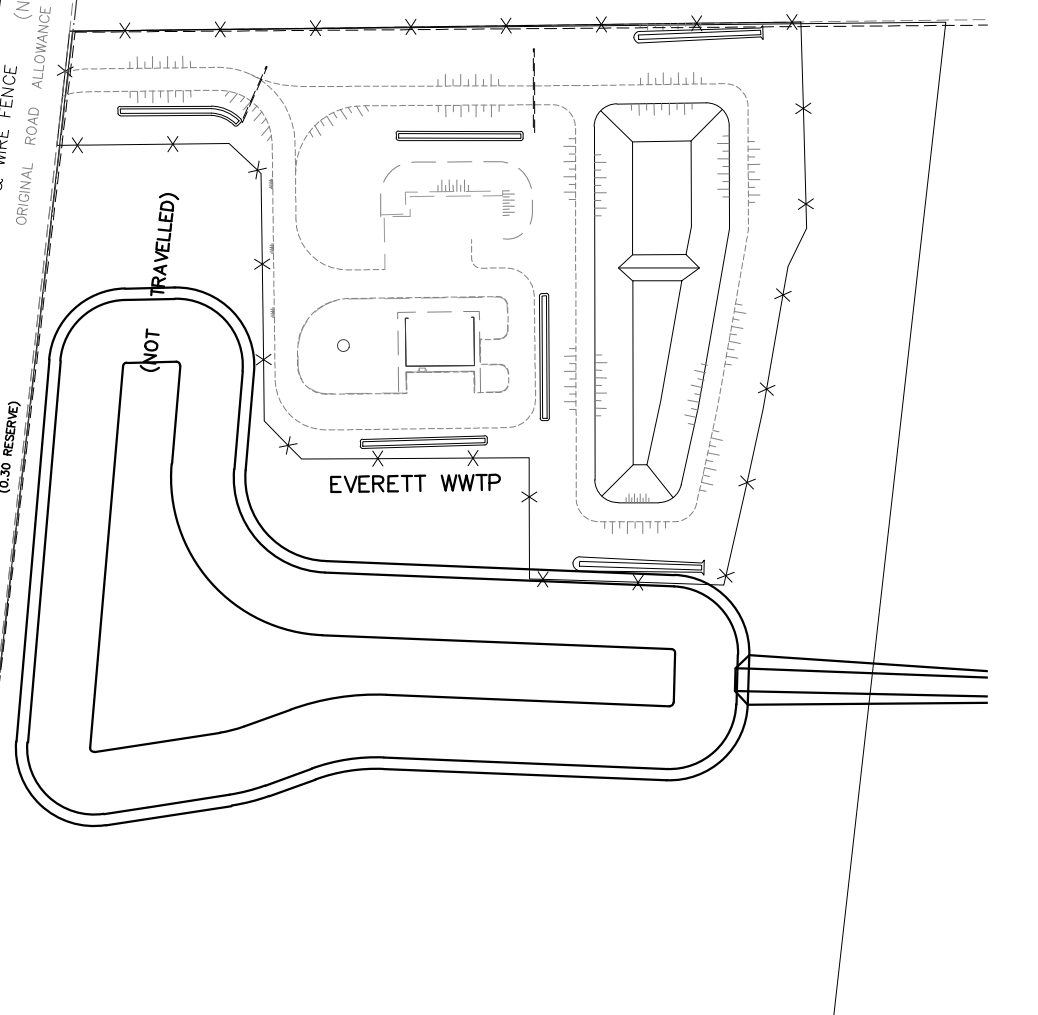
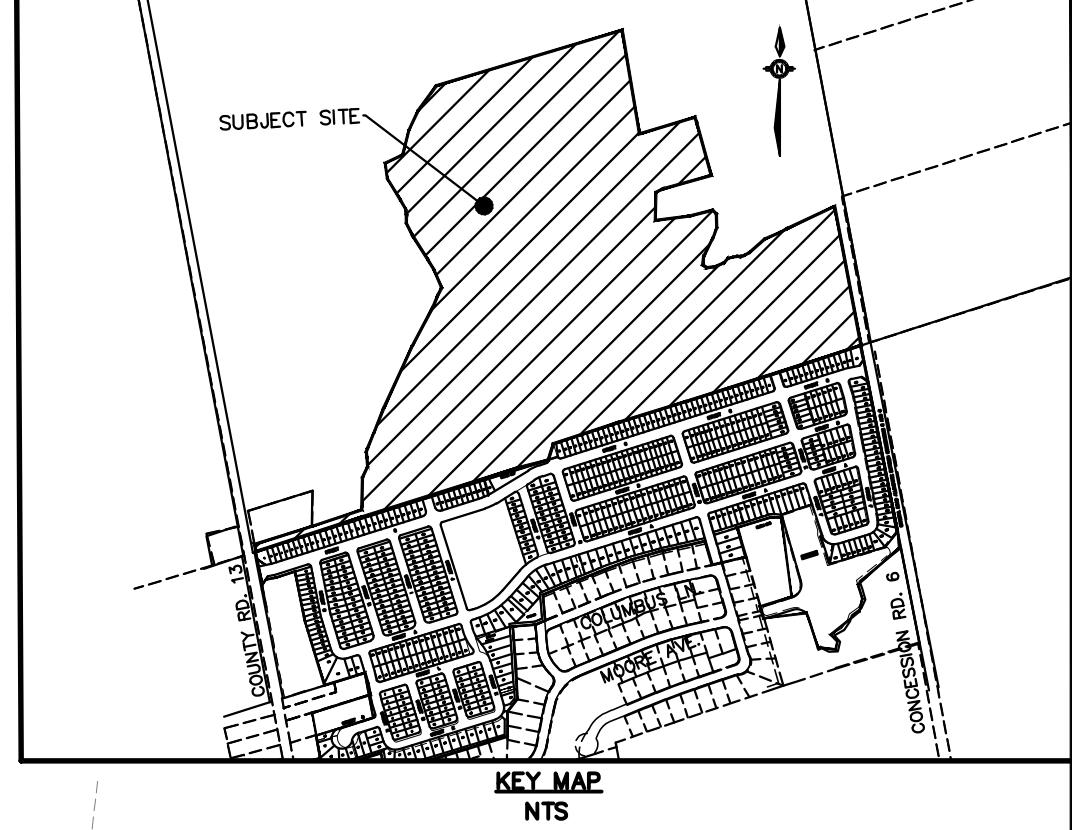
