



Powell Planning & Associates

Evolution through planning & development

# PLANNING JUSTIFICATION REPORT

ZONING BY-LAW AMENDMENT



**8053 MAIN STREET EVERETT**  
TOWNSHIP OF ADJALA-TOSORONTIO

MAY 2025

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## 1. INTRODUCTION

Powell Planning & Associates (PPA) has been retained by Donna Bisette, the landowner of the lands municipally known as 8053 Main Street Everett in the Township of Adjala-Tosorontio, to evaluate the planning merit to permit an additional residential unit on the subject lands requiring a Zoning By-law Amendment (ZBA).

This report presents the land use rationale supporting the required ZBA. A comprehensive planning analysis was conducted, evaluating provincial and municipal policies as they relate to the subject lands and proposed development. The analysis confirms that the proposed development is contextually appropriate, aligns with applicable policy frameworks, and represents sound planning.

## 2. SITE DESCRIPTION & SURROUNDING CONTEXT

The subject lands are municipally known as 8053 Main Street, and legally described as Part of Lot 10, Concession 5, in the Township of Adjala-Tosorontio. Refer to **Figure 1: Context Map**. The lands are designated as 'Settlements' in the Simcoe County Official Plan Schedule 5.1, designated as 'Hamlet Commercial' and 'Hamlet Residential' on Schedule B-5- in the Township of Adjala-Tosorontio Official Plan (2000) and zoned as 'Hamlet Residential (HR1) Zone', with NVCA Fill Areas overlay, on Schedule B-5 in the Township of Adjala-Tosorontio Zoning By-law No. 03-57 (2003). A portion of the subject lands are within the Nottawasaga Valley Conservation Authority (NVCA) Regulated Area.

The subject lands are approximately 0.18 hectares (0.45 acres) in size, with a frontage of approximately 21 metres along Main Street Everett, and a lot depth of approximately 55 metres. The site features an existing two-storey single detached residential dwelling, a garage and a shed. The property is serviced by municipal water and private septic. For a detailed view of the site, please refer to **Figure 2: Aerial Photo**.

The site is located on residential lands and are immediately surrounded by land uses described below.

- **North:** Residential

- **South:** Residential
- **East:** Residential
- **West:** Residential and Commercial

### 3. PROPOSAL

The proposal includes converting the existing garage on the subject lands into an additional residential unit (ARU), constructing a new accessory structure to accommodate the relocated garage/shop, and removing the existing shed. The proposal contributes to increasing the affordable housing supply in the Township and supporting the broader policy objective of providing a range of housing options. The creation of a new accessory structure to accommodate the relocated garage/shop ensures the continued functionality of the property for storage and utility purposes. The removal of the existing shed enhances the overall site layout and supports a more orderly and efficient use of the land. Refer to **Figure 3: Concept Plan** for a detailed view of the proposal.

To facilitate the proposed development, a site-specific Zoning By-law Amendment is required to rezone the lands from 'Hamlet Residential (HR1) to 'Hamlet Residential Exception XX (HR1-XX)' to permit an additional residential unit with a building area of approximately 92 meters square and bring the overall site's characteristics into conformity.

### 4. POLICY ANALYSIS

#### 4.1 THE PLANNING ACT, R.S.O, 1990

The *Planning Act, R.S.O, 1990* (the "*Planning Act*"), as amended, is the legislative document that governs land use planning and development approvals in the Province of Ontario. The applications respect matters of Provincial Interest, as identified in Section 2 of the *Planning Act*. The following Interests are relevant to the proposal:

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

*(f) the adequate provision and efficient use of ...sewage and water services and waste management systems*

*(h) the orderly development of safe and healthy communities*

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

*p) the appropriate location of growth and development*

*(r) the promotion of built form that,*

*(i) is well-designed*

*(ii) encourages a sense of place, and...*

The proposed development is consistent with several matters of provincial interest as outlined in Section 2 of the *Planning Act*. It promotes the efficient use and conservation of water through better utilizing the existing connection to municipal water supply and ensures the adequate provision of sewage services by offering a private septic system with sufficient capacity. The proposal supports the orderly development of a safe and healthy community by facilitating modest, appropriately serviced residential intensification within a designated settlement area. It also contributes to the provision of a full range of housing options by introducing a smaller-scale residential unit that may accommodate extended families, seniors, or young adults, thereby supporting housing affordability and choice. The subject lands represent an appropriate location for this form of growth, situated within an established residential area where land use compatibility is maintained and provincially desired residential growth and density can be seamlessly achieved. Additionally, the adaptive reuse of an existing accessory structure promotes a well-designed built form that reinforces local character and enhances the sense of place, while increasing the site's function and productivity. In accordance with Section 2 of the *Planning Act*, the proposal aligns with the province's interests and therefore, in my professional planning opinion, represents good planning.

#### **4.2 Provincial Planning Statement, 2024**

The proposal well aligns with the Provincial Planning Statement (PPS) 2024. The PPS is a consolidated land use planning framework that supersedes the Provincial Policy

Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), while improving upon housing-supportive policies from both documents. It equips municipalities with the necessary tools and flexibility to expand housing availability, align development with infrastructure for a robust economy, ensures the sustainability of rural areas, and safeguards agricultural lands, environmental integrity, and public health and safety.

