



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/01/23 & Z/14/23**

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 & Zoning By-law Amendment for property located on Part of Lot 30, Concession 5, geographic Township of Adjala, Township of Adjala-Tosorontio (4632 County Road 50).

SYNOPSIS: To permit the construction of a manufacturing and fabricating farm related industrial facility within the Agricultural (A) Zone.

AND TAKE NOTICE the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on Wednesday, July 12th, 2023 at 6:00 p.m. at a Regular Council Meeting.**

There will be a commenting period from June 22, 2023 to July 7, 2023 on the mentioned reports in such a way that the public can participate by attending or 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:

Robin Reid
Clerk
Township of Adjala-Tosorontio
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 263 F: (705) 434-5051
e-mail: rreid@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, 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 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:

Jaclyn Cook
Planning Technician
Township of Adjala-Tosorontio
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 223 F: (705) 434-5051
e-mail:jcook@adjtos.ca

Dated at the Township of Adjala-Tosorontio this 22nd day of June 2023.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED OFFICIAL PLAN AMENDMENT & ZONING AMENDMENT
O/01/23 & Z/14/23 (4632 County Road 50)**

Application has been made for redesignation (o/01/23) and rezoning (Z/14/23) on lands located on Part of Lot 30, Concession 5, geographic township of Adjala, Township of Adjala-Tosorontio. The proposal is to amend the designation of a portion of the property for a site-specific reason and to amend the zoning of the property for a site-specific reason to permit the construction of a manufacturing and fabricating farm related industrial facility with outside storage within the Agricultural (A) Zone.



The Corporation of The Township of Adjala-Tosorontio

By-law No. 23- XX

A By-law to adopt amendment No. 25 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. 25 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. 25 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.

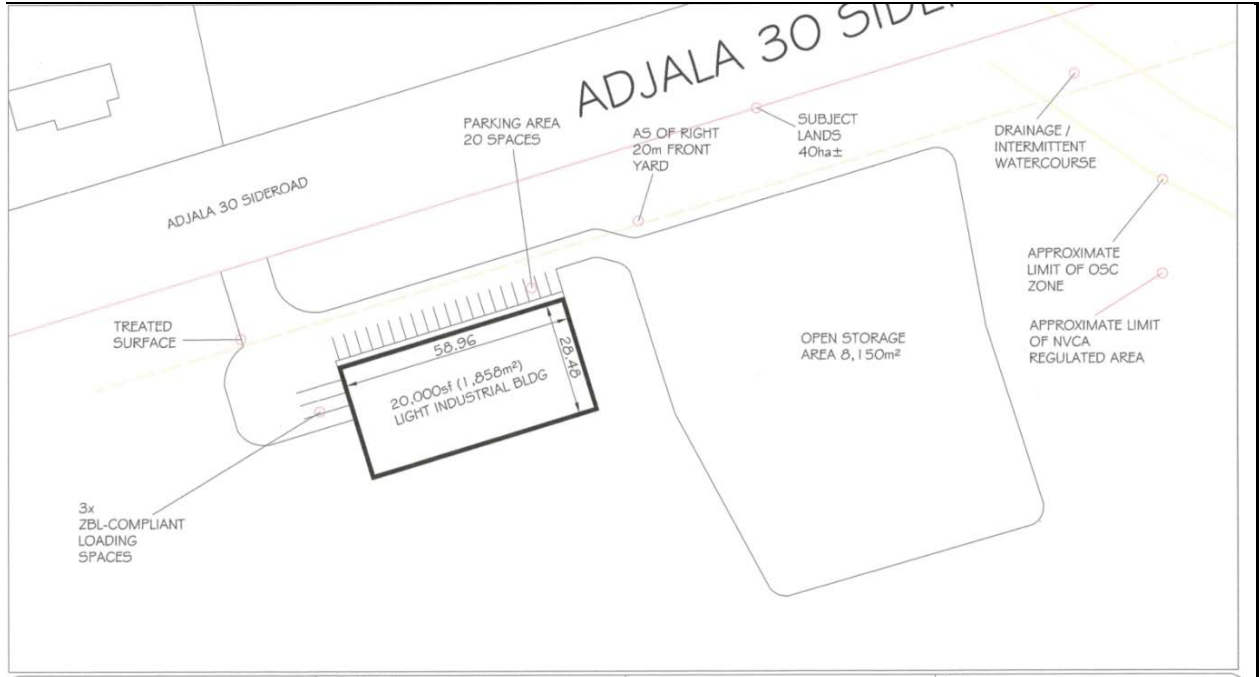
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Ontario Land Tribunal, and in either case, in accordance with 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 _____ 2023.