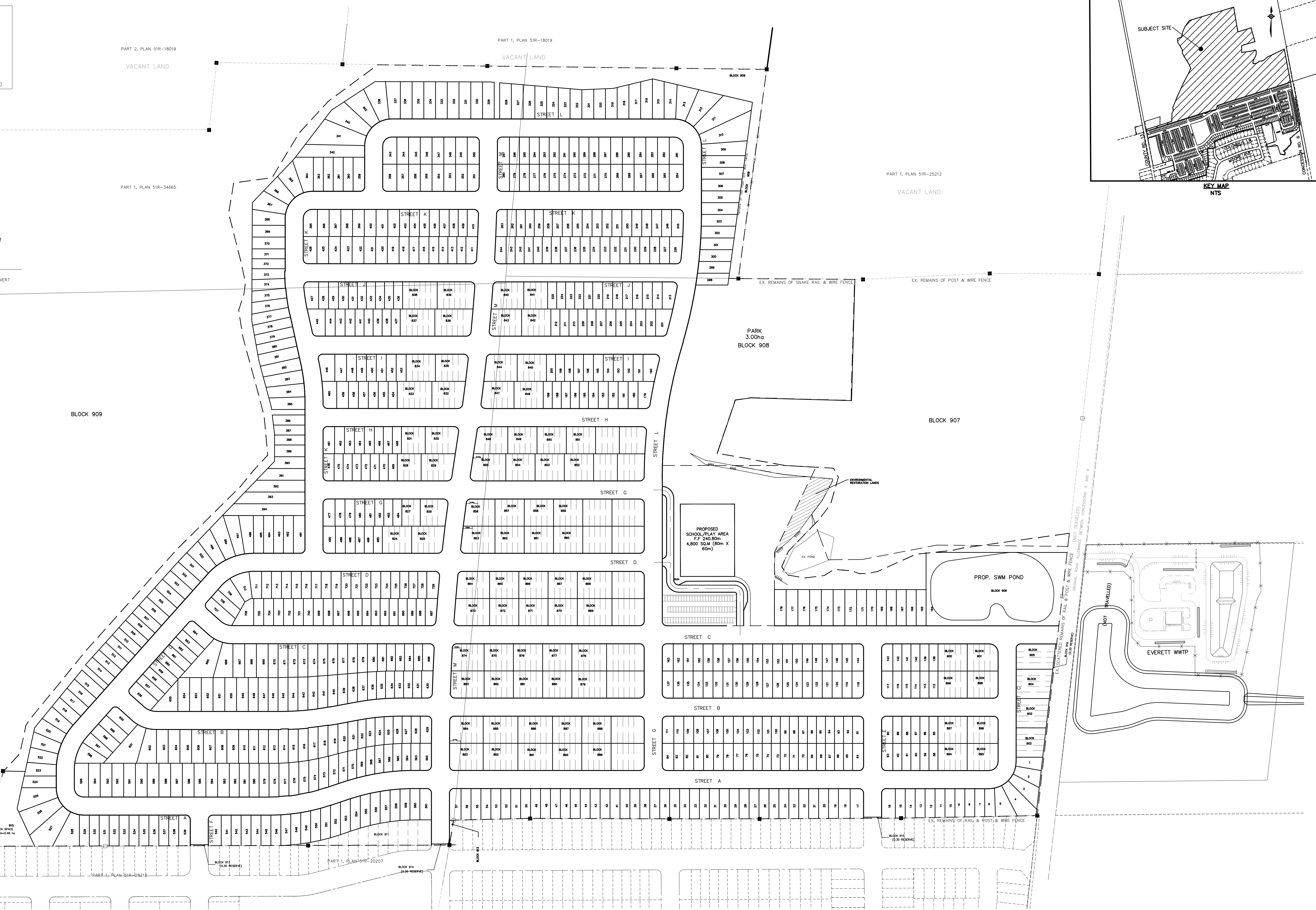