The following 2024 PPS policies are relevant to the proposal:

**Policy 2.2.1:** *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) permitting and facilitating:*
  - a. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
  - b. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;*

The proposal is consistent with Policy 2.2.1 which directs planning authorities to provide for an appropriate range and mix of housing options and densities to meet the projected

needs of current and future residents. Specifically, the proposal supports Policy 2.2.1(a) by contributing to a more diverse and adaptable housing supply through the introduction of an additional residential unit (ARU). Although the proposal does not directly establish affordability targets or involve coordination with a Service Manager, it supports the broader intent of the policy by facilitating a housing form that is typically more attainable and suited to a range of household types and income levels. In accordance with section 2.2.1(b), the proposal permits and facilitates a form of residential intensification that meets evolving social and economic needs. The conversion of the existing garage into an ARU represents a necessary and efficient use of land within an established residential area, contributing to an increase in housing units. Furthermore, in alignment with section 2.2.1(c), the proposal promotes residential density in a manner that makes efficient use of existing infrastructure and contributes to the orderly development of the property. The proposed development reflects good planning and reinforces the PPS objective of delivering a full range of housing options through efficient, compact, and context-sensitive forms of intensification.

**Policy 2.3.1.1** *Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*

**Policy 2.3.1.2** *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*

- a) efficiently use land and resources;*
- b) optimize existing and planned infrastructure and public service facilities;*

The proposal is consistent with Policy 2.3.1, which identifies settlement areas as the focus of growth and development. The subject lands are located within a designated settlement area, and the proposed conversion of the existing garage into an ARU, along with the construction of a new accessory structure, contributes to modest residential intensification within the built-up area. This form of infill development supports the efficient use of land and aligns with Policy 2.3.1(2)(a) and (b), which encourage land use patterns that make effective use of land and resources and optimize existing infrastructure and public service facilities. The proposal maintains the residential

function of the property while enhancing its utility and supporting a more compact and sustainable urban form. By introducing additional housing supply without requiring significant expansions to municipal services, the development reinforces the policy direction to accommodate growth in a manner that is both efficient and fiscally responsible.

**Policy 2.3.1.3** *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

The proposed development advances the intent of Policy 3 of the 2024 Provincial Planning Statement, which encourages general intensification and redevelopment to support the creation of complete communities. By converting the existing garage into an ARU, the proposal introduces a modest form of intensification that adds to the range and mix of housing options within the community. This aligns with the policy objective of planning for housing diversity to accommodate residents at different life stages and income levels. The development makes efficient use of existing land and built infrastructure and does not require the extension of new public service facilities, thereby supporting fiscally responsible growth. The proposal contributes to a more complete community by enhancing housing availability while maintaining compatibility with the surrounding low-density residential context.

**Policy 2.4.** *To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

*a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*

*b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units*



*available through lands suitably zoned, including units in draft approved or registered plans.*

The proposal supports the overall intent of Policy 2.4 of the 2024 Provincial Planning Statement, which requires planning authorities to maintain an adequate supply of residential land to meet the projected needs of current and future residents. Although the scale of the proposal is limited to a single property, the conversion of the existing garage into an ARU contributes to meeting housing demand within the regional market area. By utilizing existing residentially zoned land with available servicing capacity, the proposal reinforces the objectives of Policy 2.4(a) and (b) by facilitating growth within the existing urban fabric and making efficient use of designated and serviced lands. This type of small-scale residential intensification helps support ongoing housing supply while reducing pressure for outward expansion, thereby aligning with long-term growth management goals.

**Policy 2.4.1.1** *Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.*

**Policy 2.4.1.2** *To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:*

- a) to accommodate significant population and employment growth;*
- b) as focal areas for education, commercial, recreational, and cultural uses;*
- c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and*
- d) to support affordable, accessible, and equitable housing.*

The proposal aligns with the broader planning principles that encourage growth and development within strategic growth areas, as outlined in the applicable policies. The subject lands are designated as ‘Settlement’ in the Simcoe County Official Plan, where residential intensification is supported and encouraged. The introduction of an ARU on the property contributes to the objective of fostering complete communities by adding to

the range and mix of housing options. The proposal represents a form of gentle intensification that efficiently utilizes existing residential land and infrastructure, complementing the role of strategic growth areas in accommodating population growth and expanding housing opportunities. The development enhances housing accessibility and equity by introducing a smaller, self-contained living unit capable of meeting diverse household needs and supporting local affordability goals.

**Policy 2.4.1.3** *Planning authorities should:*

*c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form;*

By facilitating residential intensification within an existing Settlement designation, the proposal advances the intent of Policy 2.4.1.3(c), which encourages development in strategic growth areas to promote complete communities and a compact built form. The addition of an ARU supports compact development by making efficient use of the existing lot and infrastructure. The proposal reinforces compact development by utilizing existing residential land more efficiently, without the need for outward expansion. This incremental form of intensification introduces additional housing choices in a manner that is compatible with the surrounding context and contributes to a more efficient urban structure.

**Policy 3.6.1** *Planning for sewage and water services shall:*

*a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*

*b) ensure that these services are provided in a manner that:*

- 1. can be sustained by the water resources upon which such services rely;*
- 2. is feasible and financially viable over their life cycle;*
- 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and*

*4. aligns with comprehensive municipal planning for these services, where applicable.*

The subject lands are partially serviced, utilizing municipal water and a private septic system for wastewater. This servicing approach effectively accommodates a limited intensification opportunity without requiring extension of municipal sewage infrastructure, supporting cost-effective growth and alignment with broader municipal servicing objectives. The existing septic system continues to function in a manner that protects human health, water quality, and the natural environment, satisfying the policy's criteria for long-term feasibility and environmental sustainability. It is anticipated that a new septic system will support the ARU and existing residential use. By leveraging available servicing capacity while safeguarding resource integrity, the proposal upholds the policy's intent to manage infrastructure responsibly in support of planned residential development.

**Policy 3.6.4.** 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 onsite 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.

