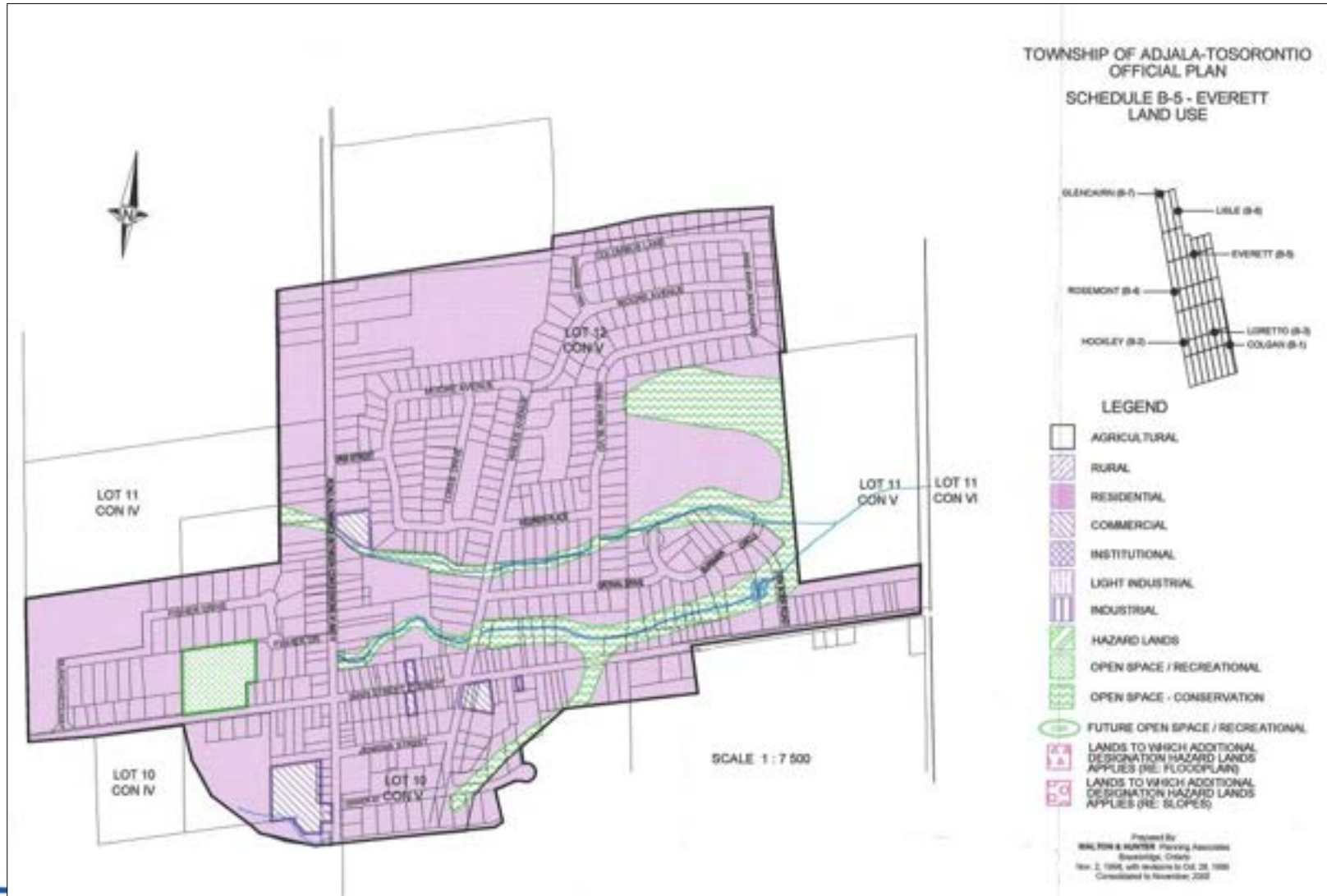


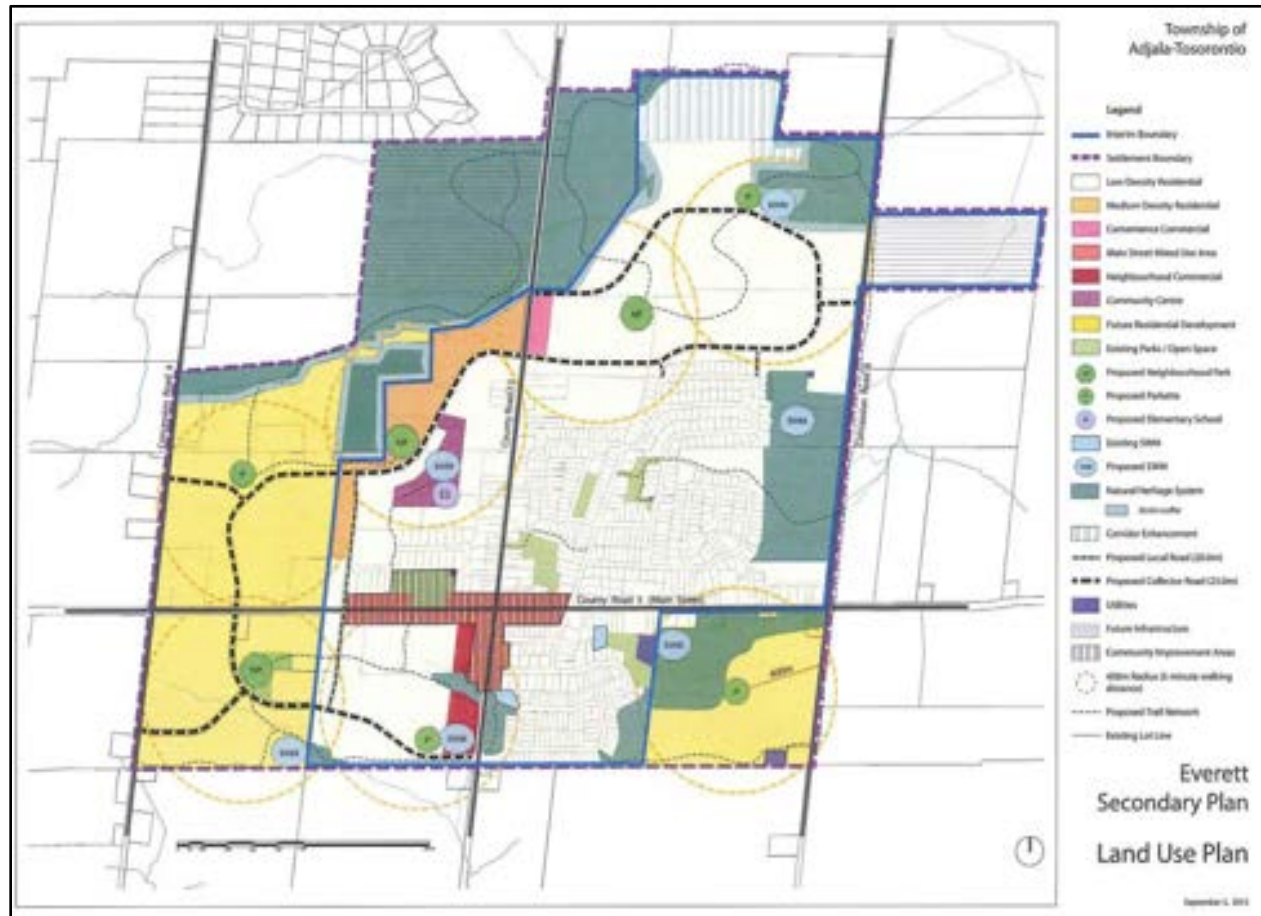
Everett Planning History



Everett Settlement Boundary – As per Township’s Official Plan (Consolidated as of November 2000)



OPA 15:

**Everett Growth and OPA 15: Key Considerations****1.Original OPA 15 Proposal (2013):**

1. The Township adopted OPA 15 to expand the Everett Settlement Area boundary and direct residential and commercial growth to settlement areas.

2.Growth Plan and Policy Conflicts:

1. Simcoe County did not approve OPA 15 due to policy conformity issues with the Growth Plan for the Greater Golden Horseshoe (2006) and the Simcoe County Official Plan.

3.Population & Servicing Considerations:

1. 2011 Census population of Everett: 1,645 residents.
2. The proposed servicing strategy accounted for a phased build-out, with the full build-out of 10,669 residents. , based on a population per unit (PPU) assumption of 2.67, as per 2011 Census average household size.

4.Revised OPA 15 Approval (2020):

