

Statutory Public Meeting

Cumac Phase 2 Winzen Developments Inc.

Township of Adjala-Tosorontio

Site Location

- Total Lot Area: 20.21 ha
 - Subject Lands: 4.34 ha
 - Other Lands: 15.87 ha
- The proposed development is Phase 2 of the Cumac Subdivision immediately adjacent to the south.
- The subject lands where development is proposed are in the Settlement Area of Everett.

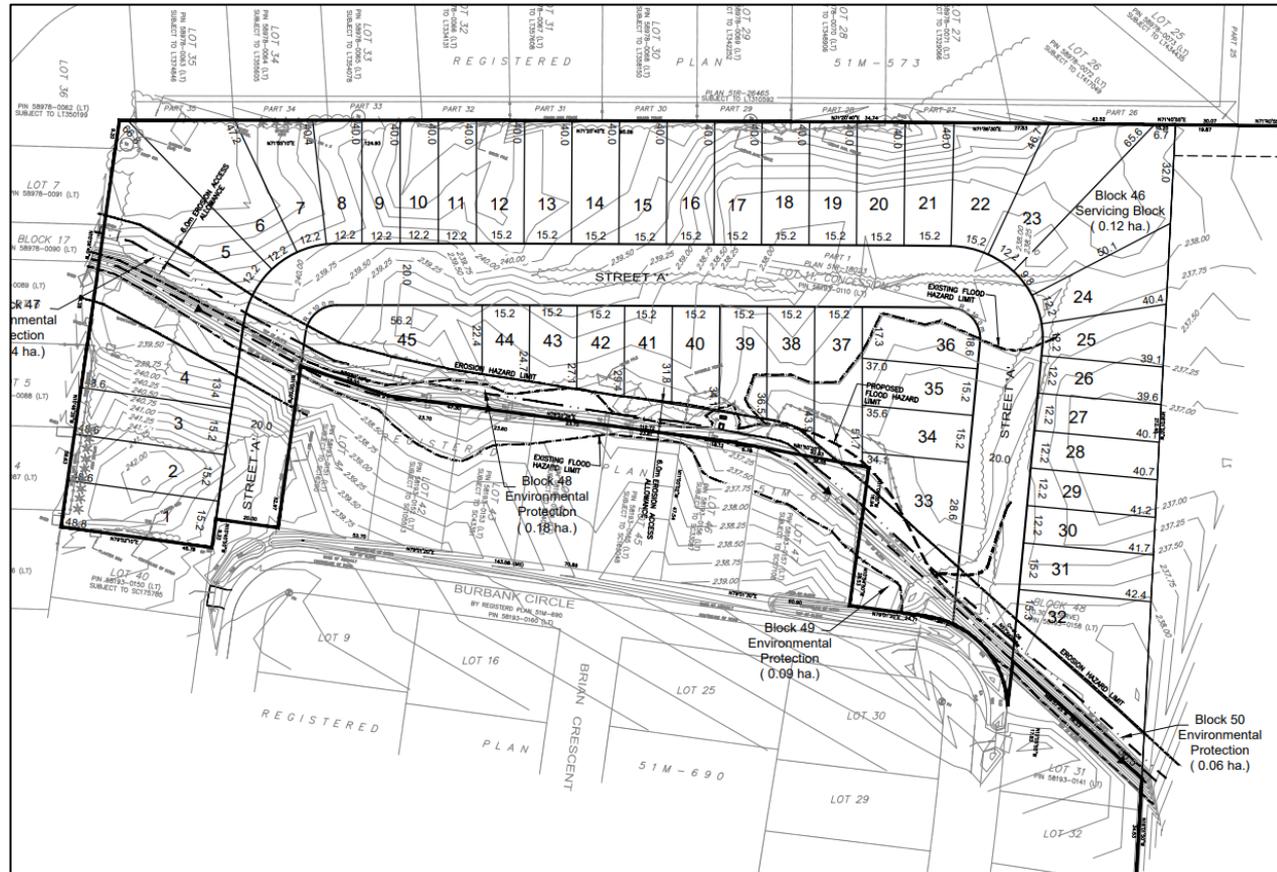


Surrounding Land Uses



Proposed Development

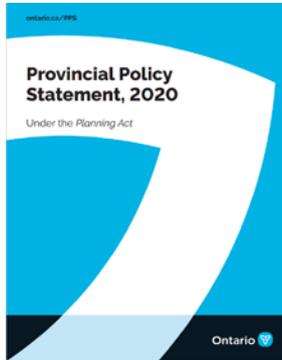
- Single Detached Dwellings (45 units)
- Servicing Block (0.12 ha)
- Environmental Protection Block (0.47 ha)



Required Planning Applications

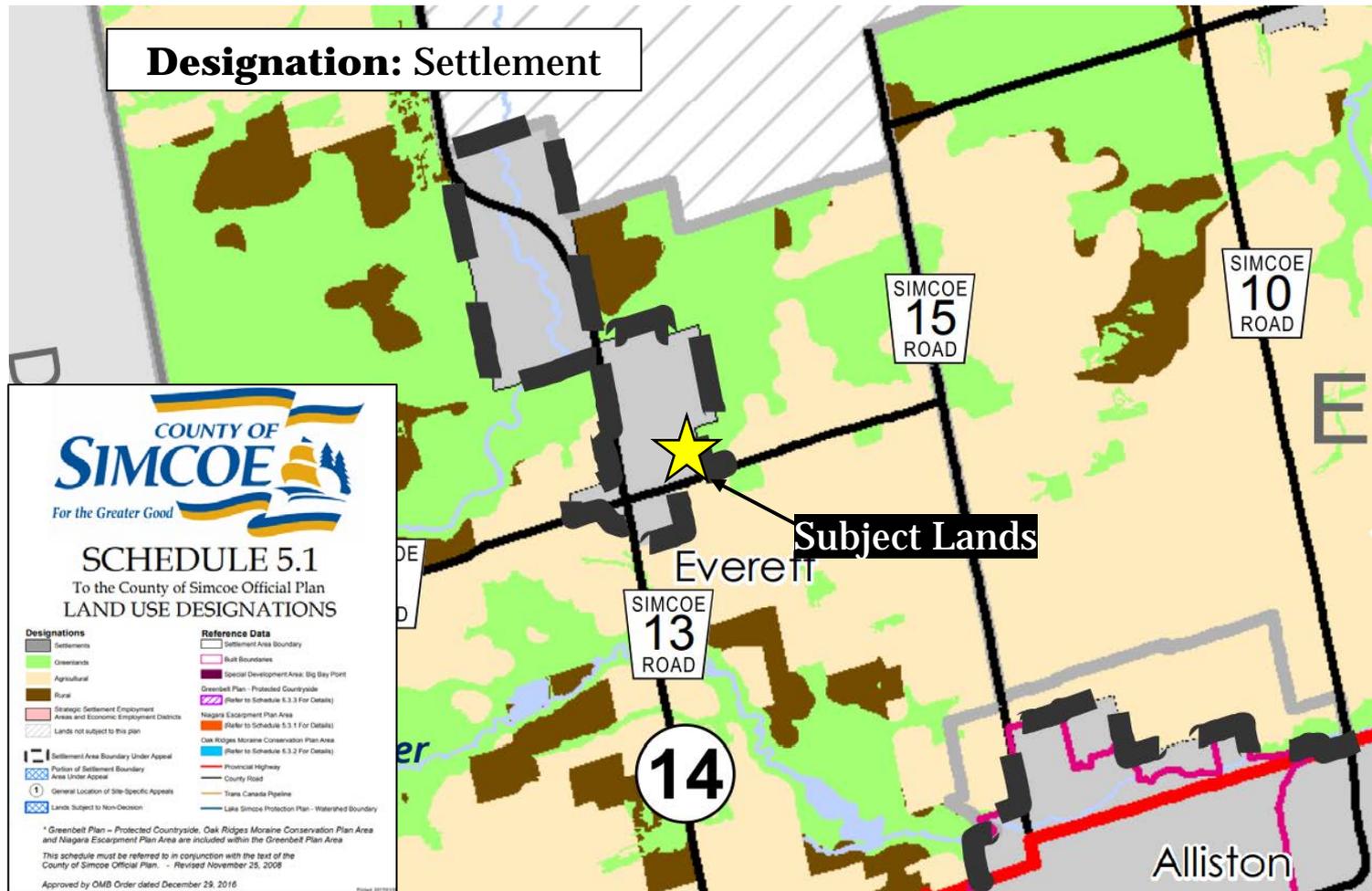
- **Official Plan Amendment:** Designate lands to Residential – Low Density, Open Space – Conservation, and Institutional.
- **Zoning By-law Amendment:** Rezone lands to permit Residential uses, Servicing uses and Environmental Protection lands, as well as recognize site specific development provisions.
- **Plan of Subdivision:** Create 45 single detached dwelling units, including a servicing block for a sanitary pump station and environmental protection lands.

Provincial Policy Statement (PPS) & A Place to Grow: Growth Plan



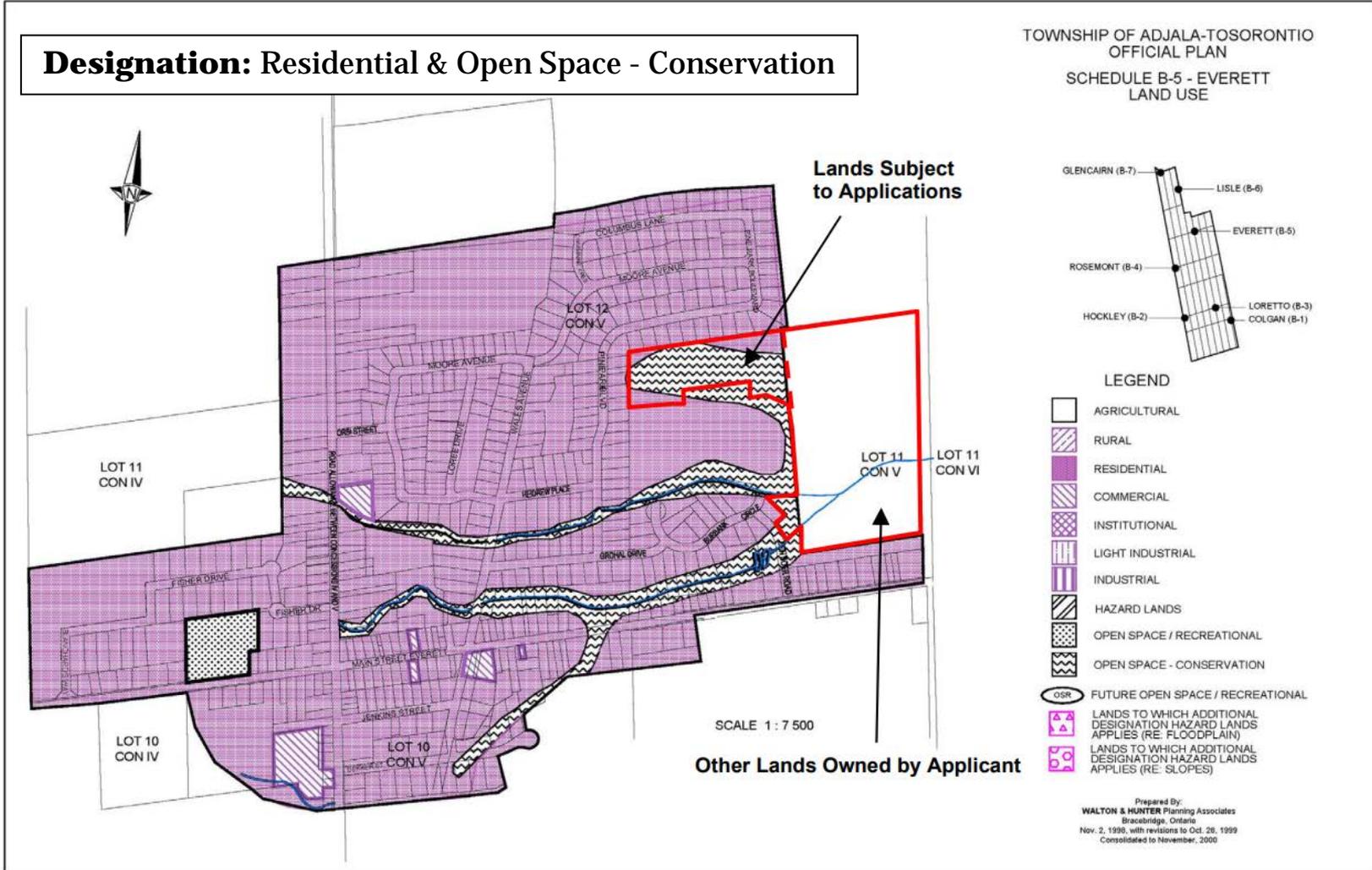
- The lands are located in a Settlement Area, where a vast majority of growth is be directed. Development of the lands will establish additional housing supply for the Township assisting with creating a more complete community in Everett (Growth Plan S2.2.2) (PPS S1.1.1).
- The addition of 45 lots in this subdivision, some which include the provision for second suites, provides further housing opportunities available in Everett (PPS 1.4).
- Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of these services (PPS S1.6.6) (Growth Plan S2.2.1).
- A Stage 1-2 Archaeological Assessment was prepared in support of the proposed development which concluded no archaeological resources were encountered (PPS 2.6).
- Environmental Impact Study prepared in support of development concluded there will be no negative impacts on the natural heritage features or functions within or beyond the development footprint if the appropriate mitigation measures are followed (PPS S2.1).
- Outside of a municipal comprehensive review, the forecasts in Schedule 3 cannot be applied on a site-specific scale as the basis for approving or refusing proposals for development that would otherwise conform with all the policies of this Plan (Growth Plan 5.2.4.6)

County of Simcoe Official Plan

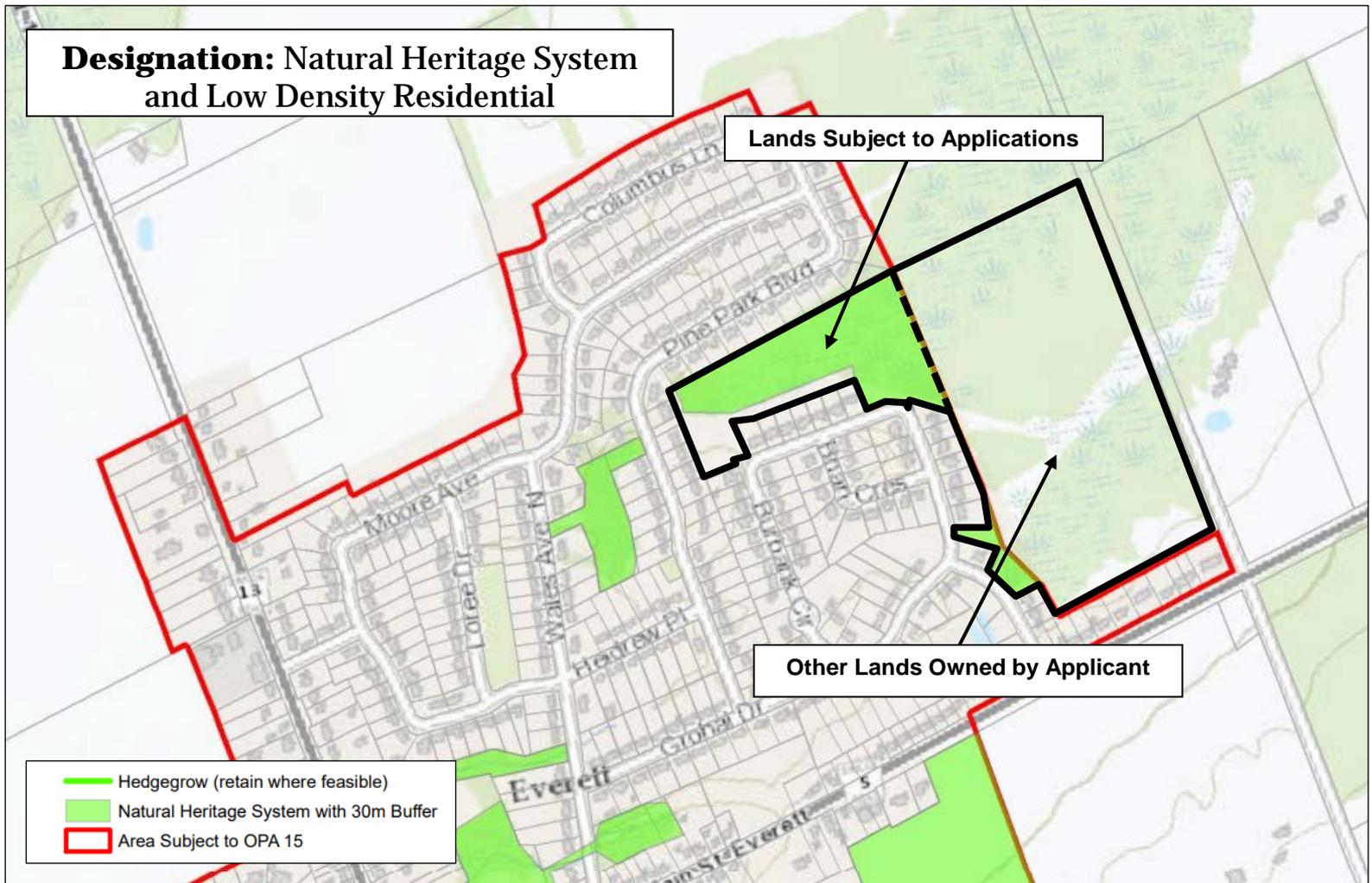


Existing Official Plan Designation

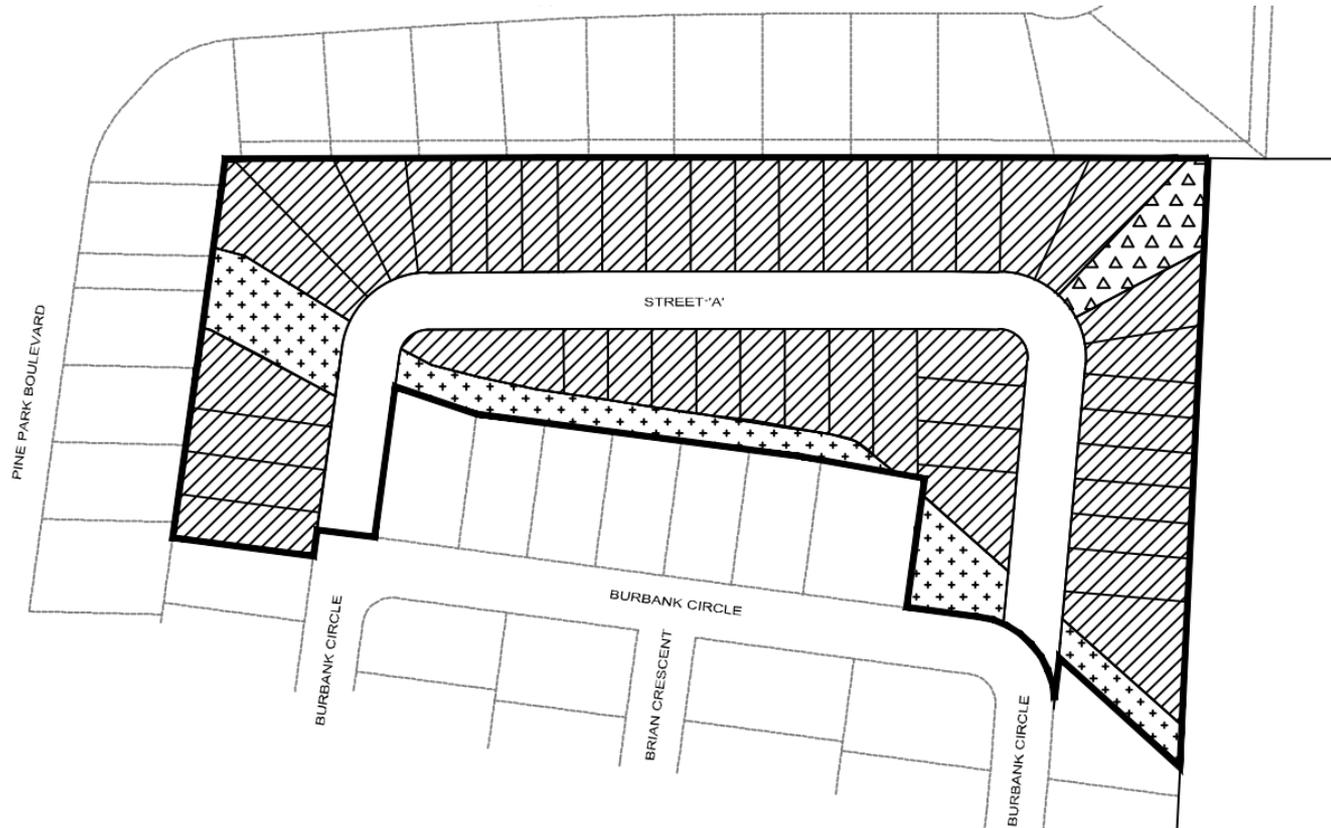
Designation: Residential & Open Space - Conservation



