



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF COMPLETE APPLICATION, PARTICULARS AND PUBLIC ACCESS
For Applications Filed under the Planning Act, R.S.O. 1990

OFFICIAL PLAN AMENDMENT APPLICATION O/04/21
ZONING BY-LAW AMENDMENT APPLICATION
Z/22/21

SYNOPSIS: To develop for an outdoor storage facility.

IN FULFILLMENT of Sections 22(6.1), 22(6.4), 34(10.4) and 34(12) of the Planning Act, please be advised that an application has been received concerning a proposed official plan amendment and zoning by-law amendment, as indicated below.

AN EXPLANATION of the Purpose and Effect of the proposed amendment, describing the lands to which it applies, and a key map showing the location of the lands, accompany this notice.

INFORMATION relating to the proposed applications is available from the Planning Department during regular office hours (8:30am to 4:30pm), 7855 Sideroad 30, Alliston, Ontario, L9R 1V1, Telephone (705) 434-5055.

IF YOU WISH TO MAKE ANY COMMENTS or have any questions, please contact the Planning Department by **January 14, 2022**.

NOTICE of Public Meetings for these applications, as required by the Planning Act, will be given at a future date.

Dated at the Township of Adjala-Tosorontio this 23rd day of December 2021.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED AMENDMENTS
O/04/21 & Z/22/21 (4946 Dean Drive)**

Applications have been made for an Official Plan Amendment (O/04/21) and rezoning (Z/22/21) on lands located on Part Lot 1, Concession 6, Township of Adjala-Tosorontio.

The proposal is to change the current Official Plan designation from Agricultural to a site-specific Rural designation to permit outdoor vehicle storage. The proposal is to amend the zoning of the property for a site-specific Rural (R) zone to permit the use of outdoor vehicle storage. (Part Lot 1, Concession 6).



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 1, Concession 6, 51R24812 Part 1 on Reference Plan, geographic Township of Tosorontio, 4946 Dean Drive (4301-020-002-03000)

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 "B-8" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 1, Concession 6, geographic Township of Tosorontio, from Agricultural (A) Zone to Rural Exception 112 (R-112) Zone, as shown cross-hatched on Schedule "A", attached hereto.
2. **THAT** Section 5.4 – Zone Exceptions for the Rural (R) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

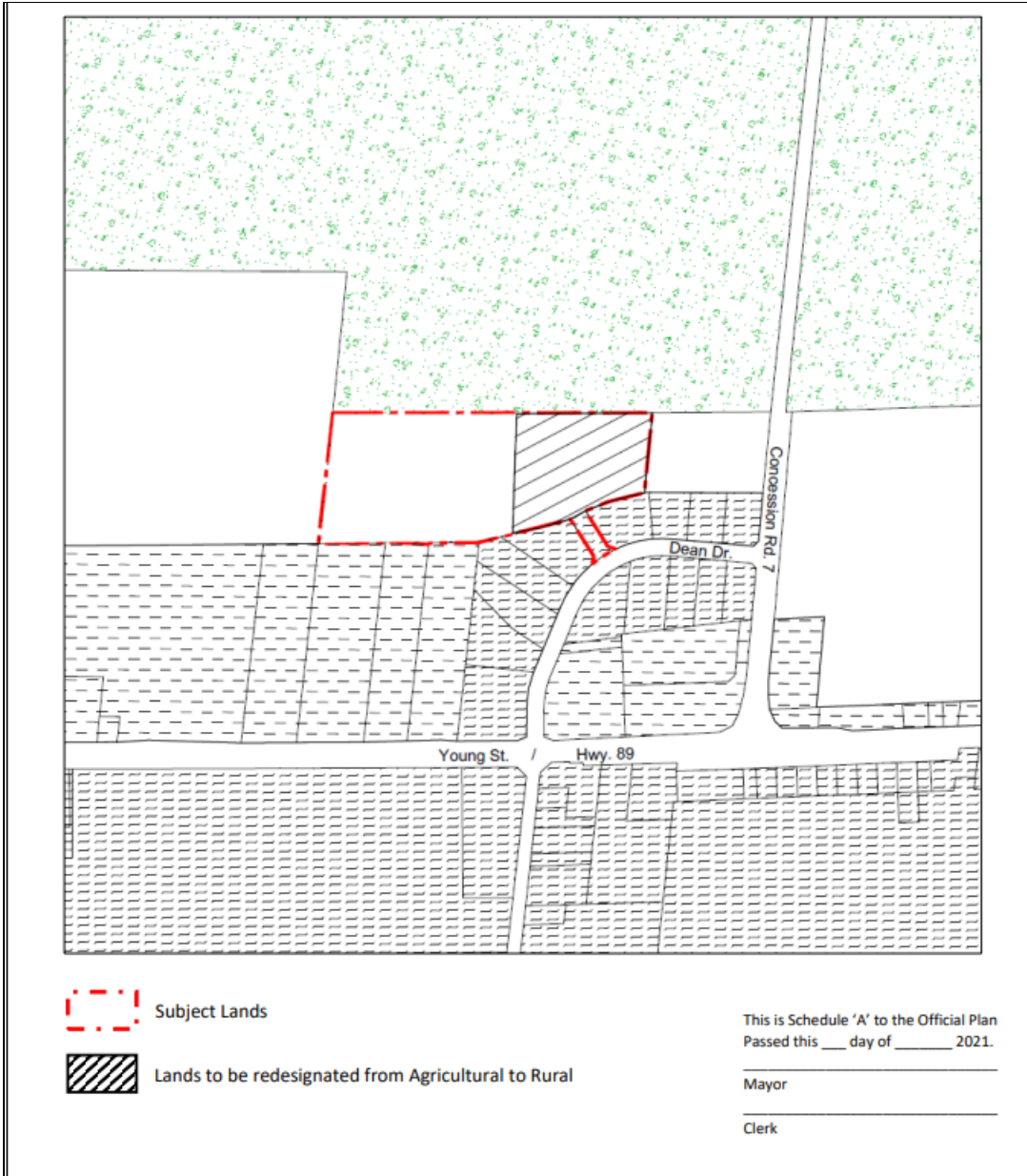
Section 5.4.112 (R-112 Zone)


Schedule B-8, Part of Lot 1, Concession 6, 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 **R-112**:

- i. Outdoor vehicle storage shall be permitted in addition to the other as-of-right uses permitted for the Rural (R) Zone.
- ii. For the purposes of this By-law, outdoor vehicle storage shall be defined as the following:

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



 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



Site Sketch

Pacific Paving - 4946 Dean Drive

Part of Lot 1, Concession 6
 Geographic Township of Toronto
 Township of Adjala-Tosornto
 County of Simcoe

- Legend**
- Property Boundary
 - Existing Parcel Fabric (white)
 - Proposed Gravel Storage Area (2.0 ha)
 - Proposed 12m Wide Gravel Access
 - Proposed Chain Link Fence (white)
 - Proposed Gate

Date: October 2021

Source: Partial file from Municipal Property Assessment Corporation
 2018 aerial photography from County of Simcoe GIS

Scale: 1:2500



© Urban Technomarketing Inc. Pacific Paving, Toronto, Ont. L8C 2S6, registered trademark of UTM Inc. Some content may vary.

**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**
PROFESSIONAL ENGINEERS
 P. 0004831241, L. 00000000
 P. 905.220.0671 | www.mhbc.com

OFFICIAL PLAN AMENDMENT No. 20

to the Official Plan for the Township of Adjala-Tosorontio

998991 Ontario Inc.

DRAFT

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 support of the Official Plan Amendment.

B. Amendment No. 20

a. Introduction

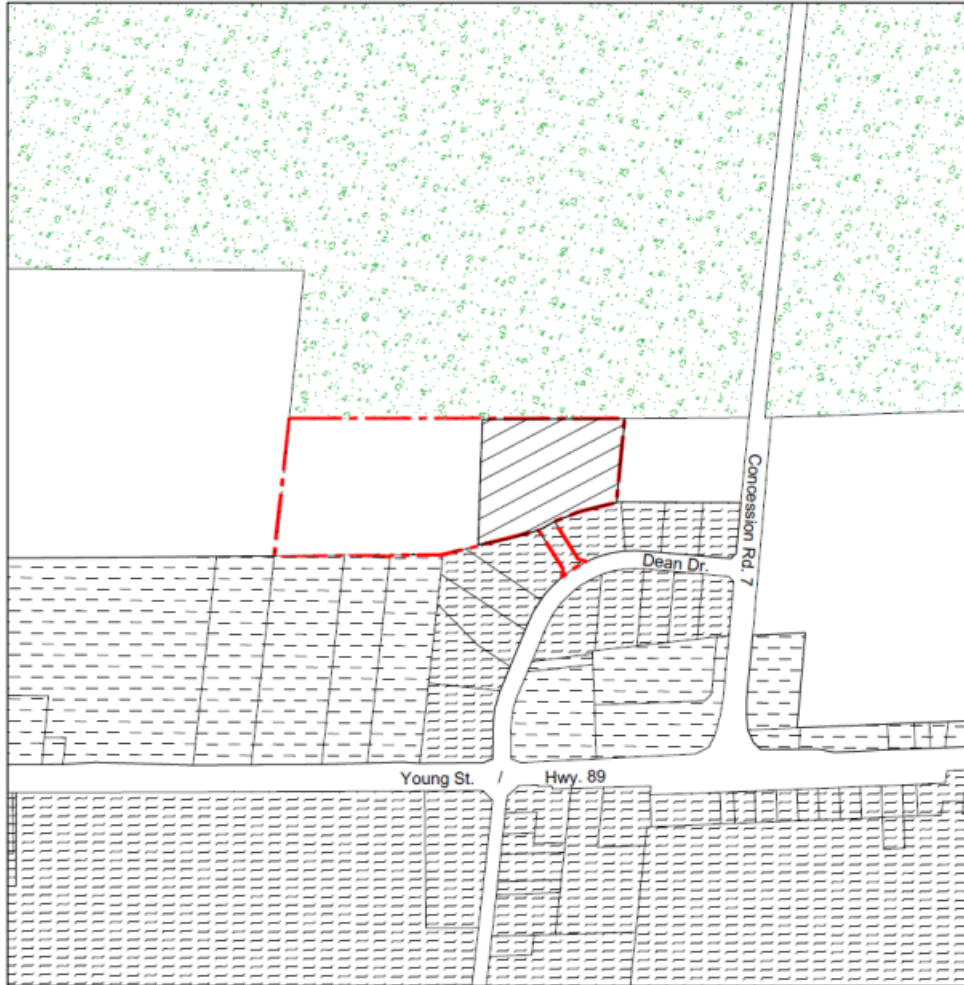
The purpose of this amendment is to amend Schedule A-5 – Land Use of the Township of Adjala-Tosorontio Official Plan by redesignating a portion of the Subject Lands (the "Site") to Rural, as well as to implement Special Exemption 4.4.5.20 to the Rural designation to permit an "outdoor vehicle storage" 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.

DRAFT

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 _____