Statutory Public Meeting

Colgan 1 Subdivision
Part of the East Half of Lots 9 & 10, Concession 7
Tribute (Colgan) Limited

Zoning By-Law Amendment

Township of Adjala-Tosorontio
May 14, 2018

Brandi L. Clement, AICP, MCIP, RPP, Partner
Site Characteristics-Colgan 1

- Lands are located within the Settlement Boundary of Colgan
- Total land area is 80.70 ha (199 ac); area outside the Oak Ridges Moraine is 53.21 ha (131 ac)
- Frontage is provided on County Road 14 and Concession Road 8
- Lands currently vacant
- The Oak Ridges Moraine traverses the southern portion of the property outside development area; development conforms to the ORMCP-no new development proposed for this area
- The site will be serviced by municipal sewer and water
The Draft Approved Plan of Subdivision was approved in 2010 by the Ontario Municipal Board.

Extension to Draft Plan Approval granted to November 2021

- 315 single detached residential lots
- 1.31 ha parkland block
- 0.36 ha institutional block
- 0.82 WWTP block
- 12.07 ha environmental protection
- 5.25 ha open space
- 3.11 ha stormwater management
- 11.92 ha rural lands
Intent of Application-Colgan 1

Zoning By-Law Amendment Application

- To recognize exceptions to specific development standards for the lots in the Draft Approved Plan of Subdivision

- Wastewater Treatment Plant Block 325 is no longer necessary for servicing purposes – Zoning Amendment to Open Conservation (OSC) Zone
Zoning By-Law Amendment-Colgan 1

• Lands to be zoned Hamlet Residential Exception Hold (HR1-21(H)) Zone to recognize exceptions to specific development standards

• Wastewater Treatment Plant Block 325 to be zoned from Institutional Exception Hold (1-3(H)) Zone to the Open Conservation (OSC) Zone

• Proposed zoning will not alter approved development area
<table>
<thead>
<tr>
<th>Section 18.3 HR1-21 Zone</th>
<th>Proposed Development Standard</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>640 square metres</td>
<td>Previously approved</td>
</tr>
<tr>
<td>Minimum Front Yard Setback</td>
<td>7.5 metres to garage; 6 metres to house</td>
<td>Requested Zoning Amendment</td>
</tr>
<tr>
<td>Minimum Interior Side Yard Setback</td>
<td>1.2 metres</td>
<td>Requested Zoning Amendment</td>
</tr>
<tr>
<td>Minimum Exterior Side Yard Setback</td>
<td>3 metres</td>
<td>Previously approved</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>45%</td>
<td>Requested Zoning Amendment</td>
</tr>
<tr>
<td>Minimum Parking Space</td>
<td>3 metres by 6 metres</td>
<td>Requested Zoning Amendment</td>
</tr>
</tbody>
</table>
| Other                                       | • An unenclosed porch, balcony, patio, deck or steps may project into any required yard a maximum distance of 1.8 metres provided that in the case of a porch such uses are not more than 1.8 metres above grade  
• Minimum Distance between a driveway and side lot line shall be 1.5 metres on one side and 0.6 metres on the other;  
• No permanent buildings or structures shall be located or installed within 10 metres of the limit of County Road No. 14 right-of-way unless an exception to this requirement has been approved in writing by by-law (previously approved County of Simcoe requirement)  
• In case of a sight triangle on a local road the size shall be 3 m by 3 m |

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**Zoning By-Law Amendment-Colgan 1**
Servicing-Colgan 1 & 2

Water
- Colgan is serviced by three (3) existing Municipal Wells located at the Municipal Pump Station site
- Master Servicing Plan identified that in light of the Draft Approved Colgan 1 and Colgan 2 Plans of Subdivision, an increase in the Permit to Take Water (PTTW) would be required for the current Municipal Wells to increase the well capacity for future water demands
- A 2 month long well pumping test was conducted in 2017 by the Township’s consultant that concluded the required water flow rate is sufficient to supply the demand of both current and proposed units within the 20-year development horizon without causing any local adverse impacts
- Proposed Municipal Pump Station Improvements will be completed by the Township
- Existing Municipal watermain will be extended north along Concession 8 to service Colgan 1 and Colgan 2 Subdivisions and provide individual private water service connections along Concession 8

Wastewater
- One Wastewater Treatment Plant (WWTP) located on Colgan 2 lands to treat wastewater from both Colgan 1 and Colgan 2
- Wastewater collection via gravity sanitary sewers conveyed to the communal WWTP, with a forcemain outlet designed to accommodate Colgan 1 and Colgan 2 wastewater flows
- WWTP, forcemain and outlet, will be designed to accommodate wastewater from existing residents and Colgan 1 and 2 lands within the Colgan Settlement boundary
- Wastewater servicing is part of the Municipal Class EA process that is currently being undertaken

Stormwater Management
- Stormwater Management design is based on Township Engineering Standards, Ministry of the Environment and Climate Change (MOECC) and Nottawasaga Valley Conservation Authority (NVCA) requirements
- Location and size of proposed Stormwater Management Pond has not been revised
Traffic-Colgan 1 & 2

- All proposed intersection points from County Road 14 and Concession 8 are supportable from a sight distance perspective and are anticipated to continue operating with acceptable traffic operations under future background and future total traffic conditions.

- Recommended that posted speed limit of 50 km/h on County Road 14 be extended to the western limits of the development lands to improve safety and walkability for future residents.

- With a posted speed limit of 50 km/h, Westbound and Eastbound left-turn lanes are not warranted at the intersection of County Road 14 and Concession 8 under 2022 (Phase 1) and 2035 (Full Build-out) future total traffic volume conditions.

- Traffic signals at the intersection of County Road 14 and Street “A” are not warranted under 2035 (Full Build-out) future total traffic volume conditions.
Provincial Policy Analysis-Colgan 1

Places to Grow & Provincial Policy Statement

Why is the Zoning By-law Amendment Appropriate?

- Subject lands are within the Settlement Boundary of Colgan
- Proposed single detached housing types are compatible with proposed surrounding developments and existing land uses
- Proposed amendment continues to support utilizing existing and proposed infrastructure creating an efficient, compact use of the subject lots
- All natural heritage systems are continuing to be protected
- The Zoning By-Law Amendment does not propose to alter the development area and supports intensification within the boundary of the lots
- Application conforms to the Places to Grow Growth Plan and is consistent with the Provincial Policy Statement
Official Plan Policies
Colgan 1

County Official Plan
• Lands are designated Settlement in County Official Plan

Township Official Plan (OPA#7)
• Lands are designated Residential, Open Space Conservation and Institutional

• Not proposing to alter the Official Plan designation of any lands in the Draft Approved Plan of Subdivision

• An Official Plan Amendment is not required
Conclusions-Colgan 1

• The Subject lands were approved in 2010 by the Ontario Municipal Board for a Draft Plan of Subdivision with extension granted to November 2021; No revisions proposed to the lot fabric

• Requested exceptions will not negatively impact the surrounding lands

• Rezoning a block of land no longer needed for servicing purposes

• Application conforms with the Places to Grow Growth Plan, is consistent with the Provincial Policy Statement, conforms with policies of County and Township Official Plans

• Zoning Amendment Application is appropriate and represents good planning