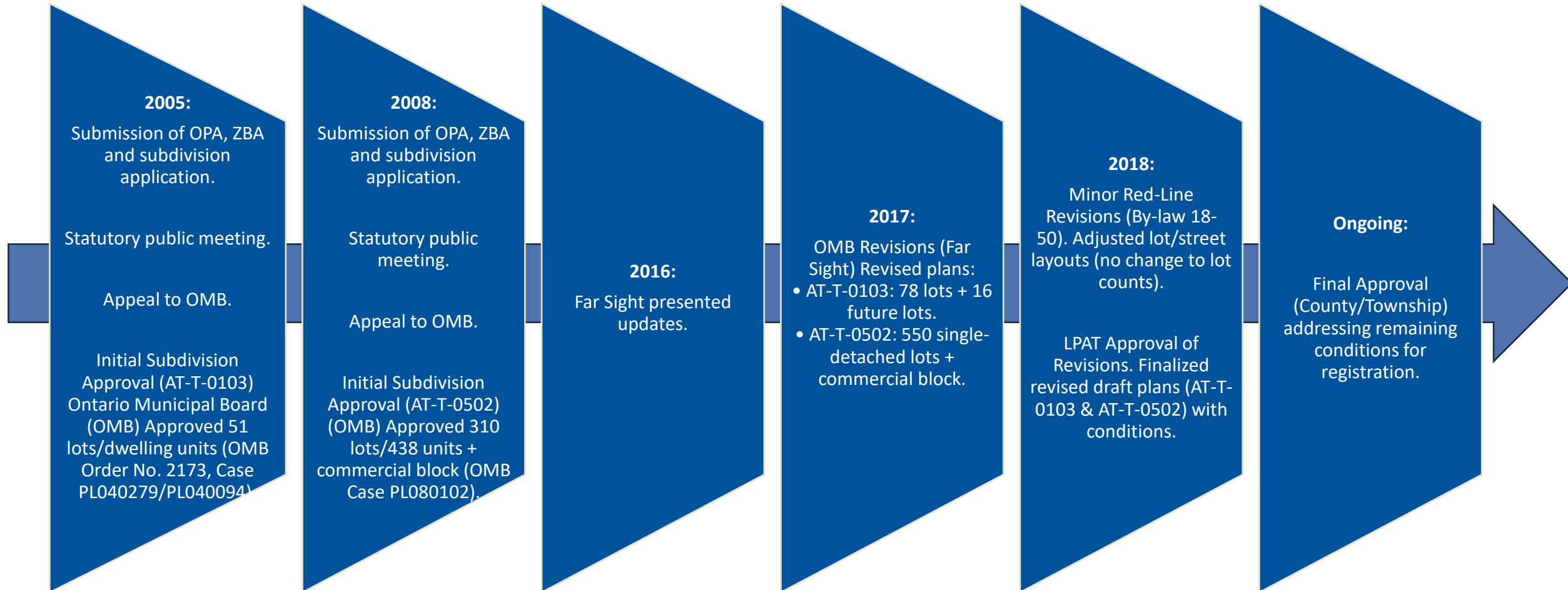
1. In May 2020, Council endorsed a modified OPA 15, which removed the settlement area boundary expansion and related growth policies.
2. Simcoe County approved the revised amendment, ensuring compliance with planning frameworks.

Growth Forecasts and Land Needs Assessment- Simcoe County - Hemson Report (March 31, 2022) – Committee of the Whole (CCW-2022-235)

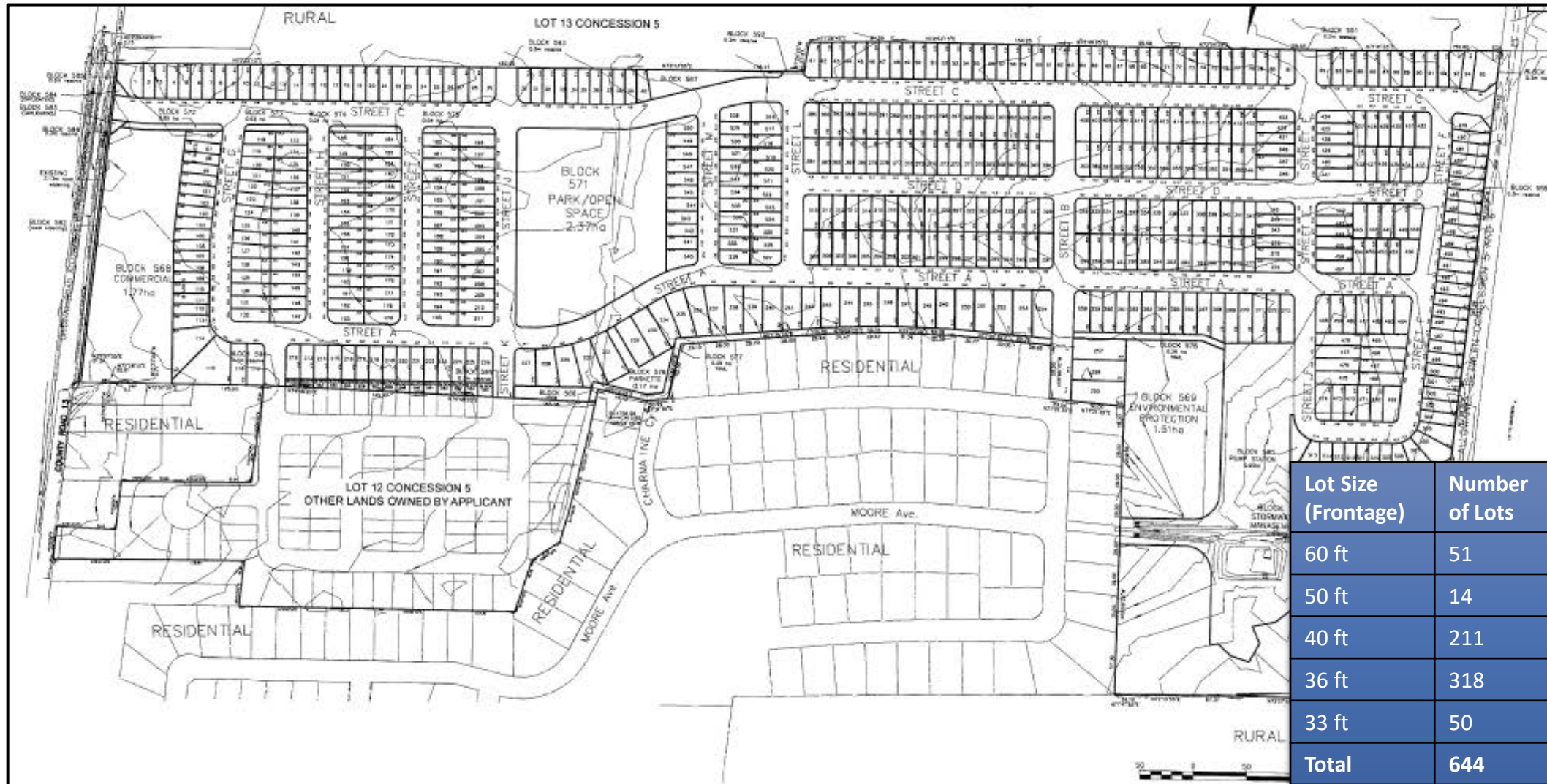
Steps in Calculation	Designated Greenfield Areas DGA COMMUNITY AREA LAND NEED				
	Data Input	Innisfil	Bradford West Gwillimbury	Essa	New Tecumseth
Estimate Population in New Units in DGA That Require Additional Lands	New DGA Unit Requirement	(1,483)	(7,122)	(1,580)	(6,917)
	Singles/semis	(650)	(5,825)	(1,507)	(6,758)
	Rows	(98)	(875)	(67)	(205)
	Persons per Unit (PPU) in New Units				
	Singles/semis	3.22	3.55	3.13	3.06
	Rows	2.79	2.77	2.80	2.54
	Population in New Units	3,637	23,673	4,914	21,109
	Singles/semis	2,094	20,696	4,718	20,649
	Rows	274	2,428	188	520