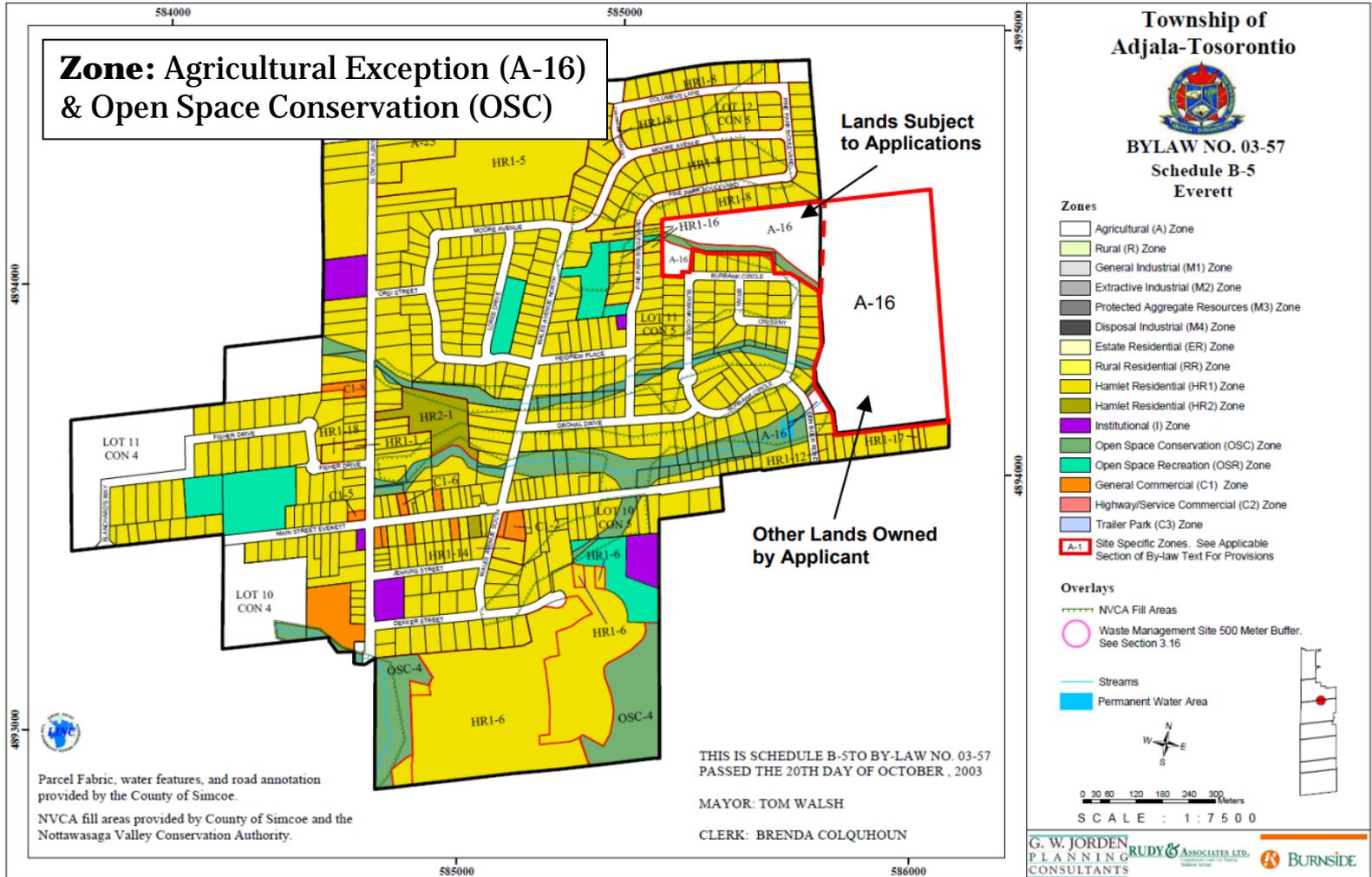
Everett Secondary Plan Schedule 1



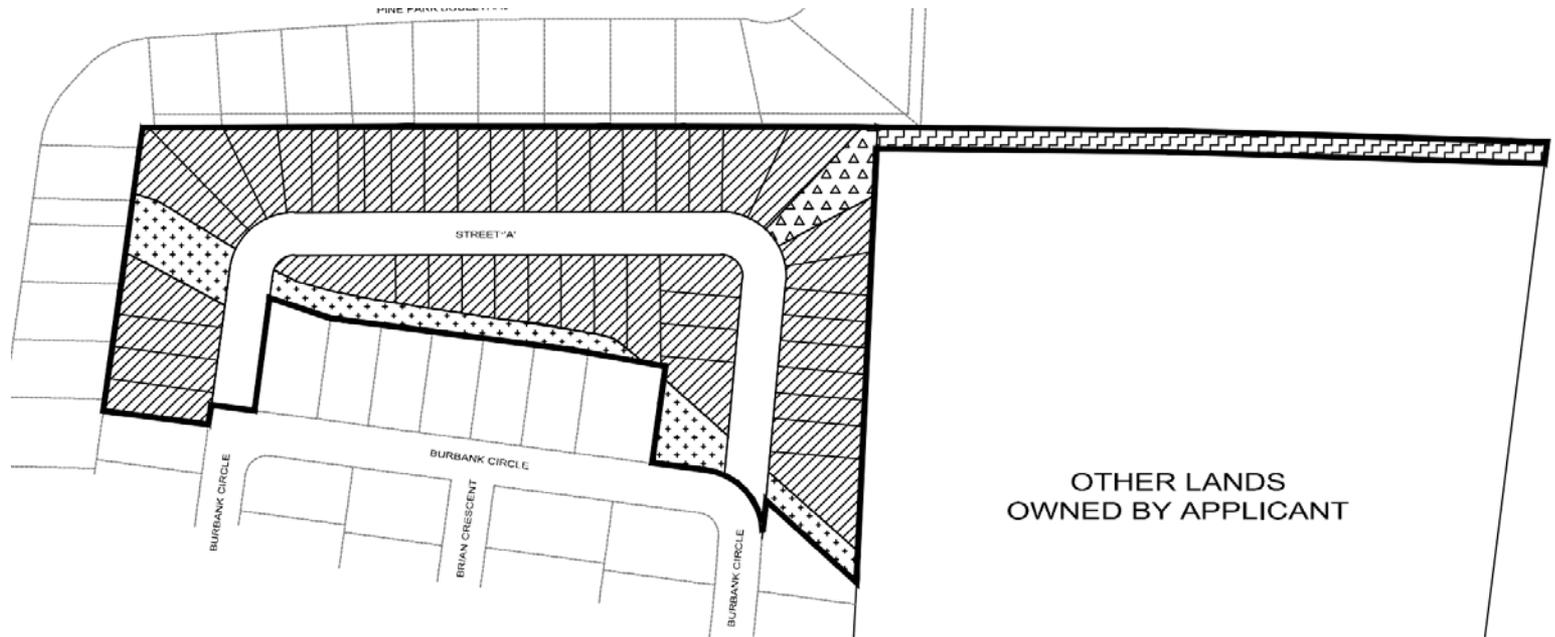
Proposed Official Plan Amendment Application



Existing Zoning



Proposed Zoning By-law Amendment Application



	Lands Subject To Zoning By-law Amendment
	Lands to be Zoned Hamlet Residential (HR1-XX) Exception Zone
	Lands to be Zoned Open Space Conservation (OSC) Zone
	Lands to be Zoned Institutional Exception (I-X) Zone
	Lands to be Zoned Agricultural Exception (A-X) Zone

Proposed Servicing

- The subject lands identified for development are located within the settlement boundary and can be serviced by planned infrastructure.
- The proposed subdivision is included in the serviced area as identified in the Master Servicing Plan-Class Environmental Assessment Study for Everett, which identifies the development is integral in achieving the goals of the Master Servicing Plan.
- The preferred servicing option identifies placing a sanitary pump station on the lands and includes flows from not only the proposed development but existing Everett residents with the majority of the flows originating outside of the subject lands.

Natural Heritage: Existing Conditions



Technical Work Submitted to Township

- Planning Justification Report
- Preliminary Stormwater Management Report
- Preliminary Functional Servicing Report
- Preliminary Hydrogeological Site Assessment
- Geotechnical Investigation
- Environmental Impact Study
- Stage 1-2 Archaeological Assessment
- Traffic Impact Study

Conclusion

- The proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications will allow for the intensification of the lands, introduce single detached units some with secondary units, and provide infill development that is compatible with the area and utilizes the lands more efficiently.
- The subject lands are located within the Settlement Boundary of Everett where growth is to be directed.
- The proposed applications are in conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe policies, as well as are consistent with the Provincial Policy Statement policies.
- Applications conform to the applicable policies of the County of Simcoe Official Plan and the Township of Adjala-Tosorontio Official Plan and Everett Secondary Plan.