

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

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OPA 15 Schedule 1

OPA 15 Schedule 2

The Constitutional Statement

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

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

Part i) Preamble

OFFICIAL PLAN AMENDMENT #15

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

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

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

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

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

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

1.0 Introduction

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

2.0 Details of the Amendment

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

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

4.6.3 DEVELOPMENT POLICIES FOR EVERETT

4.6.3.1 INTRODUCTION

4.6.3.1.1 Purpose

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

4.6.3.1.2 Location

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

4.6.3.1.3 Interpretation

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

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

4.6.3.2 PRINCIPLES – A Complete and Sustainable Community

4.6.3.2.1 Good Planning

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

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

4.6.3.2.2 Community Structure

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

4.6.3.2.3 Protection of Resources

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

4.6.3.2.4 Additional Considerations

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

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

4.6.3.3 GOALS AND OBJECTIVES

4.6.3.3.1 Vision

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

4.6.3.3.2 Goals

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

4.6.3.3.3 Objectives

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

4.6.3.4 LAND USE POLICIES

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

4.6.3.4.1 General

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

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

4.6.3.4.2 Community Design

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

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

4.6.3.4.3 Commercial Uses

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

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

4.6.3.4.4 Open Space, Recreational and Institutional Uses

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

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

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

4.6.3.4.5 Natural Heritage System & Cultural Heritage

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

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

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

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

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

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

xvii. Cultural Heritage

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

4.6.3.4.6 Community Improvement Area

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

4.6.3.4.7 Municipal Services

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

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

ii) Water

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

iii) Sewer

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

iv) Stormwater Management

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

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

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

v) Transportation

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

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

vi) Communications/Telecommunications Infrastructure and Utilities

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

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

4.6.3.5 IMPLEMENTATION

4.6.3.5.1 General

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

4.6.3.5.2 Phasing

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

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

4.6.3.5.3 Financial Considerations

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

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

4.6.3.5.4 Subdivision and Consent

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

4.6.3.5.5 Zoning

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

4.6.3.5.6 Site Plan Control

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

4.6.3.5.7 Required Studies

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

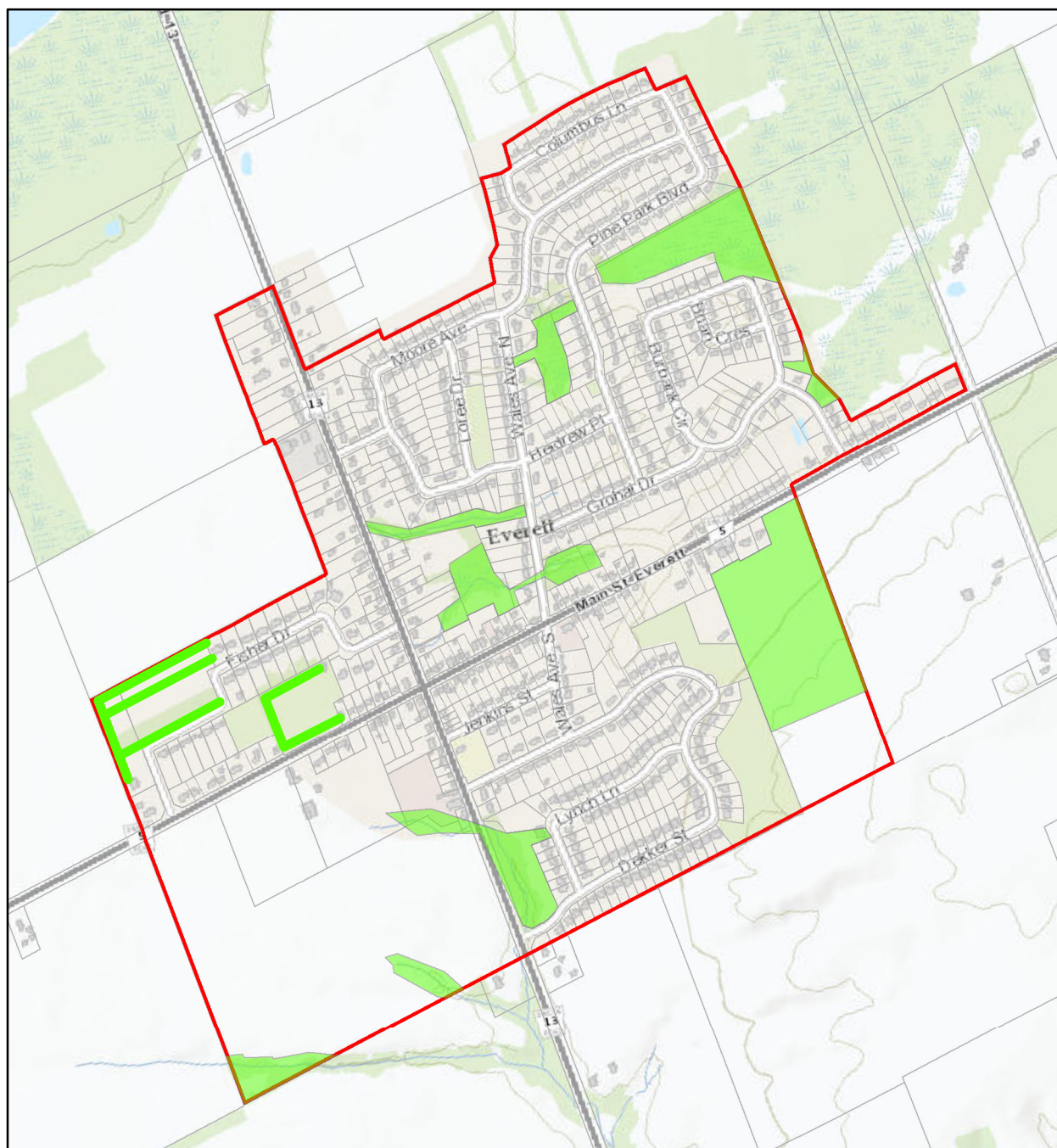
4.6.3.5.8 Public Sector Agreement to Comply

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

4.6.3.5.8 Special Provisions

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

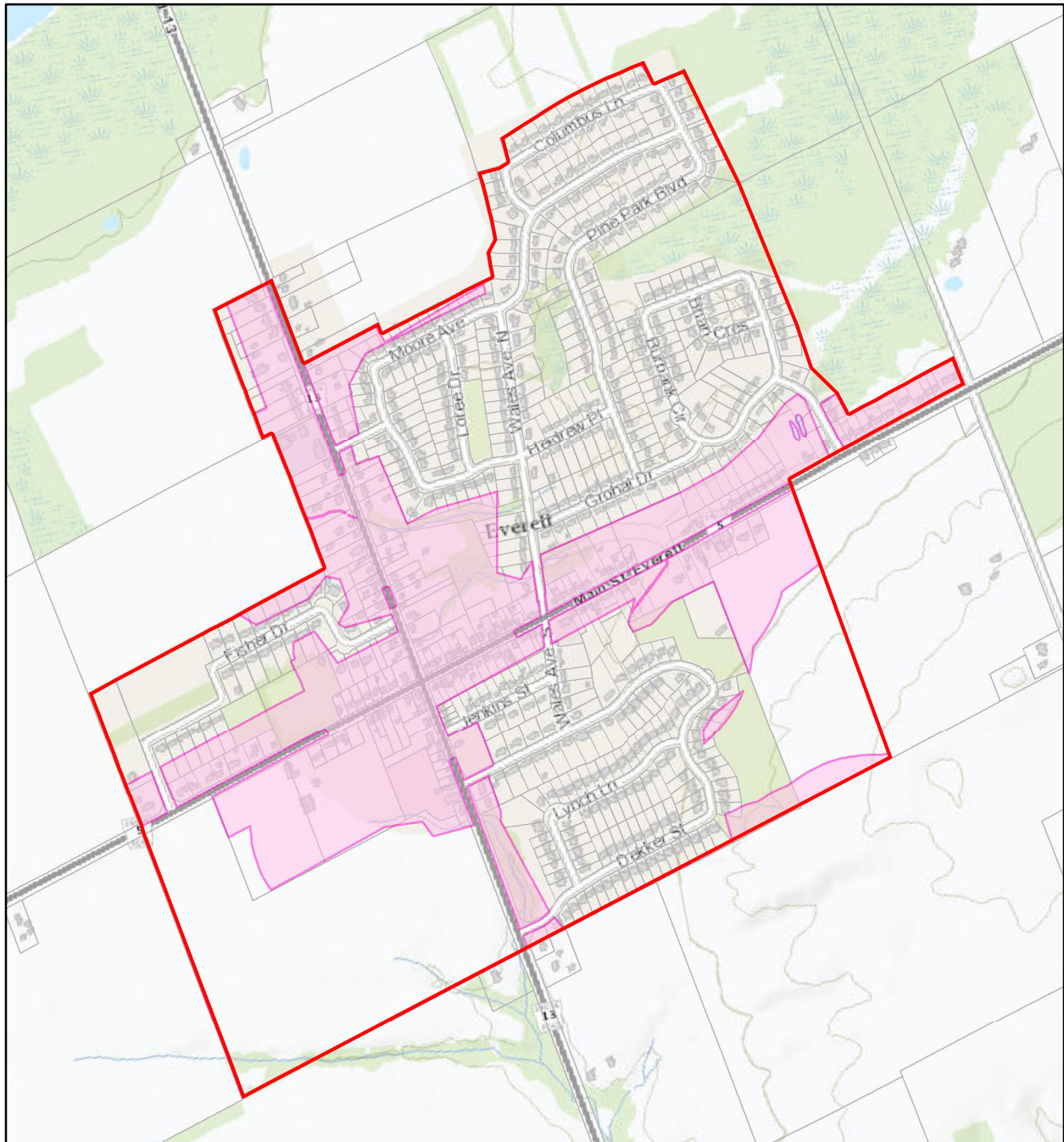
OPA 15 Schedule 1



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

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

OPA 15 Schedule 2



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

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