The site is serviced by municipal water and an existing private septic system, which remains appropriate given the scale of the proposal and the absence of full municipal servicing in the area. The continued use of this infrastructure, with necessary updates as required, reflects a servicing strategy that is both environmentally responsible and cost-effective over its life cycle. Moreover, the system operates within the capacity of the local water resources, protecting human health, public safety, and environmental quality, while supporting a form of intensification that remains compatible with the municipality's long-term servicing framework. Overall, the proposal demonstrates a commitment to responsible land use and resource management in the absence of municipal servicing options.

The proposal aligns with the intent of the 2024 Provincial Planning Statement by supporting efficient, sustainable, and well-serviced residential intensification, and

thereby in my professional planning opinion representing good planning practice consistent with provincial policy objectives.

#### **4.3 Simcoe County Official Plan (2023)**

The Simcoe County Official Plan, provides a comprehensive policy framework for land use planning, thoroughly addressing the economic, social, and environmental impacts inherent in land use and development decisions. In accordance with the Simcoe County Official Plan, the subject lands are designated as ‘Settlements’. Refer to **Figure 4: County of Simcoe Official Plan Land Use Designation Map**.

The following policies in the Official Plan are notably relevant to the proposal:

**Policy 3.1.1** *Direction of a significant portion of growth and development to settlements where it can be effectively serviced, with a particular emphasis on primary settlement areas.*

The proposal is consistent with Policy 3.1.1 of the Simcoe County Official Plan, which directs growth and development to settlement areas where it can be effectively serviced. While the subject lands are not fully serviced, the availability of municipal water and the continued use of an existing septic system, subject to expansion, represent a feasible and responsible servicing strategy that supports a limited scale of residential intensification. By locating an ARU within a designated settlement area, the proposal contributes to a more efficient and sustainable pattern of development, in line with the County’s long-term growth objectives.

**Policy 3.1.4** Development of communities with diversified economic functions and opportunities and a diverse range of housing options

The proposal supports Policy 3.1.4 by contributing to a more diverse range of housing options within the community. The introduction of an ARU enhances housing flexibility and supports a broader demographic, helping to meet evolving household needs. This aligns with the County’s objective of fostering inclusive, complete communities with varied housing forms to complement economic and social diversity.

**Policy 3.2** *The County of Simcoe is expecting continued strong population growth to the year 2031 in accordance with the projections of the Growth Plan for the Greater Golden Horseshoe, 2006 as amended. From the 2006 Census of Canada population of 272,200, the County is projected to grow by 53% to 416,000 in 2031..*

An increase of 53% in the County population from the 2006 Census of Canada is expected by 2031. Table 1 states that the Township of Adjala-Tosorontio is expected to accommodate a population of approximately 13,000 and 1,800 jobs as part of the County's growth forecasts by 2031. The proposed ARU supports appropriate intensification by introducing a compatible housing option within the existing settlement area boundary, contributing to the Township's ability to accommodate anticipated population growth. This approach aligns with the County's broader objective of directing growth to serviced or partially serviced areas, supporting compact development, and efficiently utilizing land and infrastructure. The proposal helps the Township address housing needs associated with projected population increases while supporting the creation of complete, accessible, and resilient rural communities.

**Policy 3.2.3** *The majority of population and employment growth will be directed to settlement areas with particular emphasis on primary settlement areas. Municipalities with primary settlement areas will direct a significant portion of population and employment growth forecasted to the applicable primary settlement areas. A proportion of new growth will be accommodated through intensification according to the targets set out in Section 3.5. The primary settlement areas will develop as complete communities. Other settlement areas may over time develop towards becoming a complete community, where appropriate, based on the hierarchy described in 3.5.*

The proposal aligns with Policy 3.2.3, which emphasizes directing growth to established settlement areas. While the subject lands are situated outside of a primary settlement area, the development supports the gradual progression of the settlement toward a complete community. This form of residential intensification contributes to accommodating forecasted population growth in a manner consistent with County targets and promotes the efficient utilization of land and infrastructure.

**Policy 3.2.4** *The majority of population and employment growth will be directed to settlement areas with full municipal water services and municipal sewage services. Limited growth will be permitted in settlement areas that are serviced by other forms of water and sewage services with appropriate studies provided to support the servicing systems proposed and in accordance with Section 4.7 of this Plan.*

The proposal aligns with Policy 3.2.4 by directing growth within a settlement area serviced by municipal water, thereby supporting the efficient use of existing infrastructure. The current municipal water connection has adequate capacity to accommodate the proposed development without the need for system upgrades. Although municipal sewage services are not available on the site, the proposed residential unit is modest in scale and can be adequately serviced by the existing private septic system.

**Policy 3.2.7** *Within settlement areas, development may be approved in accordance with Section 3.5 of this Plan.*

**Policy 3.5.2** *To develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services.*

Policy 3.2.7 establishes that development within settlement areas may be approved in alignment with Section 3.5 of the County Plan. Section 3.5 outlines objectives and policies for the Settlements designation. Policy 3.5.2 emphasizes the importance of creating a compact urban form that efficiently utilizes land and optimizes the delivery of essential services, including water, sewer, transportation, and other infrastructure. The proposal supports sustainable growth by promoting orderly development patterns. Furthermore, it is consistent with these objectives by concentrating growth within the existing settlement boundary and leveraging available municipal water services alongside existing septic infrastructure that can accommodate the ARU. This approach ensures the efficient use of land and infrastructure while supporting the municipality's long-term planning framework for servicing and growth management.