- Although this report predates the ARU provisions introduced through Bill 23 in November 2022, it discusses ARU policies and incorporates relevant factors into its analysis.
- Adjala-Tosorontio's population per unit (PPU) assumption of 2.67 aligns broadly with trends in the Southern Regional Market Area, though it is slightly lower than the singles/semis PPU in neighboring municipalities such as Innisfil (3.22) and Bradford West Gwillimbury (3.55).
- Given that townhomes account for 30 percent of our housing stock, adjusting our average PPU to reflect the neighboring municipalities' rates would result in an estimated increase to approximately 3.12.

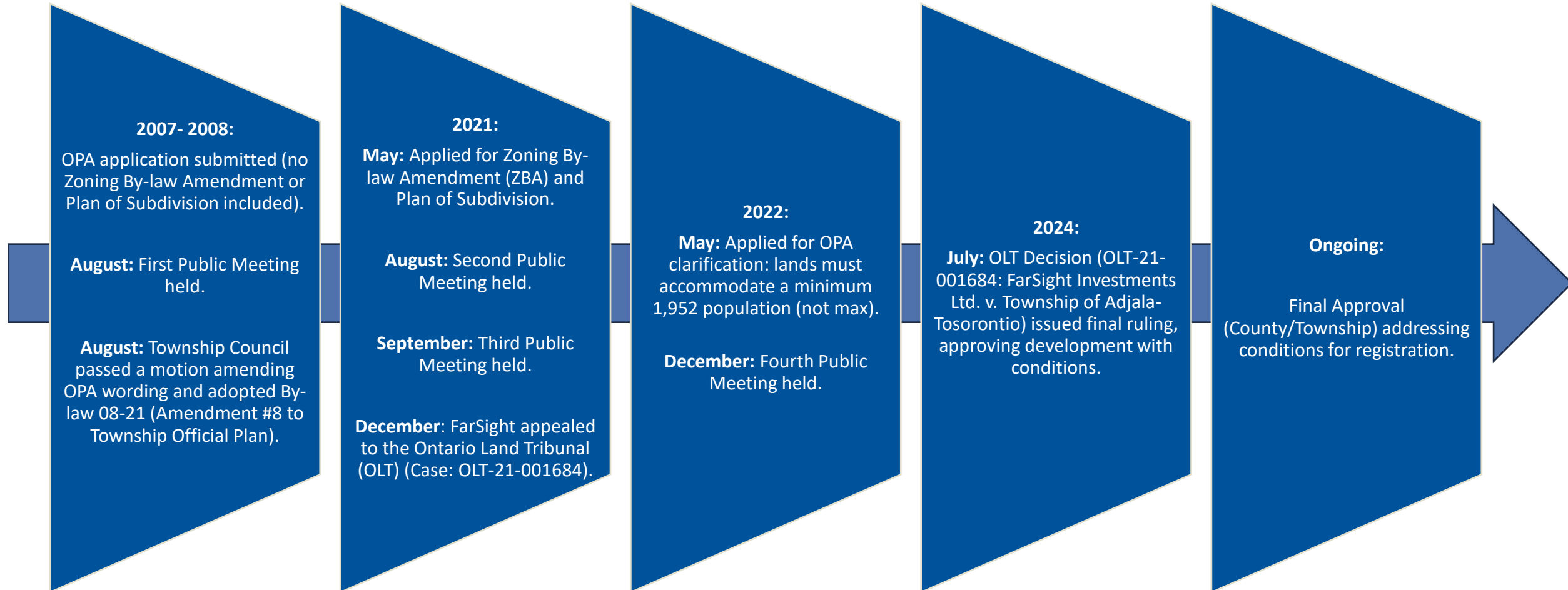
FarSight Development:



