



**THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO**

NOTICE OF PUBLIC MEETING  
FOR APPLICATIONS  
Filed under the Planning Act, R.S.O. 1990

**OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT APPLICATIONS  
O/02/21 & Z/13/21**

**TAKE NOTICE** that the Council of the Corporation of the Township of Adjala-Tosorontio has received applications under the Planning Act, R.S.O. 1990, as amended, for an Official Plan Amendment and Zoning By-law Amendment for property located on Part of Lot 21, Concession 1, geographic Township of Tosorontio, Township of Adjala-Tosorontio (9024 20<sup>th</sup> Sideroad).

**SYNOPSIS: To permit construction of a permanent farm help accommodation.**

**AND TAKE NOTICE** that considering the restrictions due to COVID-19, the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Virtual Public Meeting on Monday, November 8<sup>th</sup>, 2021 at 6:00 p.m. at a Regular Council Meeting.**

**There will be a commenting period from October 18, 2021 to November 5, 2021** on the mentioned reports in such a way that the public can participate by sending their comments through letters, faxes, emails, voice messages, video clips or by **registering with the Clerk's Department, to speak at the public meeting.** The Clerk's contact information can be found below:

Dianne Gould-Brown  
Clerk  
Township of Adjala-Tosorontio  
7855 Sideroad 30 Alliston ON L9R 1V1  
P: (705) 434-5055 ext. 263 F: (705) 434-5051  
e-mail: [dgouldbrown@adjtos.ca](mailto:dgouldbrown@adjtos.ca)

Comments received after the commenting period will not be placed on the agenda, however they will be received by the Clerk's Department, [clerk@adjtos.ca](mailto:clerk@adjtos.ca), to be read at the meeting and kept on record with the application.



**AND TAKE NOTICE** that these meetings will be live streamed by the municipality through our iCompass portal.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Adjala-Tosorontio to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Adjala-Tosorontio before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Adjala-Tosorontio before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the proposed Zoning By-law Amendment, you must make a written request to the Township of Adjala-Tosorontio, 7855 30<sup>th</sup> Sideroad Adjala, Alliston, Ontario, L9R 1V1.

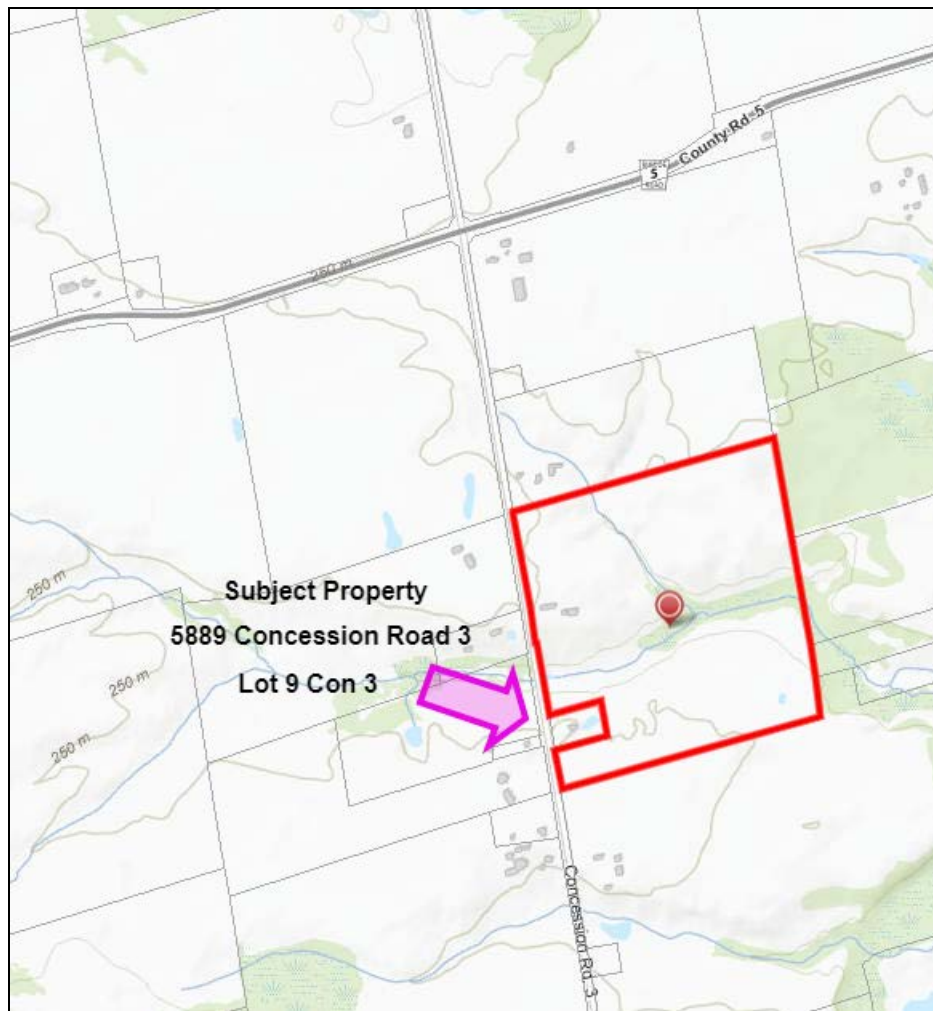
Additional information regarding the Official Plan Amendment and Zoning By-law Amendment is available to the public upon request to the Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday. Please see the contact information for the Planner below:

Eric Brathwaite  
Planner  
Township of Adjala-Tosorontio  
7855 Sideroad 30 Alliston ON L9R 1V1  
P: (705) 434-5055 ext. 245 F: (705) 434-5051  
e-mail: [ebrathwaite@adjitos.ca](mailto:ebrathwaite@adjitos.ca)

**Dated** at the Township of Adjala-Tosorontio this 18<sup>th</sup> day of October 2021.

**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED OFFICIAL PLAND AMENDMENT & ZONING AMENDMENT  
Z/13/21 (5889 Concession Road 3)**

Application has been made for redesignation (O/02/21) and rezoning (Z/13/21) on lands located on Part of Lot 9, Concession 3, geographic township of Tosorontio, Township of Adjala-Tosorontio. The proposal is to amend the designation of the property for a site-specific reason and to amend the zoning of the property for a site-specific reason to permit construction of a permanent farm-help accommodation in the Agricultural (A) Zone (Part Lot 9, Concession 3).



# The Corporation of The Township of Adjala-Tosorontio

## By-law No. 21- XX

### **A By-law to amend Zoning By-law 03-57, as amended, of the Township of Adjala-Tosorontio**

---

**Part of Lot 9, Concession 3, geographic Township of Tosorontio, 5889  
Concession Road 3 (4301-020-001-09100)**

**Whereas** Zoning By-law No. 03-57, as amended, constitutes the comprehensive Zoning By-law for the Township of Adjala-Tosorontio save and except those lands within the Oak Ridges Moraine area;

**AND WHEREAS** it is deemed necessary and desirable to further amend By-law No. 03-57, as amended;

**AND WHEREAS** this amendment will conform to the Official Plan of the Township of Adjala-Tosorontio;

### **NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO ENACTS AS FOLLOWS:**

1. **THAT** Schedule "A-5" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 9, Concession 3, geographic Township of Tosorontio, from an Agricultural (A) Zone and Open Space Conservation (OSC) Zone to Agricultural Exception 132 (A-132) Zone and Open Space Conservation (OSC) Zone, as shown cross-hatched on Schedule "A", attached hereto.
2. **THAT** Section 4.4 – Zone Exceptions for the Agricultural (A) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

#### **Section 4.4.132 (A-132 Zone)**

Schedule A-5, Part of Lot 9, Concession 3, geographic Township of Tosorontio.

Notwithstanding any provisions to the contrary of this By-law, the following altered and additional provisions shall apply to the lands zoned **A-132**:

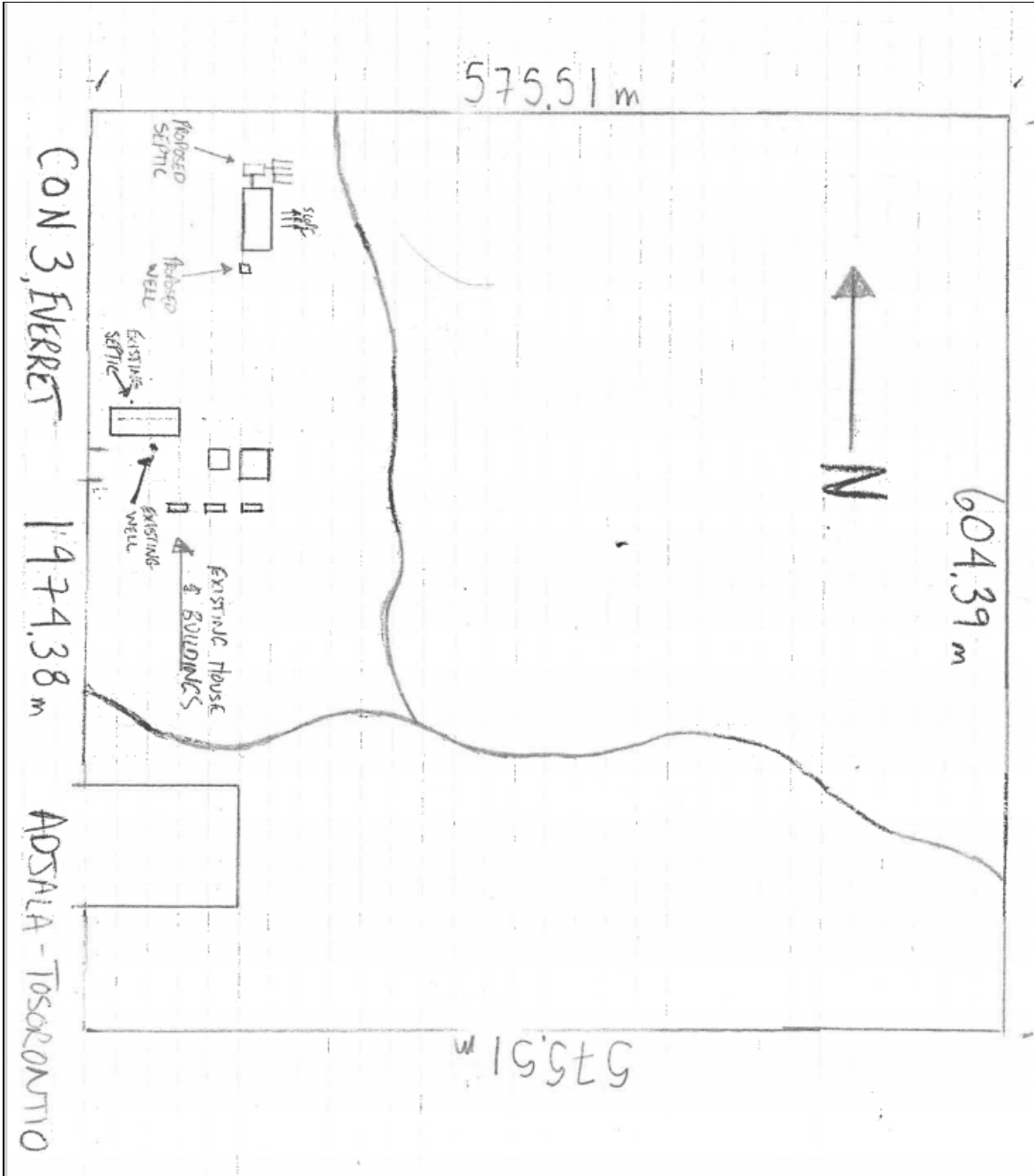
- i. No more than one (1) farm help accommodation shall be permitted in the A-132 zone;

All other provisions of the Agricultural (A) zone continue to apply.

3. **THAT** Schedule "A" is hereby declared to form part of this By-law.



Schedule "A"  
To  
By-law No. 21 -



**OFFICIAL PLAN AMENDMENT No. 18**  
**to the Official Plan for the Township of Adjala-Tosorontio**

**NICHOLLS/DAY**

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

- A. **Preamble:** consists of an introduction to the Amendment but does not constitute part of the actual Amendment
  
- B. **Amendment No. 18:** consists of a **change in policy from “temporary” to “permanent” for a farm-help accommodation**, as shown hatched on **Schedule A**. This section and Schedule set out the actual amendment and constitute Amendment No. 18 to the Official Plan for the Township of Adjala-Tosorontio.



**OFFICIAL PLAN AMENDMENT #18**  
**NICHOLLS/DAY– FARM-HELP ACCOMMODATION**

**A. Preamble**

**a. Purpose**

The purpose of this amendment is to change the policy on the subject lands from a “temporary” farm-help accommodation to a “Permanent” farm-help accommodation, to permit the construction of a permanent farm-help accommodation.

**b. Location**

This amendment affects lands located in Part of Lot 21, Concession 1, Township of Adjala-Tosorontio, geographic Township of Tosorontio, as identified on Schedule A to this amendment.

The subject lands are located at 5889 Concession Road 3, on the east side of Concession Road 3, south of County Road 5, in an area where there are other agricultural operations.

**c. Basis**

The Applicant has applied for a permanent farm-help accommodation. Applications to amend the Township of Adjala-Tosorontio Comprehensive Zoning By-law 03-57 and the local Official Plan are required.

The Township and County Official Plans recognize that the subject lands permit an agricultural use.

The subject property is approximately 33.87ha (83.43ac) with existing agricultural structures and an existing single-family dwelling. The proposed permanent farm-help accommodation will be located to the north of the existing single-family dwelling.

The subject lands contain a stream, which will not be impacted by the proposed development.

The Applicants will be required to enter into a Site Plan Control Agreement, prepared under the Planning Act, that will guide the development related to the proposal.

The development of the proposed permanent farm-help accommodation represents wise use and management of provincially significant resources, is consistent with the Provincial Policy Statement, and conforms to the Official Plans of the County of Simcoe and the Township of Adjala-Tosorontio.

**B. Amendment No. 18**

**a. Introduction**

The purpose of this amendment is to permit a permanent farm-help accommodation for lands owned by Bruce, Judith & Sarah Nicolls and James Day.

**b. Details of the Amendment**

Section 4.3.4.7 of the Official Plan of the Township of Adjala-Tosorontio is amended by replacing the word “temporary” with “Permanent”, as shown hatched on Schedule A, attached.

**Schedule A**