**Policy 3.5.9** *Local municipalities with more than one settlement area shall undertake growth management studies or similar strategic planning to identify the hierarchy of*

*settlements within the municipality, and the distribution of population and employment among the identified settlements and rural areas based on criteria including but not limited to type of sewage and water servicing available and capacity of that servicing, density and intensification targets, range and mix of uses within each settlement area and the settlement area role in providing services to a broader area. Considerations for undertaking the growth management strategy are set out in Sections 3.2, 4.1, 4.3 and 4.7 of this Plan and the forecasts for each local municipality from Table 1. Only where appropriate based on the hierarchy, settlement areas are encouraged to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services for all residents as their needs change throughout their lives. Settlement identification, and the allocations, shall be incorporated into local municipal official plans. The planning horizon to determine requirements for urban development is a maximum of twenty years notwithstanding Section 3.5.11 below*

The proposal supports the municipality's strategic growth management framework by contributing to population growth within the designated settlement area. While the subject lands may have partial servicing, the development aligns with the identified settlement hierarchy and planned distribution of growth, consistent with servicing capacities and intensification targets. By facilitating a diversified housing option through an ARU, the proposal advances the objective of developing complete communities with a mix of land uses, housing types, and access to services, as encouraged by this policy.

**Policy 4.1.6** *Local municipalities will provide for an appropriate range of housing types and densities required to meet projected needs of current and future residents.'*

Policy 4.1.6 directs local municipalities to ensure the provision of a diverse range of housing types and densities that adequately meet the projected needs of both current and future residents. This policy supports the creation of inclusive, adaptable communities by encouraging housing variety that responds to changing demographic and market demands. The proposal aligns with this policy by introducing an additional housing type thereby contributing to housing diversity and supporting the municipality's commitment to accommodating growth through varied housing options.

**Policy 4.1.7** *Local municipalities shall make available: sufficient quantity of housing, taking into account demand to improve choice; and, housing development in suitable locations, which offers a good range of public service facilities and proximity to jobs, key services, and infrastructure, recognizing the needs and abilities of all residents.*

Local municipalities are required to ensure an adequate supply of housing that addresses demand and enhances housing choice. The proposed development aligns with this policy by contributing to the local housing supply within a settlement area that benefits from proximity to key services and infrastructure, thereby supporting diverse housing options that accommodate current and future residents' needs.

In my professional planning opinion, the proposal aligns with the applicable policies in the Simcoe County Official Plan and represents good planning.

#### **4.4 Township of Adjala-Tosorontio Official Plan (2000)**

The Township of Adjala-Tosorontio Official Plan serves as a reference document guiding Council in making land use planning decisions. The subject site is designated as 'Hamlet Commercial' and 'Hamlet Residential' in Township of Adjala-Tosorontio Official Plan (2000), refer to **Figure 4: Town of Adjala-Tosorontio Official Plan Land Use Designation Map**.

The following policies are relevant to the subject site:

**Policy 2.3.1** *The Township's growth strategy will have the following characteristics:*

- *The majority of residential growth will be directed to the existing hamlets within the limits established by servicing constraints;*

The Township's growth strategy directs the majority of residential growth to existing hamlets, within limits defined by servicing constraints. The proposed ARU aligns with this policy by introducing appropriate intensification within an established hamlet boundary, on a lot already serviced by municipal water and private septic. This approach makes efficient use of existing infrastructure and supports the Township's direction for managing growth within serviced hamlet areas.



**Policy 3.2.3 Housing** *The character of the community dictates that single detached residential housing will dominate. This should be augmented by smaller units or accessory units appropriate to house seniors and young families. Strip development and very large homes that are not consistent with the character of the area will be discouraged.*

This policy recognizes the predominance of single detached dwellings while encouraging the introduction of smaller or accessory units to meet the needs of specific demographics, particularly seniors and young families. The proposed ARU directly aligns with this objective by providing a modest, self-contained residential unit on a lot occupied by a single detached home. The ARU supports intergenerational living, aging in place, and attainable housing, all while maintaining the established built form and character of the neighbourhood. Furthermore, the scale and siting of the unit, in an existing structure, ensure compatibility with surrounding uses, reflecting the Township's intention to accommodate a broader demographic mix within its existing housing stock.

**Policy 3.3.4.1 Development in the hamlets** *is primarily shaped by the ability to provide a safe water supply and sewage treatment system for each property, but lot sizes, set backs, road standards, drainage facilities and woodland preservation do much to affect the character of the neighbourhood. These factors are best controlled by the use of the subdivision process.*

Development within hamlets is shaped by servicing capacity, lot configuration, road standards, drainage, and the preservation of the rural character. This policy emphasizes the subdivision process as a primary tool for managing these elements. The proposed ARU respects these parameters by not altering the existing lot layout, avoiding new road access, and utilizing existing servicing infrastructure. No new subdivision is proposed, and the ARU is designed to integrate seamlessly with the existing built environment, namely because it is in an existing structure. The proposal thus supports the broader intent of the policy to manage hamlet development in a way that preserves community character and ensures environmental and infrastructure compatibility.

**Policy 4.6.1.9** *The installation of a Township water supply system to serve the hamlets shall be encouraged when the density of the development is sufficient to economically permit the construction of such systems.*

The proposal aligns with policy 4.6.1.9 as it encourages the installation of municipal water systems in hamlets where development density permits. The subject property is already serviced by the Township's municipal water system. The addition of an ARU represents a minor increase in density that maximizes the efficiency of the existing water infrastructure. By making use of available servicing without necessitating upgrades or extensions, the proposal supports the Township's servicing objectives and demonstrates an efficient and sustainable approach to hamlet intensification.

**Policy 4.6.3.1(c)** *The density of new development in Everett is intended to remain low, as would be expected to occur in single detached neighbourhoods serviced with a water supply but not a communal sewage treatment system. However, a limited number of slightly higher density forms of housing will be considered if it can be shown that the proposal can be properly serviced and that it will have a minimal impact on other housing in the vicinity.*

In accordance with policy 4.6.3.1(c) the density of new development is intended to remain low in Everett, primarily through single detached dwellings serviced by municipal water and private septic systems. However, it also provides for the consideration of slightly higher-density housing forms provided they can be adequately serviced and have minimal impact on the surrounding area.