Scott W. Anderson, Mayor

Robin Reid, Clerk

Schedule "A"
To
By-law No. 23 -



PROJECT: SITE PLAN DETAIL FILLED AREA	LEGAL DESCRIPTION: PART OF LOT 30, CONCESSION 5 FORMER TOWNSHIP OF ADJALA TOWNSHIP OF ADJALA-TOSORONTO COUNTY OF SIMCOE ROLL No. 4301 010 003 04900	DATE: MARCH 17, 2020 SCALE: 1:750 METRIC REVISION No.: ISSUED FOR DISCUSSION
CLIENT: VINCE GAGLIARDI	LOCATION: 4632 COUNTY ROAD 50, ADJALA-TOSORONTO	FILE NAME: ADJALASITEPLAN.r

Schedule "B"

OFFICIAL PLAN AMENDMENT No. 25
to Official Plan for the Township of Adjala-Tosorontio

2728839 ONTARIO LTD.

The following Amendment to 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. 25:** consists of an amendment by redesignating a portion of the Subject Lands to implementing Special Exemption 4.3.5.25 to the Agricultural designation to permit a manufacturing and fabricating farm related industrial facility with outdoor storage as an additional permitted principal 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. 25 to the Official Plan for the Township of Adjala-Tosorontio.

OFFICIAL PLAN AMENDMENT #25

2728839 Ontario Ltd. – Manufacturing and Fabricating Farm Related Industrial Facility

A. Preamble

a. Purpose

The purpose of this amendment is to change the policy on the subject lands to implement a Special Exemption to the Agricultural designation to permit a manufacturing and fabricating farm related industrial facility with outdoor storage use as an additional permitted principal use on the subject lands.

b. Location

This amendment affects lands legally described as Part of Lot 30, Concession 5, Township of Adjala-Tosorontio, geographic Township of Adjala, now in the Township of Adjala-Tosorontio, County of Simcoe.

The subject lands are located at 4632 County Road 50, on the west side of County Road 50, and south side of 30th Sideroad, in an area where there are other agricultural operations.

c. Basis

The Applicant has applied for a manufacturing and fabricating farm related industrial facility with outside storage. 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 39.077ha and is currently vacant with a stream and is being used for farming.

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 manufacturing and fabricating farm related industrial facility with outside storage 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. 25

a. Introduction

The purpose of this amendment is to permit a manufacturing and fabricating farm related industrial facility with outside storage for lands owned by 2728839 Ontario Ltd.