ATTACHMENT 2

FAR SIGHT (BARZO) DRAFT PLAN OF SUBDIVISION

PARK DEDICATION SIZING
 5% OF DEVELOPMENT LAND
 60.08ha X 5% = 3.00ha
 TOTAL PARK DEDICATION = 3.00 ha
 SCHOOL LAND DEDICATION = 2.42 ha

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



NO.	REVISION NOTE	DATE	BY

BENCHMARK:	

BARZO LANDS
 PRELIMINARY DRAFT PLAN

PEARSON ENGINEERING LTD.
 PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	PCO	HORIZ SCALE	1:2000	PROJECT #	10063.02
DRAWN BY	PCO	VERT SCALE		DRAWING #	SP-1
CHECKED BY	GMP	DATE	JULY 2020	REVISION #	0

ATTACHMENT 3

**PROPOSED MODIFICATION TO SECTION 4.12.7 OF
THE SIMCOE COUNTY OFFICIAL PLAN**

Proposed Addition to Section 4.12.7 through Official Plan Amendment No. 7 by Minister's Modification to recognize of Existing Approvals for the Far Sight (Barzo) Subdivision Lands

The following text is proposed to be added at the end of Section 4.12.7 (formerly Section 4.11.7) through a Minister's Modification to Official Plan Amendment No. 7:

"With respect to the implementation of Amendment 8 to the Official Plan of the Township of Adjala-Tosorontio that was approved by the Ontario Municipal Board on April 6, 2016 ("Amendment 8"):

- (c) Amendment 8 is in respect of lands legally described as in Lots 13 and 14, Concession 5 of the Geographic Township of Tosorontio, which are within the Settlement of Everett and which have a residential designation established by the Ontario Municipal Board decision dated April 4, 2016;
- (d) The population figure of 1,952 referenced in Amendment 8 shall be interpreted as a minimum; and those lands designated as residential through Amendment No. 8 shall be developed with a minimum of 1,211 single detached dwelling and townhouse lots and a minimum density of 61 people and jobs per hectare."