The proposed ARU is a minor residential intensification, within an existing built structure, which aligns with this policy by utilizing existing municipal water services and a private septic system, ensuring no additional strain on existing infrastructure. By facilitating gentle intensification within an established settlement area, the proposal contributes to accommodating the anticipated population growth in a manner consistent with both Township and County planning objectives. The proposed development supports the development of complete communities and represents a sustainable, efficient use of existing services and land resources.

#### **Policy 4.6.3.2 Servicing Policies for New Development**

- 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 in the 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.*

The proposed ARU conforms to the servicing requirements of Policy 4.6.3.2 of the Township's Official Plan. In accordance with subsection (a), the ARU will be connected to the existing municipal water supply system. The current water service is anticipated to have sufficient capacity to accommodate the proposed unit, and no upgrades or extensions to the distribution system should be necessary. As such, the proposal meets Township engineering standards and does not require new infrastructure investment.

In alignment with subsection (b), the ARU will be serviced by a private septic system that is appropriately sized and capable of accommodating the additional demand. Given the modest scale of the proposed unit, the development does not represent a significant intensification that would strain proposed system.

Therefore, in my professional planning opinion, the proposal aligns with the Township's Official Plan and represents good planning.

#### **4.5 Township of Adjala-Tosorontio Zoning By-law 03-57 (2003)**

The Zoning By-law implements the policies and objectives outlined in the Official Plan through the regulation of lands, buildings, and structures. In accordance with the Township of Adjala-Tosorontio Zoning By-law 03-57 (By-law), the subject site is zoned 'Hamlet Residential (HR1)' with 'NVCA Fill Areas', as shown in **Figure 5: Township of Adjala-Tosorontio Zoning Map**. A Zoning By-law Amendment (ZBA) is required to permit an ARU, seek relief of the maximum building area of an accessory structure and

of the minimum interior side yard setback, while ensuring compliance with the Township's zoning standards.

The following sections in the Zoning By-law are relevant to the proposal:

**Section 3.4(i)(i)** states:

*In any Residential Zone except the Rural Residential (RR) Zone, no building or structure which is accessory to a dwelling shall exceed the gross floor area of 58 square metres (624 square feet).*

The proposed ARU is to be located within an existing, historically long-standing detached accessory structure (garage) on the subject lands, which has a gross floor area of 92.2 square metres. A zoning by-law amendment is required to recognize the current gross floor area for the use on site that aims to be transitioned to a necessary land use, an ARU. The proposed ARU remains modest in scale relative to the primary dwelling and is located on a well-sized lot, ensuring that it does not create adverse impacts on adjacent properties or the surrounding neighborhood. The amendment facilitates the efficient use of existing built form while contributing to housing diversity in accordance with applicable planning policy. It should be noted that the Rural Residential zone allows for accessory structures to be 75 square metres (807.3 square feet) and all other zones allow for accessory structures that are 100 square metres or 1,076.4 square feet. The Township's Zoning By-law and policies within its' Official Plan may aim to better align with provincial policy that encourages multiple and adequately sized ARUs on serviced lands over that of non-serviced lands, where increasing residential units, over other lot characteristics such as overall lot size, as a priority for development to assist in the current housing crisis.

**Section 18.1** of the By-law outlines the permitted uses in the 'Hamlet Residential' zone, which includes:

- a single detached dwelling;
- a bed and breakfast;
- a public park; and
- a home occupation

The proposed rezoning on the subject lands will permit the development of an ARU, which is not currently listed as a permitted use in the HR1 Zone. While the proposed ARU is compatible with the residential character and scale of the surrounding area, a site-specific Zoning By-law Amendment is required to formally recognize this additional residential use. The amendment will ensure that the proposed development complies with the Township's regulatory framework while supporting broader policy objectives related to housing diversity and modest intensification within settlement areas.

The proposed Zoning By-law Amendment seeks to rezone the subject lands from 'Hamlet Residential (HR1)' to 'Hamlet Residential Exception XX (HR1-XX)' to permit an ARU within an existing accessory structure. The site-specific amendment is required to recognize a gross floor area of 92.2 square metres, which exceeds the 58 square metre maximum permitted for accessory structures in residential zones, as outlined in Policy 3.4(i)(i) of the Zoning By-law. The amendment also seeks to permit a minimum interior side yard setback of 2.4 metres, where 3 metres is the required minimum as outlined in Schedule B – Zone Requirements Table. The proposed amendment maintains the intent of the Zoning By-law while facilitating a modest form of residential intensification, in an existing structure, that is compatible with the surrounding built form and achieves higher order policy direction. The Zoning By-law Amendment Text and Schedule form part of the overall application's submission. In accordance with the Concept Plan, this application also seeks to recognize existing site standards, as identified below:

Zone Matrix ZBL 03-57		
	Hamlet Residential on Private Services (HR1) Zone	Proposed HR1-XX Zone
Lot Area (min)	0.2ha	±0.183ha (0.45ac)
Lot Frontage (min)	30.5m	±21.3m
Lot Coverage (max)	25%	±16.3%
Front Yard (min)	7.5m	±4.8m
Interior Side Yard (min)	3.0m	±5.7m
Rear Yard (min)	7.5m	±36.4
Building Height (max)	11.0m	<11.0m
Gross Floor Area (min)	93m <sup>2</sup>	147.2m <sup>2</sup>
Parking Spaces (min)	2 + 1	4 (3 tandem)
Driveway Setback (min)	1.5m	1.1m (existing)
No. of Dwellings (max)	1	2
Accessory Structure		
Permitted Use	Single Detached Dwelling Not Permitted	Single Detached Dwelling Permitted
Building Height (max)	11.0m	<6.0m
Distance to Main Building (min)	1.5m	±5.8m
Interior Side Yard (min)	3.0m	±2.4m
Building Area (max)	58m <sup>2</sup>	±92.2m <sup>2</sup>

The proposed rezoning promotes efficient land use that supports the Province's County's and Township's growth management and housing objectives. The amendment enables gentle intensification in a manner that is context-sensitive, functional, and consistent with servicing policies. In my professional planning opinion and within the context of the Township's Zoning By-law 03-57, the amendment is contextually appropriate, maintains the character of the surrounding area, and represents good planning.