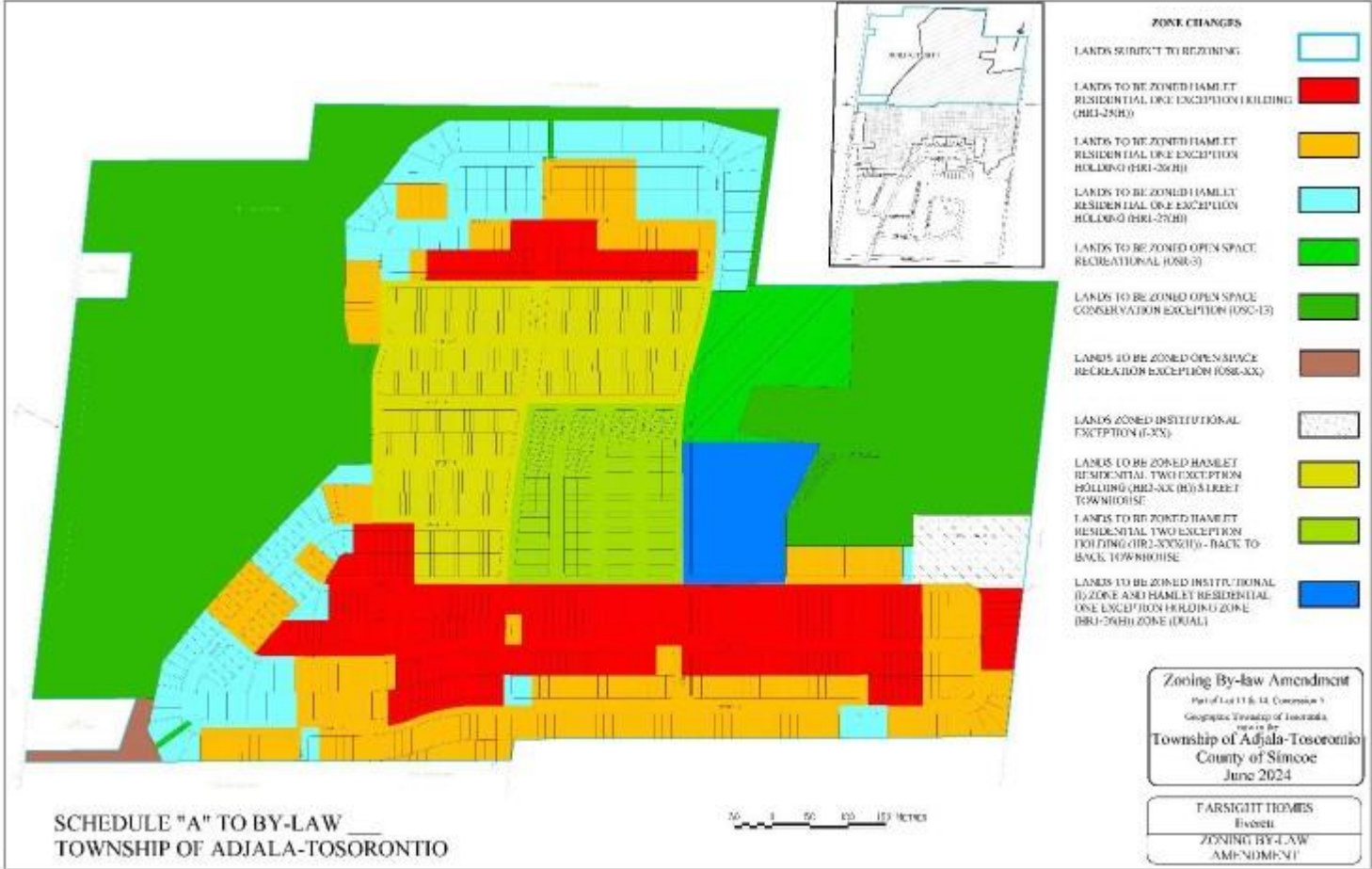
FarSight Development:



Barzo Development:

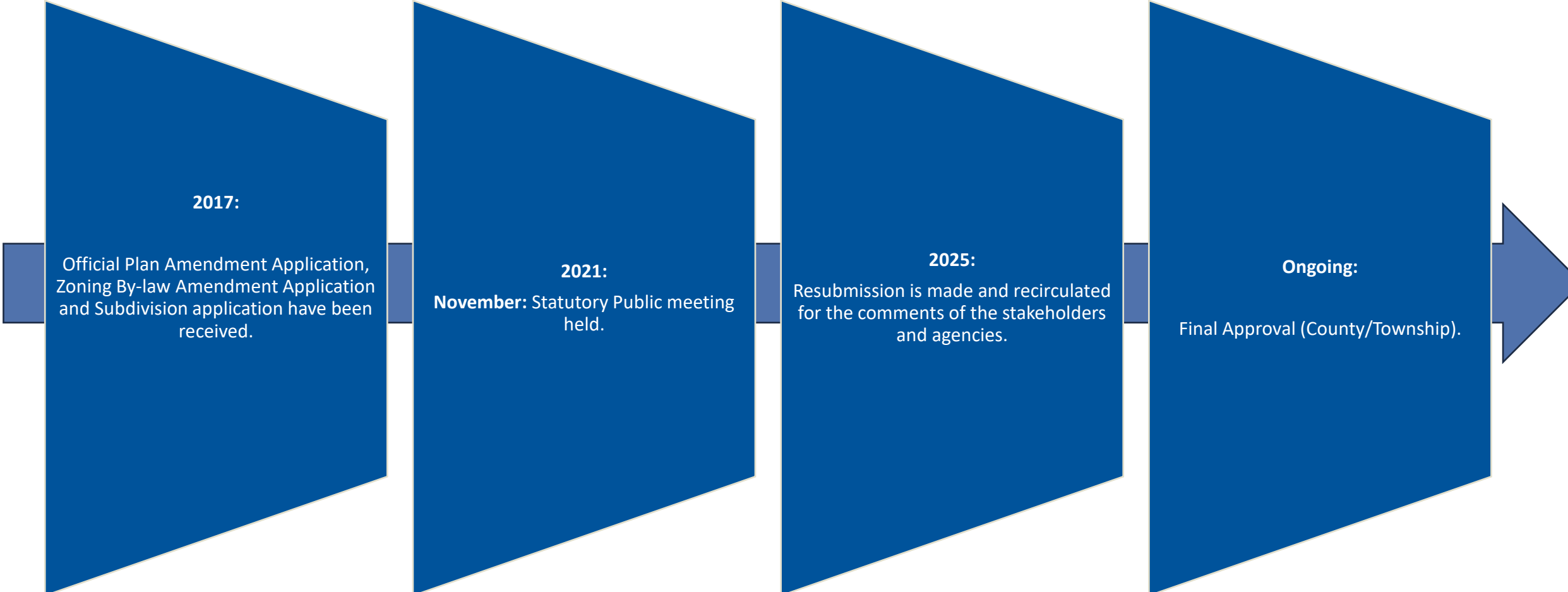


Barzo Development:

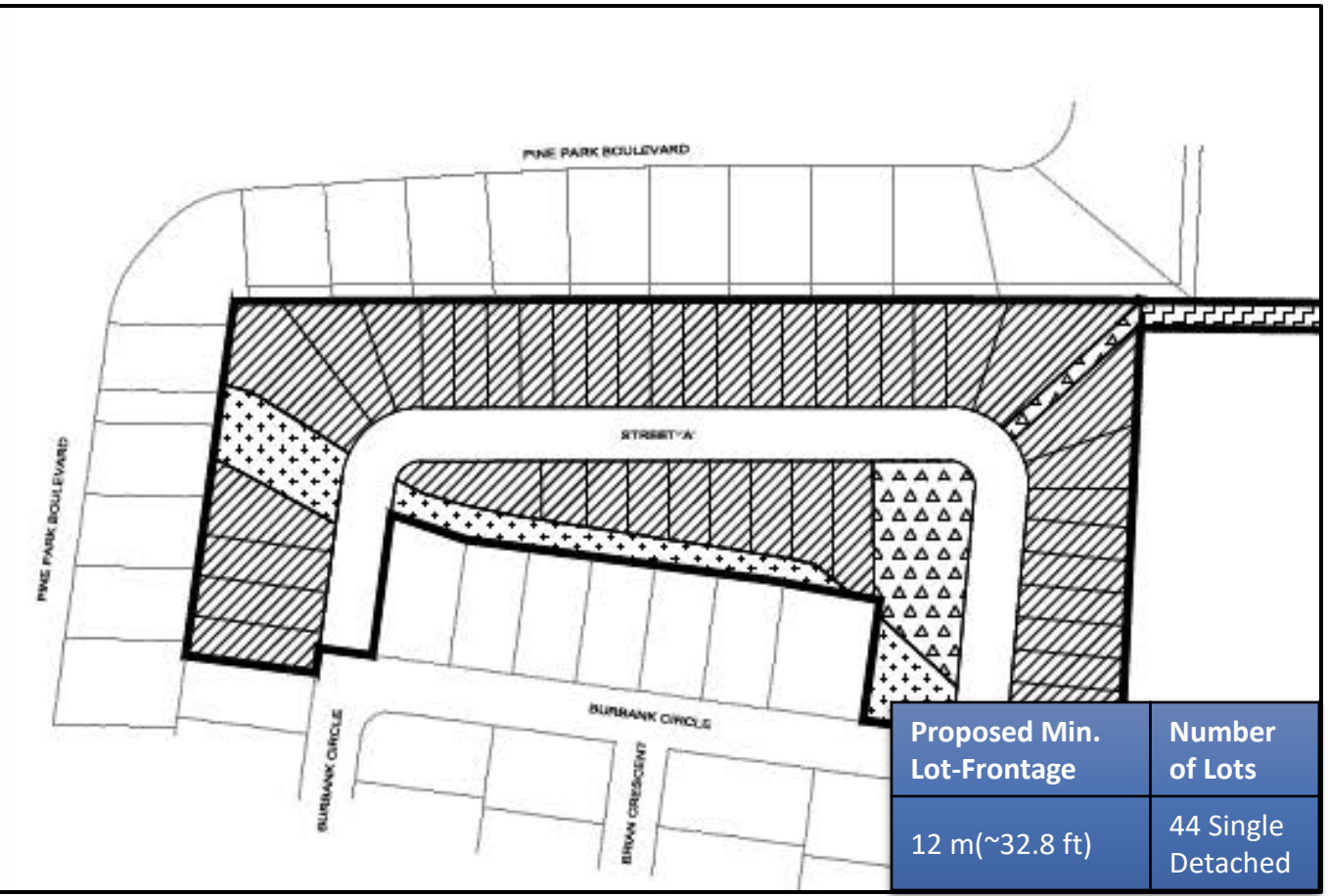
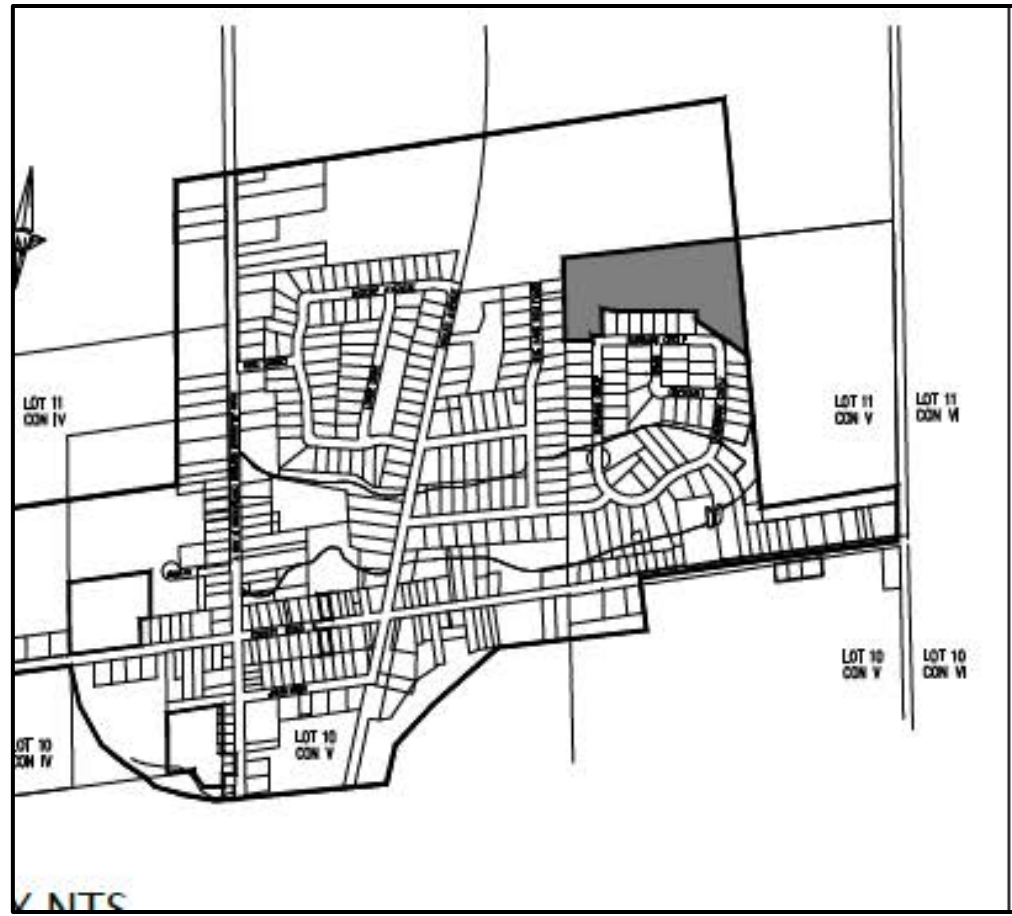