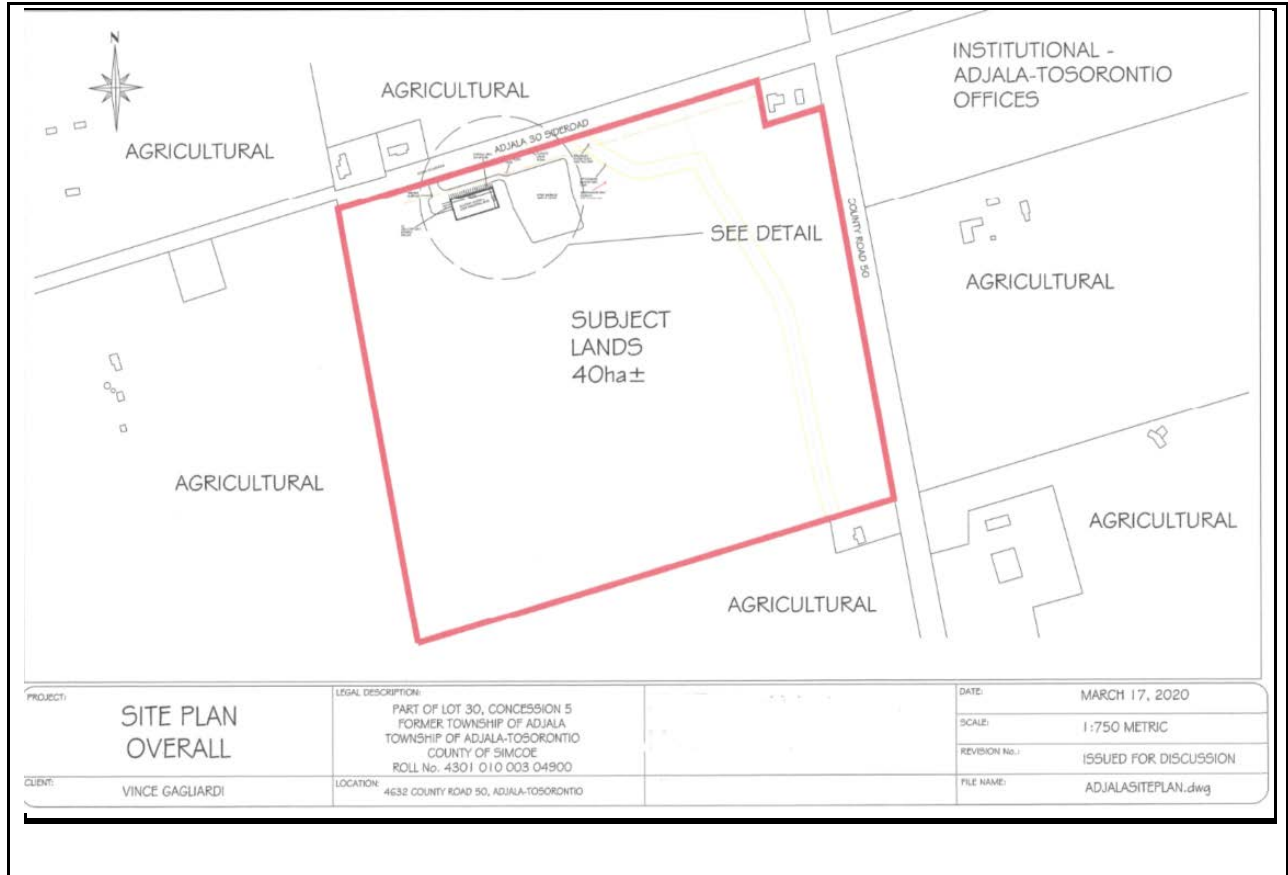
b. Details of the Amendment

Section 4.3.5.25 of the Official Plan of the Township of Adjala-Tosorontio is amended by implementing a Special Exemption to the Agricultural designation to permit a manufacturing and fabricating farm related industrial facility with outside storage, as shown hatched on Schedule A, attached.

Schedule A



Schedule B



The Corporation of The Township of Adjala-Tosorontio

By-law 2023 - XX

A By-law to amend Zoning By-law 03-57, as amended, of the Township of Adjala-Tosorontio on Part of Lot 30, Concession 5, on Reference Plan 51R18980 Part 1 RP 51R14987; Part 2, geographic Township of Adjala, 4632 County Road 50 (4301-010-003-04900)

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-4" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 30, Concession 5, geographic Township of Adjala, from Agricultural (A) Zone to Agricultural Exception 139 (A-139) 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 4.4.139 (A-139 Zone)

Schedule A-4, Part Lot 30, Con 5, geographic Township of Adjala.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 30, Concession 5 (geographic Township Adjala) is hereby further amended to permit the construction of a manufacturing and fabricating farm related industrial facility including outside storage.

All other provisions of the Agricultural (A) Zone shall apply.

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

ENACTMENT

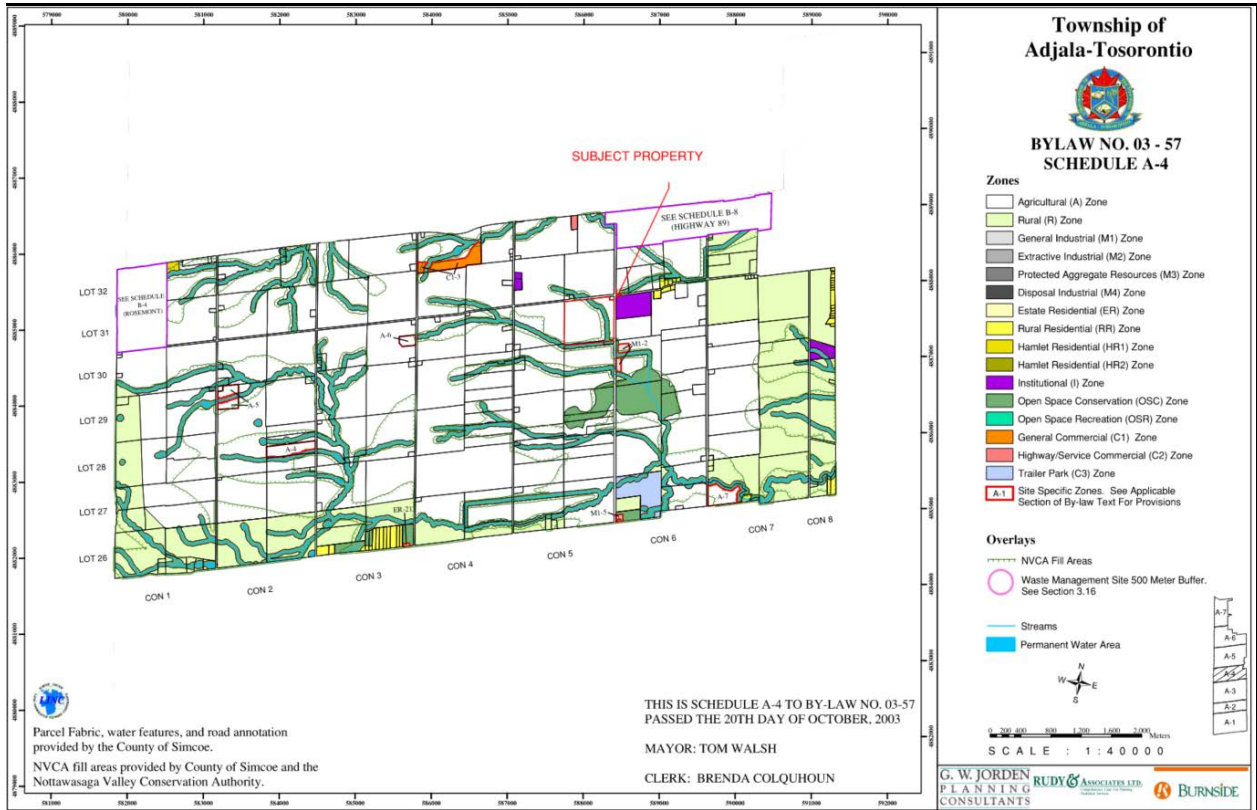
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Ontario Land Tribunal, and in either case, in accordance with 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 _____ 2023.