## 4. CONCLUSION

An application for a site-specific Zoning By-law Amendment is proposed on the lands located at 8053 Main Street Everett, and legally described as Part of Lot 10, Concession 5, to permit an Additional Residential Unit. A careful legislation and policy analysis concludes that the application:

- i. has regard for matters of provincial interest as detailed in the *Planning Act*, R.S.O., 1990, as amended;
- ii. is consistent with the Provincial Planning Statement (2024);
- iii. conforms with the Simcoe County Official Plan, (2023);
- iv. conforms with the Township of Adjala-Tosorontio Official Plan (2000);
- v. conforms to the Township of Adjala-Tosorontio Zoning By-law No. 03-57 (2003);
- vi. and represents good planning in accordance with the best interest of the public.

Respectfully submitted,

### Powell Planning & Associates

Prepared By:



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Reviewed By:



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Chief Planning Officer


**Powell Planning & Associates**

## FIGURES

**FIGURE 1: CONTEXT MAP**

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 Subject Lands



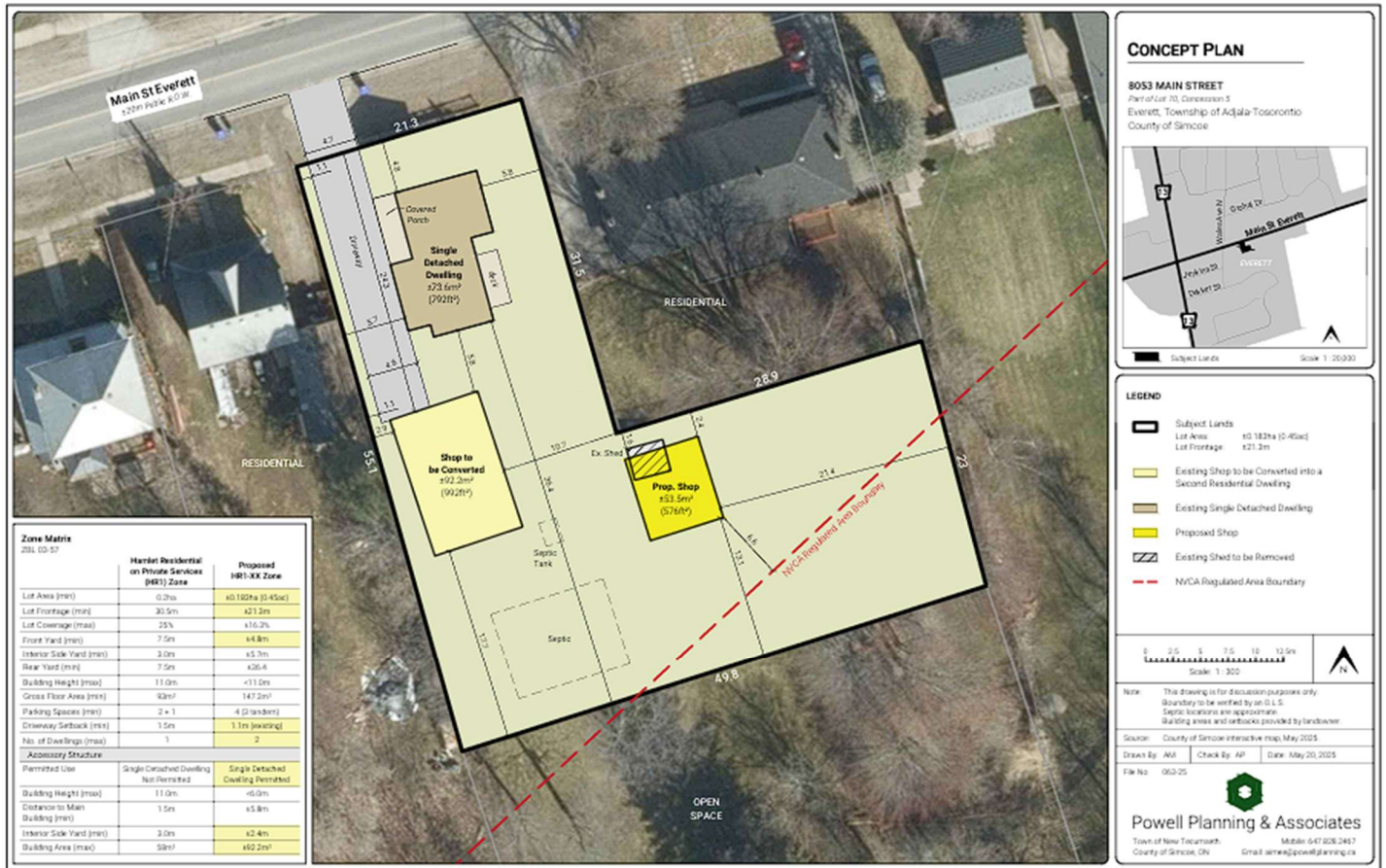
**FIGURE 2: AERIAL PHOTO**

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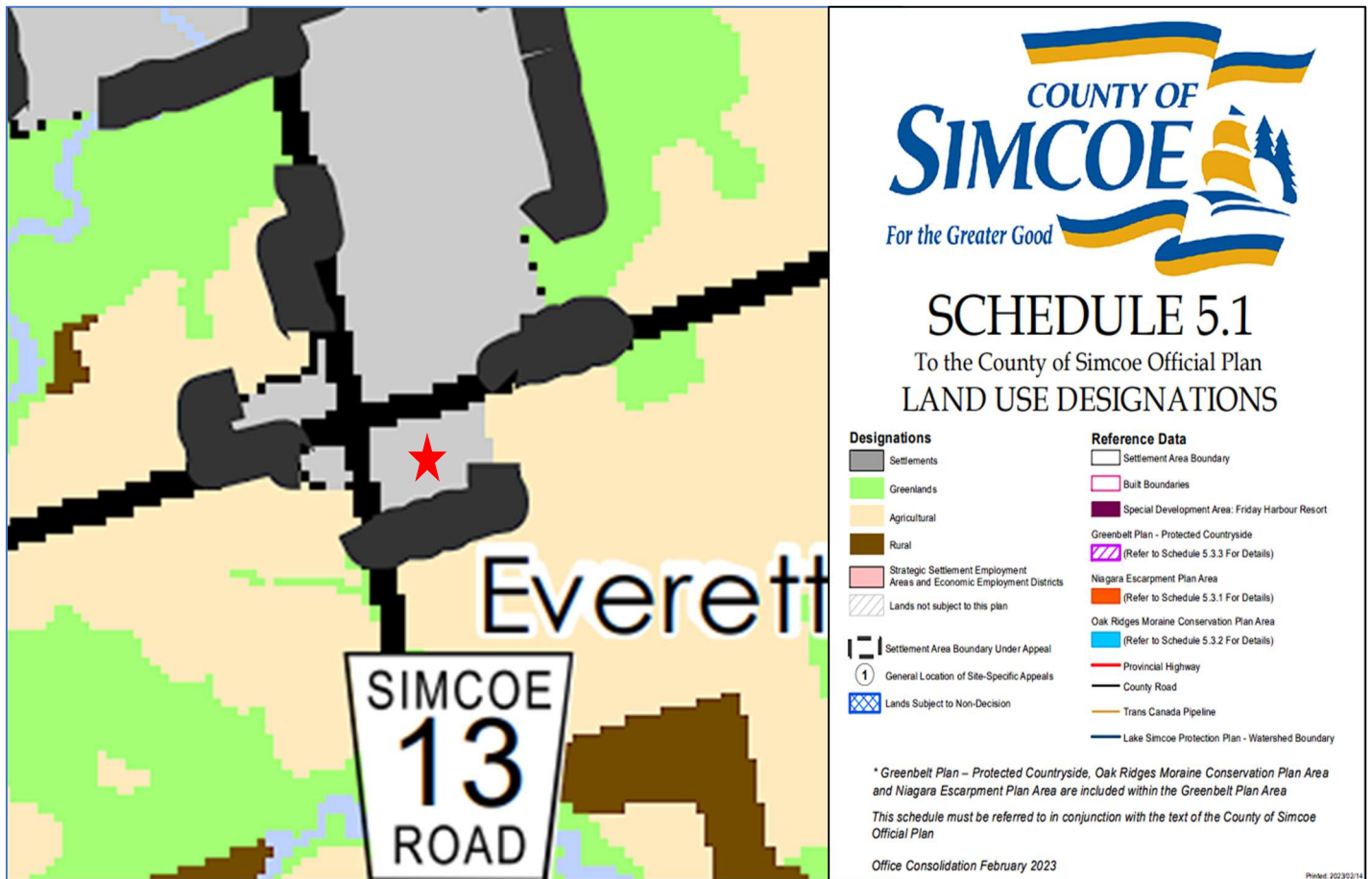


