



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

**NOTICE OF PARTICULARS AND PUBLIC ACCESS
FOR APPLICATIONS**

Filed under the Planning Act, R.S.O. 1990
As required by Sections 22 (6.4)

And

**NOTICE OF PUBLIC MEETING
FOR APPLICATIONS**

Filed under the Planning Act, R.S.O. 1990

**OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT APPLICATIONS
O/01/22 & Z/02/22**

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 5, Concession 4, geographic Township of Tosorontio, Township of Adjala-Tosorontio (5495 Concession Road 4).

SYNOPSIS: To redesignate the property from Licensed Pit to Rural within the Township's Official Plan and to rezone the lands from Agricultural (A) and Open Space Conservation Exception Two (OSC-2) to Rural (R) and Open Space Conservation Exception Two (OSC-2) in the Township Zoning By-law 03-57.

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 Wednesday, April 13th, 2022 at 6:00 p.m. at a Regular Council Meeting.**

There will be a commenting period from March 18, 2022 to April 8, 2022 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

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, 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 30th Sideroad Adjala, Alliston, Ontario, L9R 1V1.

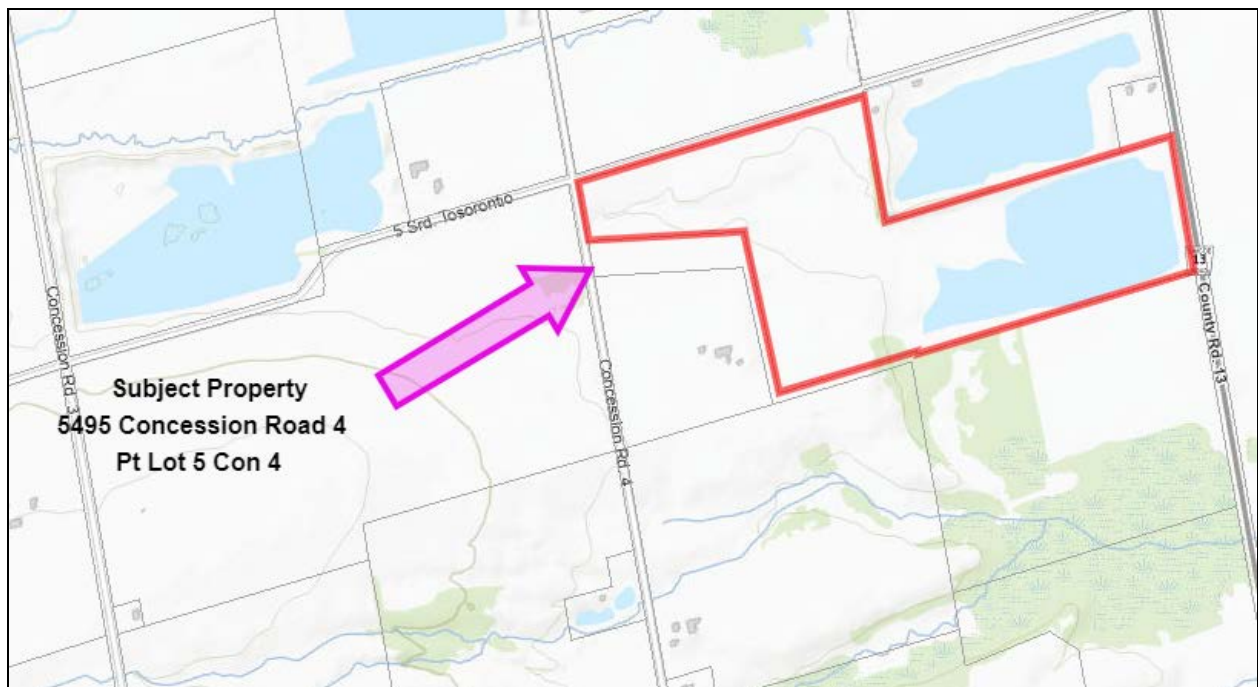
Additional information regarding the Official Plan Amendment and Zoning By-law Amendment is available to the public upon request to the Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday. Please see the contact information for the Planner below:

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@adjtos.ca

Dated at the Township of Adjala-Tosorontio this 18th day of March 2022.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED OFFICIAL PLAND AMENDMENT & ZONING AMENDMENT
O/01/22 & Z/02/22 (5495 Concession Road 4)**

Application has been made for redesignation (O/01/22) and rezoning (Z/02/22) on lands located on Part of Lot 5, Concession 4, geographic township of Tosorontio, Township of Adjala-Tosorontio. The proposal is to amend the designation of the property from “Licensed Pit” to Rural and rezone the lands from Agricultural (A) & Open Space Conservation Exception Two (OSC-2) to Rural (R) Zone & Open Space Conservation Exception Two (OSC-2). (Part Lot 5, Concession 4).



The Corporation of The Township of Adjala-Tosorontio

By-law No. 22- XX

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

Part of Lot 5, Concession 4, 51R40535 Parts 1, 3 & 5 on Reference Plan, geographic Township of Tosorontio, 5495 Concession Road 4 (4301-020-001-10700)

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 5, Concession 4, geographic Township of Tosorontio, from Agricultural (A) Zone & Open Space Conservation Exception Two (OSC – 2) to Rural (R) Zone & Open Space Conservation Exception Two (OSC-2), as shown cross-hatched on Schedule "A", attached hereto.
2. **THAT** Schedule "A" is hereby declared to form part of this By-law.

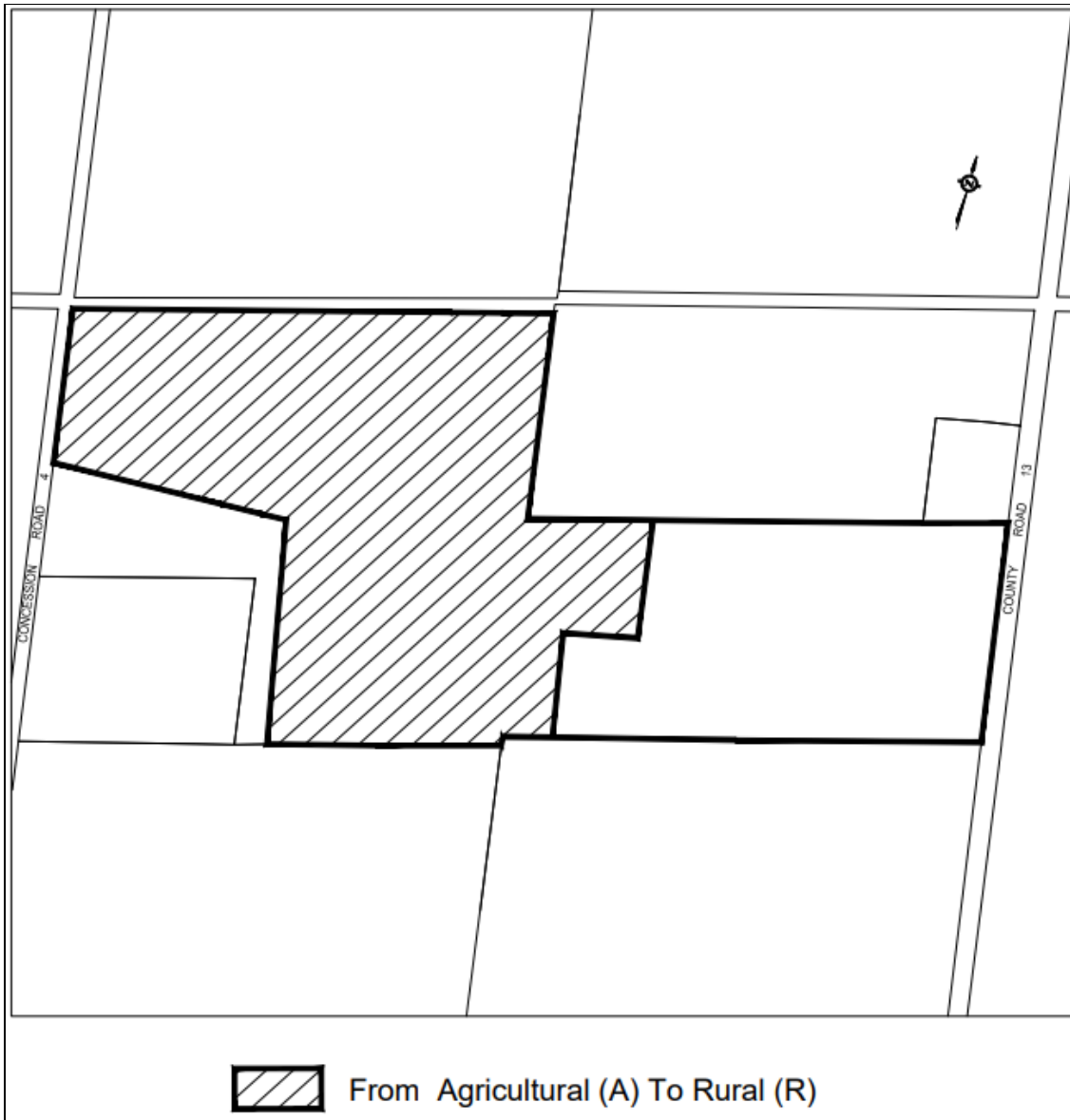
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Local Planning Appeal Tribunal, and in either case, in accordance with the provisions of the Planning Act, R.S.O. 1990, Ch. P. 13, as amended.

THAT notwithstanding anything contrary to the rules of procedure, this By-law having been introduced and read a first and second time and be considered read a third time and finally passed this day of 2022.

Floyd Pinto, Mayor

Dianne Gould-Brown, Clerk

Schedule "A"
To
By-law No. 22 -



The Corporation of The Township of Adjala-Tosorontio

By-law No. 22- XX

A By-law to adopt amendment No. 21 to the Official Plan of the Township of Adjala-Tosorontio

Pursuant to Section 17 of the Planning Act, R.S.O. 1990, as amended, the Council of the Corporation of the Township of Adjala-Tosorontio enacts as follows:

Amendment No. 21 to the Official Plan of Township of Adjala-Tosorontio, consisting of the attached text and Schedules, is hereby adopted.

The Planner is hereby authorized and directed to make application to the County of Simcoe for approval of Amendment No. 21 to the Official Plan of the Township of Adjala-Tosorontio.

This By-law shall come into force and effect as of the date of the final passing thereof.

THAT Schedules "A" and "B" are hereby declared to form part of this By-law.

THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Ontario Land Tribunal, and in either case, in accordance with the provisions of the Planning Act, R.S.O. 1990, Ch. P. 13, as amended.

THAT notwithstanding anything contrary to the rules of procedure, this By-law having been introduced and read a first and second time and be considered read a third time and finally passed this _____ day of _____ 2022.

Floyd Pinto, Mayor

Dianne Gould-Brown, Clerk

Schedule "A"
To
By-law No. 22 -



Schedule "B"

OFFICIAL PLAN AMENDMENT No. 21
to the Official Plan for the Township of Adjala-Tosorontio

A & B Lundy Holdings Inc.

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. 21:** consists of an amendment to Schedule A-5 – Land Use of the Township of Adjala-Tosorontio Official Plan by **redesignating portion of the Subject Lands from “Licensed Pit” to “Rural”**, as shown hatched on Schedule A. This section and Schedule set out the actual amendment and constitute Amendment No. 21 to the Official Plan for the Township of Adjala-Tosorontio.

OFFICIAL PLAN AMENDMENT #21

A & B Lundy Holdings Inc. – CHANGE OF LANDUSE DESIGNATION

A. Preamble

a. Purpose

The purpose of this amendment is to amend Schedule A-5 – Land Use of the Township of Adjala-Tosorontio Official Plan by redesignating portion of the Subject Lands from “Licensed Pit” to “Rural”, to conform to the designation as set out in the County of Simcoe Official Plan.

b. Location

This amendment affects lands legally described as Part of Lot 5, Concession 4, RP;51R40535 Parts 1, 3 & 5, Township of Adjala-Tosorontio, geographic Township of Tosorontio, now in the Township of Adjala-Tosorontio, County of Simcoe.

The subject lands are located at 5495 Concession Road 4, on the east side of Concession Road 4, and south side of 5th Sideroad.

The subject lands are approximately 44.22 hectares in area and have a frontage along Concession Road 4 and County Road 13. The subject lands are currently vacant of any structures and the Subject Lands are primarily used for agricultural uses.

c. Basis

The Applicant has applied for a land use designation change. Application to amend The Township of Adjala-Tosorontio Official Plan is required.

The Ministry of Northern Development, Mines, Natural Resources and Forestry has confirmed that there are no viable aggregate resources on the property and recognizes that the County of Simcoe’s designation of Rural is correct.

The subject property is approximately 44.22ha and contains a stream and is traversed by a hydro corridor, and is currently vacant.

The redesignation of the subject lands from “Licensed Pit” to “Rural” 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. 21

a. Introduction

The purpose of this amendment is to amend Schedule A-5 – Land Use of the Township of Adjala-Tosorontio Official Plan by redesignating the Subject Lands from “Licensed Pit” to Rural for lands owned by Alan Lundy.

b. Details of the Amendment

Schedule A-5 – Land Use of the Township of Adjala-Tosorontio Official Plan is amended by redesignating the lands as “Licensed Pit” to “Rural”, as shown hatched on Schedule A, Attached.

Schedule A