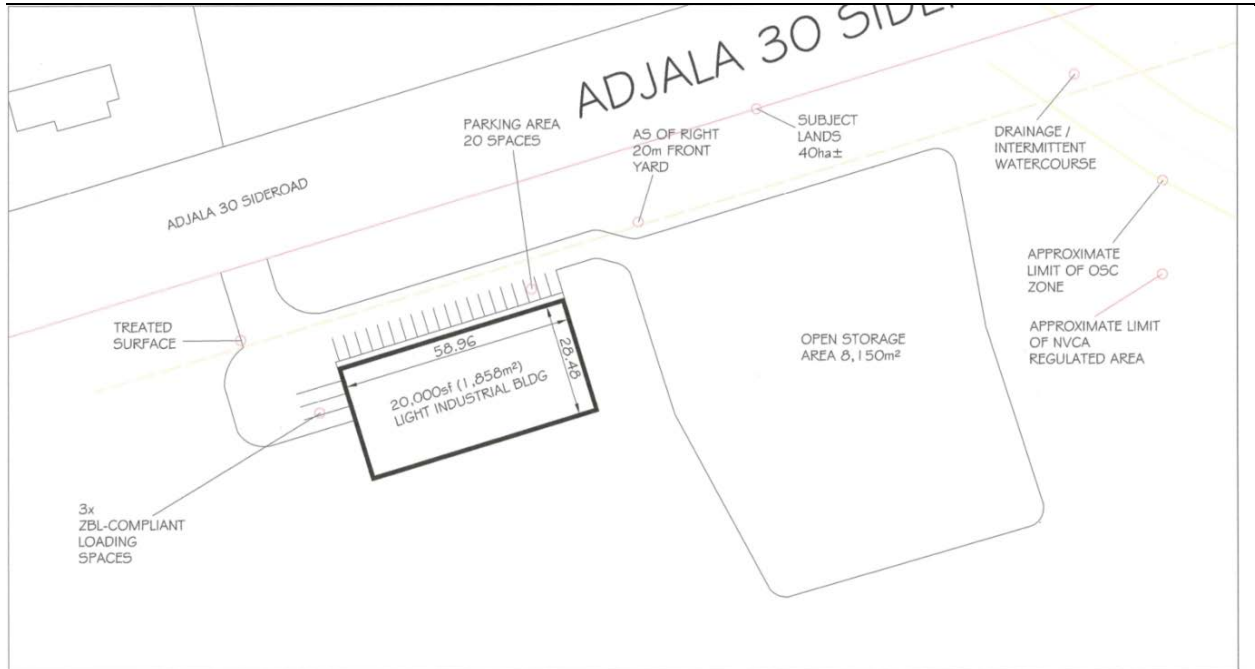
Scott W. Anderson, Mayor

Robin Reid, Clerk

Schedule A to By-law 2023-XX



Schedule B to By-law 2023-XX



<p>PROJECT:</p> <p style="text-align: center;">SITE PLAN DETAIL FILLED AREA</p>	<p>LEGAL DESCRIPTION:</p> <p style="text-align: center;">PART OF LOT 30, CONCESSION 5 FORMER TOWNSHIP OF ADJALA TOWNSHIP OF ADJALA-TOSCORONTO COUNTY OF SIMCOE ROLL No. 4301 010 003 04900</p>	<p>DATE: MARCH 17, 2020</p> <p>SCALE: 1:750 METRIC</p> <p>REVISION No.: ISSUED FOR DISCUSSION</p>
<p>CLIENT:</p> <p>VINCE GAGLIARDI</p>	<p>LOCATION:</p> <p>4632 COUNTY ROAD 50, ADJALA-TOSCORONTO</p>	<p>FILE NAME:</p> <p>ADJALASITEPLAN.r</p>