 Subject Lands

**FIGURE 3: CONCEPT PLAN**



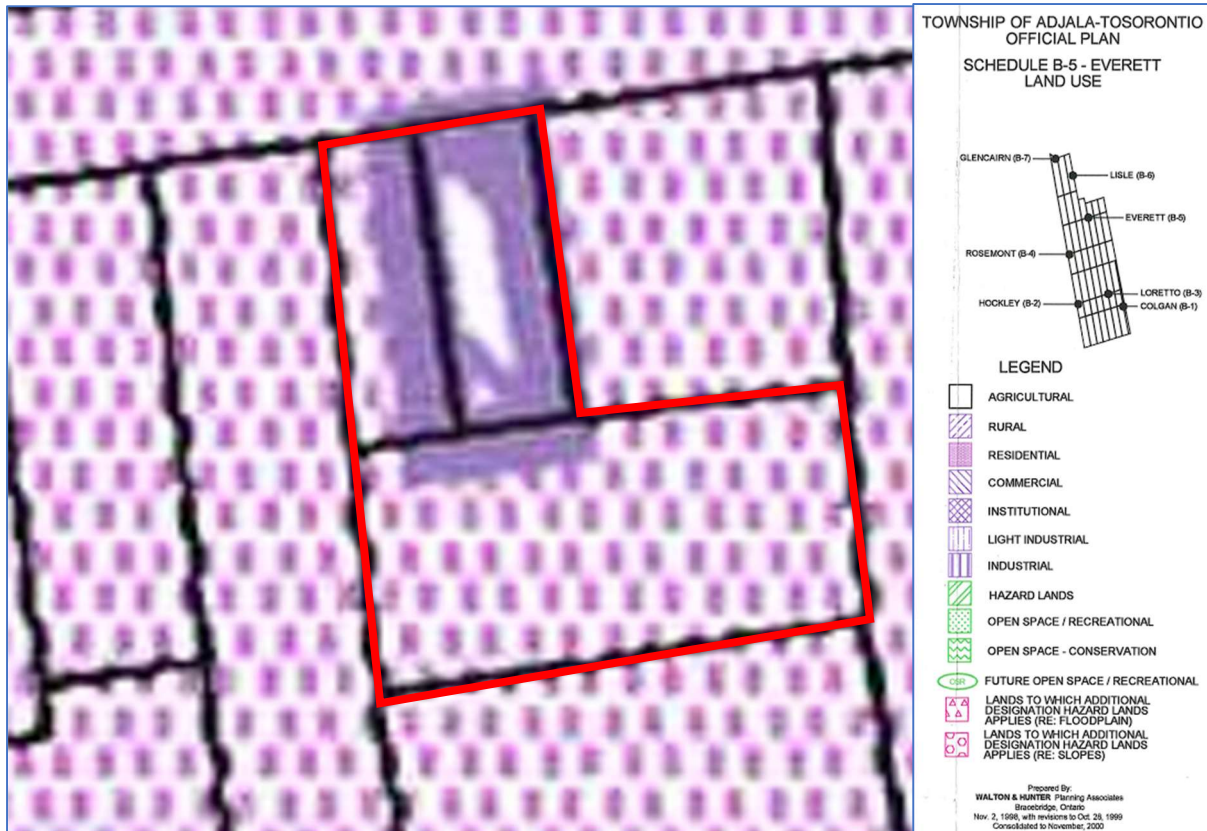
**FIGURE 4: COUNTY OF SIMCOE OFFICIAL PLAN LAND USE DESIGNATION MAP**



★ Subject Lands

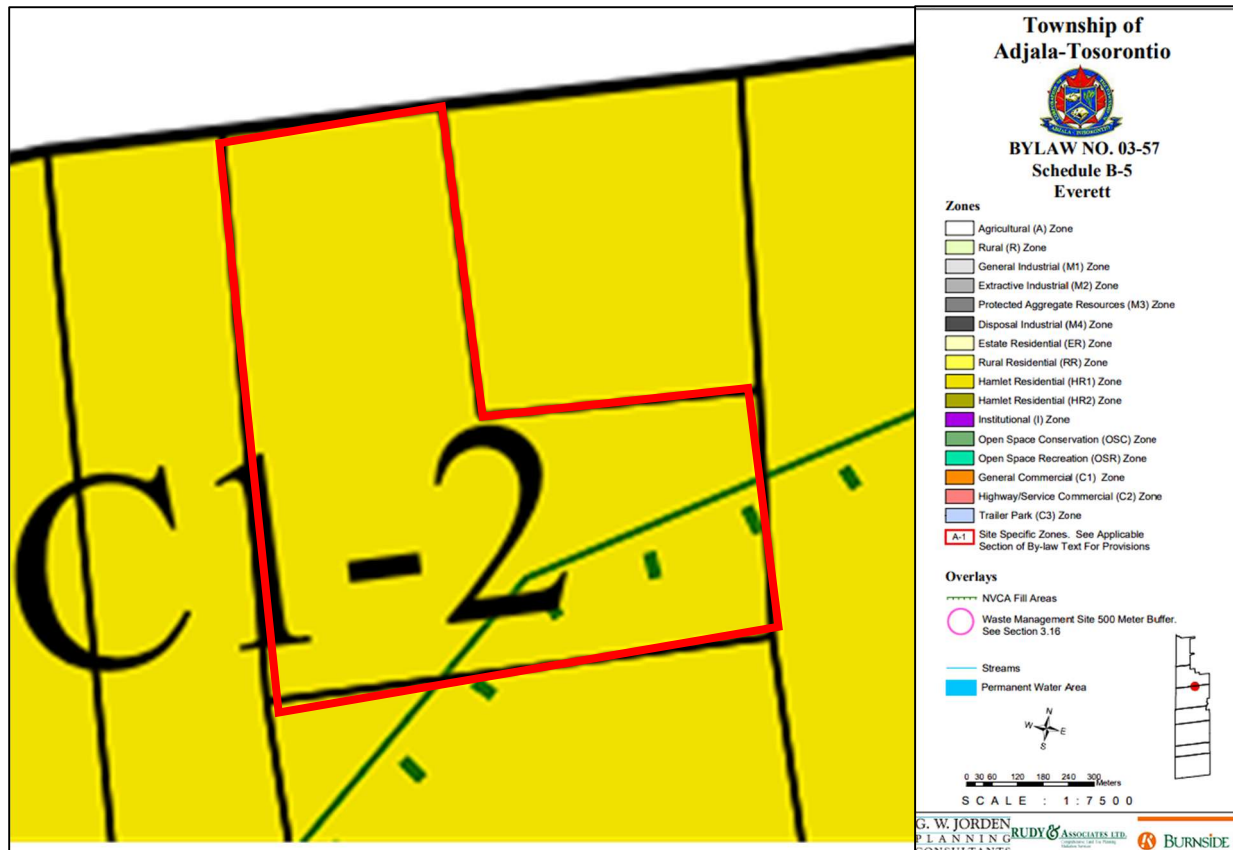


**FIGURE 5: TOWNSHIP OF ADJALA-TOSORONTIO OFFICIAL PLAN LAND USE  
DESIGNATION MAP**



Subject Lands

FIGURE 6: TOWNSHIP OF ADJALA-TOSORONTIO ZONING MAP



Subject Lands



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