Statutory Public Meeting

Colgan 2 Subdivision
Part of Lot 11, Concession 7
Tribute (Colgan 2) Limited

Official Plan Amendment (West)
Zoning By-Law Amendment (West/East)
Redline Revision to Draft Plan Approved
Subdivision (West)

Township of Adjala-Tosorontio
May 14, 2018

Brandi L. Clement, AICP, MCIP, RPP, Partner
Site Characteristics-Colgan 2

- Lands are located within the Settlement Boundary of Colgan
- Total land area is 39.85 ha (98.5 ac)
- Frontage is provided on County Road 14 and Concession Road 8
- Lands currently vacant
- Keenansville Creek transects the property
- The site will be serviced by municipal sewer and water
Background-Colgan 2

• On Draft Approved Subdivision Plans for both Colgan 1 and 2, a block was allocated for wastewater treatment

• In January 2016, the Township amended its’ Colgan Water and Wastewater Servicing Plan to address the servicing needs of the community over the next 20 years and beyond

• Amendment concluded that both Colgan 1 and 2 could be serviced by a single Wastewater Treatment Plant (WWTP)

• During current Wastewater Class EA (Phase 3) process, the preferred WWTP location was confirmed for Colgan 2, negating need for two WWTP blocks (one in Colgan 1 and one in Colgan 2)

• Redline Revision to the Approved Draft Plan Colgan 2 necessary to accommodate revised servicing strategy as lotting within Plan is affected
Approved Draft Plan 2010-Colgan 2
Intent of Applications-West Side Colgan 2

Redline Revision to Draft Plan of Subdivision
- To relocate the wastewater treatment plant from Colgan 1
- Eliminate the draft approved Sanitary Treatment Facility Block 274
- Add residential lots to former Block 274
- Relocate the Retirement Block
- Add additional lots adjacent to Park Block
- Eliminate Future Road Connection Block 276
- Revise street patterns where needed
- Increase of 22 single detached units

Official Plan Amendment
- To revise and reorient the approved designations to facilitate the redline revisions to the development concept
- No new designations needed

Zoning By-Law Amendment
- To implement the land use designations as a result of the redline revisions to the approved Plan
- To recognize exceptions to specific development standards for lots in the Draft Approved Plan of Subdivision
Intent of Application-East Side Colgan 2

Zoning By-Law Amendment

• To recognize exceptions to specific development standards for lots in the Draft Approved Plan of Subdivision
Official Plan Amendment – West Side
Colgan 2

- Redesignate area of the Plan subject to redline revision as Residential, Open Space/Recreational, Open Space/Conservation, and Institutional
- No new uses introduced to Plan
- Previously approved development limits will not be affected by the Official Plan Amendment
West Side Redline Revised Area

• Amendment proposed to facilitate the Redline Revised Plan and to implement Official Plan Amendment

• Facilitate exceptions to specific development standards

• No revisions to development limits

• No new uses proposed
Zoning By-Law Amendment-East Colgan 2

East Side

• Amendment will facilitate exceptions to specific development standards

• No revisions to development limits

• No new uses proposed
# Zoning By-Law Amendment-Colgan 2

<table>
<thead>
<tr>
<th>Zone and Proposed Development Standard</th>
<th>(HR1-19(H))</th>
<th>(HR1-20(H))</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>600 square metres (previously approved)</td>
<td>475 square metres (previously approved)</td>
</tr>
<tr>
<td>Minimum Lot Frontage</td>
<td>15.24 metres (previously approved)</td>
<td>12.2 metres (previously approved)</td>
</tr>
<tr>
<td>Minimum Interior Side Yard</td>
<td>1.2 metres</td>
<td>1.2 metres on one side and 0.6 metres on the other</td>
</tr>
<tr>
<td>Minimum Exterior Side Yard Setback</td>
<td>3 metres (previously approved)</td>
<td>3 metres (previously approved)</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>45%</td>
<td>45%</td>
</tr>
<tr>
<td>Minimum Parking Space</td>
<td>3 metres by 6 metres (current By-law standard)</td>
<td>3 metres by 6 metres (current By-law standard)</td>
</tr>
</tbody>
</table>
| Other                                                   | • An unenclosed porch, balcony, patio, deck or steps may project into any required yard a maximum distance of 1.5 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 the County of Simcoe in accordance with the County Road Setback By-law.  
• That a sight triangle for any local road shall be 3 metres by 3 metres |
<table>
<thead>
<tr>
<th>Zone and Proposed Development Standard</th>
<th>(HR2-2(H))</th>
<th>(OSC-20(H)) Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Uses</td>
<td>Only permitted use shall be a bungalow townhome up to one and one half stories</td>
<td>Permitted uses shall be restricted to a stormwater management facility and associated drainage blocks.</td>
</tr>
<tr>
<td>Minimum Exterior Side Yard Setback</td>
<td>3 metres (previously approved)</td>
<td>N/A</td>
</tr>
<tr>
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• Maximum distance between driveway and side lot line shall be 1.5 metres on one side and 0 metres on the other  
• That a sight triangle for any local road shall be 3 metres by 3 metres | N/A |
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.
Places to Grow & Provincial Policy Statement

Why are proposed revisions to the Plan appropriate?

• Subject lands are within the Settlement Boundary of Colgan, will be serviced by municipal water and sewer services and were previously approved for development

• Proposed development provides a range of housing types and sizes compatible and comparable with approved housing for the subject lands and lands to the south

• Proposed amendments and redline revisions continue to support utilizing existing and proposed infrastructure to establish an efficient, compact use of the subject lots and increasing residential opportunities to accommodate growth

• All natural heritage systems and features will continue to be protected. Incorporation of open space block and trail system establishes recreation opportunities and trail connectivity

• Official Plan Amendment, Zoning By-Law Amendment, and Redline Revision to Draft Plan do not propose to alter the development area or permitted uses of the lands, and supports intensification within the boundary of the existing Plan

• Increase of 22 units is not significant to affect population allocations for Township of Adjala-Tosorontio or Simcoe Sub-Area. Places to Grow Growth Plan allows slight modifications to Schedule 7

• Applications conform to the Places to Grow Growth Plan and are consistent with the Provincial Policy Statement
Current Official Plan Policy-Colgan 2

County of Simcoe Official Plan

• Lands are designated Settlement in the County of Simcoe Official Plan.

• No portion of the subject property is within the County Greenlands designation and there are no identified wetlands or ANSIs on the land.

Township Official Plan

• Lands are designated Residential, Open Space/Recreational, Open Space-Conservation, Commercial (East side) and Institutional as approved by the Ontario Municipal Board.
Conclusions-Colgan 2

• The proposed Official Plan Amendment, Zoning By-Law Amendments, and Redline Revision to Draft Plan will allow for development on the lands that is aesthetically pleasing and appropriate, and establishes a slight increase in residential density

• Proposed revisions will not negatively impact the surrounding lands

• The proposed revisions are in keeping with the intent of the County and Township Official Plans and the draft approved Plan of Subdivision

• The redline revisions will add additional density and contribute to the establishment of a complete community with economic opportunities and a range of housing options

• Increase in density of 22 units is inconsequential in consideration of the overall approved growth for the Township

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

• Applications are appropriate and represent good planning in an area that has already been approved for a Draft Plan of Subdivision