Dwelling Type	Lot Frontage	Number of Units	Total Units
Single Detached Homes	10m (~32.8 ft)	298	715
	11m (~36.1 ft)	266	
	13m (~42.7 ft)	151	
Townhouses	6m (~19.7 ft)	366	606
	6.6m (~21.7 ft)	240	
Total			1,321

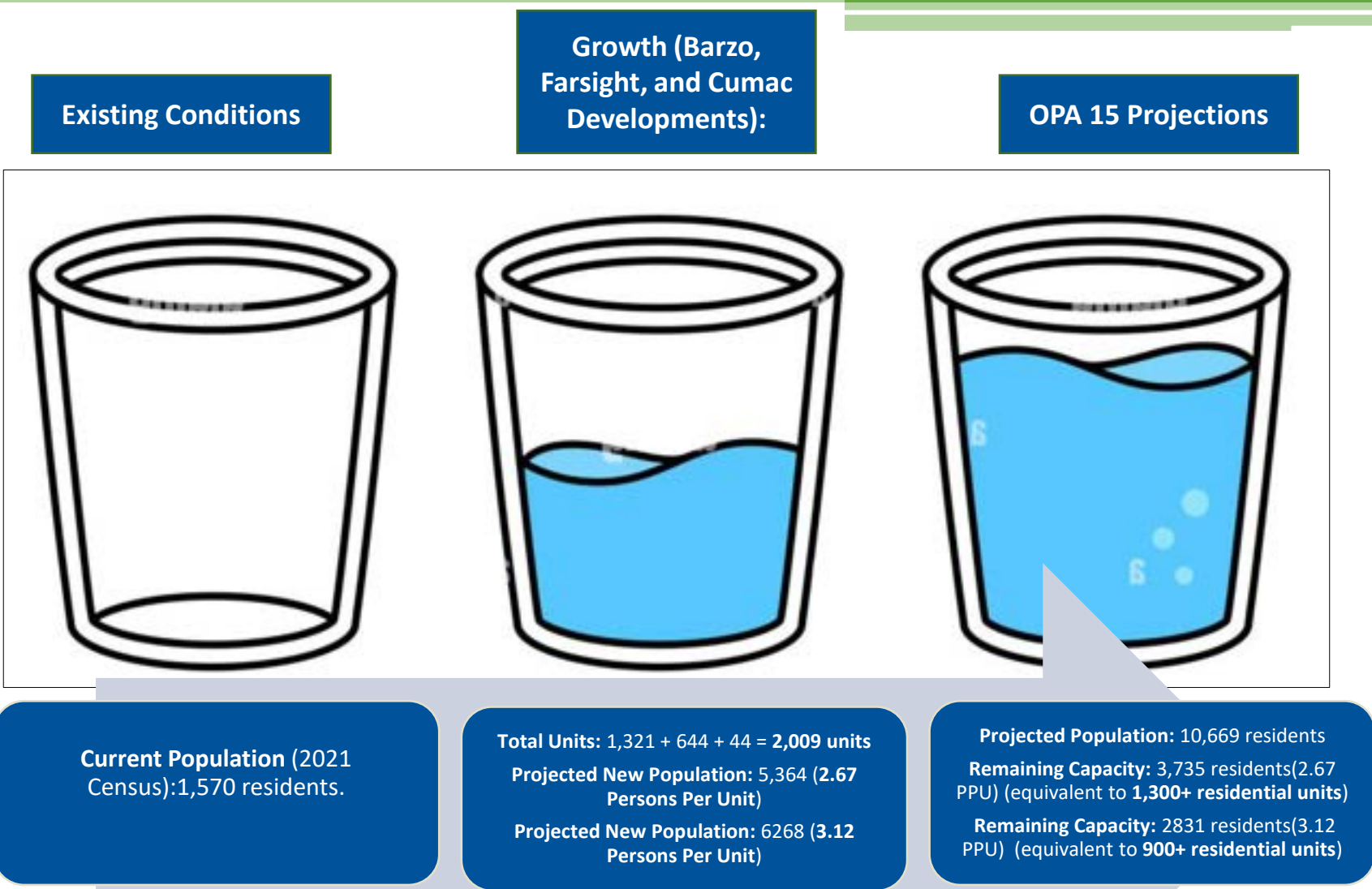
Cumac Development:



Cumac Development:



Proposed Min. Lot-Frontage	Number of Lots
12 m (~32.8 ft)	44 Single Detached



Current Everett Settlement Boundary: