



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

**NOTICE OF ADOPTION
AMENDMENT TO SCHEDULE 'A' OF
OFFICIAL PLAN AMENDMENT No. 20
(4946 Dean Drive)**

SYNOPSIS: To redesignate the lands for a site-specific exception of an outdoor storage facility.

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio passed By-law 22-21 on March 9, 2022, which amended the Official Plan of the Township of Adjala-Tosorontio and directed that application be made to the County of Simcoe for approval of the amendment.

The purpose of this amendment is to redesignate a portion of the subject lands to Rural, while implementing Special Exemption 4.4.5.20 to the Rural designation to permit an "outdoor vehicle storage" as an additional permitted use on the subject lands.

A copy of By-law 22-21 is attached. For more information please contact the Township offices during regular office hours at (705)434-5055 or ebrathwaite@aditos.ca.

This land is also subject to a zoning amendment, as approved through By-law 22-22.

If you wish to be notified of the decision of the approval authority related to the Amended, you must make a written request to:

County of Simcoe
1110 Highway 26
Midhurst, ON
L0L 1X0

Dated at the Township of Adjala-Tosorontio this 16th day of March, 2022.

The Corporation of The Township of Adjala-Tosorontio

By-law No. 22- 21

A By-law to adopt amendment No. 20 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. 20 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. 20 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 9th day of March 2022.



Floyd Pinto, Mayor



Dianne Gould-Brown, Clerk

Schedule "A"
To
By-law No. 22 – 21



Site Sketch

Pacific Paving - 4646 Dean Drive

Part of Lot 1, Concession 6
 Geographic Township of Toronto
 Township of Adolph-Tosoronto
 County of Simcoe

Legend

- Property Boundary
- Existing Parcel Fabric (white)
- Proposed Gravel Storage Area (2.8 ha)
- Proposed 10m Wide Gravel Access
- Proposed Chain Link Fence (sandy)
- Proposed Gate

Date: October 2021

Prepared for: Pacific Paving, Incorporated
 201 Lakeshore Blvd. East, Suite 100, Toronto, ON M5S 1A5

Scale: 1:2500

All dimensions shown are in feet unless otherwise noted. All dimensions are to the center of lines unless otherwise noted.



Schedule "B"

OFFICIAL PLAN AMENDMENT No. 20
to the Official Plan for the Township of Adjala-Tosorontio

998991 Ontario 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. 20:** 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 to Rural, as well as implementing Special Exemption 4.4.5.20 to the Rural designation to permit an “outdoor vehicle storage” use as an additional permitted use on a portion of the subject lands**, as shown hatched on Schedule A. This section and Schedule set out the actual amendment and constitute Amendment No. 20 to the Official Plan for the Township of Adjala-Tosorontio.

OFFICIAL PLAN AMENDMENT #20
998991 ONTARIO INC. – OUTDOOR VEHICLE STORAGE

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 (the “Site”) to Rural, as well as to implement Special Exemption 4.4.5.20 to the Rural designation to permit an “outdoor vehicle storage” use as an additional permitted use on the Site, as shown hatched on Schedule A.

b. Location

This amendment affects lands legally described as Part of Lot 1, Concession 6, Township of Adjala-Tosorontio, geographic Township of Tosorontio, now in the Township of Adjala-Tosorontio, County of Simcoe.

The subject lands are located at 4946 Dean Drive, on the north side of Dean Drive, west side of Concession Road 7 and north of Highway 89, in an area where there are other industrial and commercial uses.

The subject lands are approximately 8.87 hectares in area and have a frontage along Dean Drive. The Site is approximately 3.57 hectares in area. The Site is currently vacant of any structures and the remainder of the Subject Lands are primarily used for agricultural uses.

c. Basis

The Applicant has applied to redesignate the Site to Rural and include a Special Exemption policy to permit an “outdoor vehicle storage” use as an additional permitted use on the Site. Applications to amend the Township of Adjala-Tosorontio Official Plan and the Township of Adjala-Tosorontio Comprehensive Zoning By-law 03-57 are required.

In 2014, an Agricultural Justification Report (AJR) was prepared to confirm the agricultural capability of the Site. It was confirmed in the AJR that the westerly portion of the Subject Lands were in cultivation and rented to be used in conjunction with the farm further west of the Subject Lands, while the Site represented idle non-agricultural land.

Further and as it related to the above-noted AJR, the Site was designated Rural through the outcome of a settlement decision related to an appeal filed followed the approval of the County’s last Official Plan Review. The

Applicant chose to appeal the now in-effect Official Plan in light of the mapping of the subject lands being entirely Agricultural at the time of initial County approval. The Applicant and the County subsequently arrived at a settlement decision, which involved the Site being designated Rural, as well as several slight revisions to the wording of the County's Agricultural policies. These changes are reflected in the mapping and policies of the current and in-effect County Official Plan.

The Official Plan Amendment will redesignate the Site to Rural and include a Special Exemption policy to permit an "outdoor vehicle storage" use as an additional permitted on the Site. The Zoning By-law Amendment will implement the Official Plan Amendment by rezoning the Site to a site-specific Rural (R-112) Zone to permit an "outdoor vehicle storage" use as an additional permitted use.

Several reports/studies have been prepared and submitted in submitted in support of the Official Plan Amendment.

B. Amendment No. 20

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 a portion of the Subject Lands (the "Site") to Rural, as well as to implement Special Exemption 4.4.5.20 to the Rural designation to permit an "outdoor vehicle storage" use as an additional permitted use on the Site, as shown hatched on Schedule A.

b. Details of the Amendment

Schedule A-5 – Land Use of the Township of Adjala-Tosorontio Official Plan is amended by redesignating the Site from Agricultural to Rural and Section 4.4.5 of the Township of Adjala-Tosorontio Official Plan is further amended by adding Special Exemption 4.4.5.20 to permit an "outdoor vehicle storage" use as an additional permitted use, as shown hatched on Schedule A, attached.

Schedule A



Subject Lands



Lands to be redesignated from Agricultural to Rural

This is Schedule 'A' to the Official Plan
Passed this ___ day of _____ 2021.

Mayor _____

Clerk _____