



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/02/22

SYNOPSIS: To support the applications of Plan of Subdivision and Zoning By-law Amendment applications submitted previously, (Z/07/21 & D12/FAR/21).

IN FULFILLMENT of Section 22 of the Planning Act, please be advised that an application has been received concerning a proposed Official Plan 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 Official Plan Amendment 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.

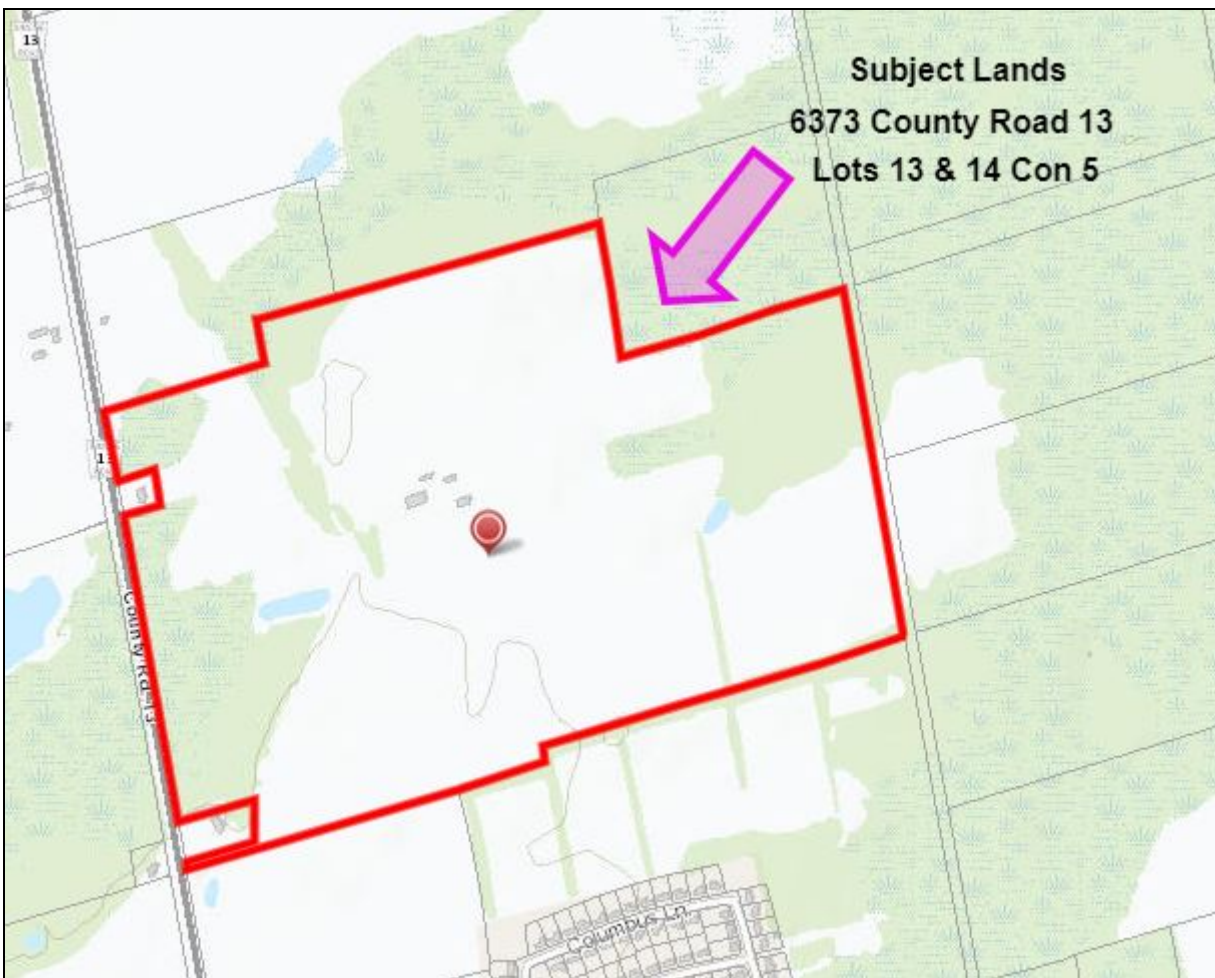
IF YOU WISH TO MAKE ANY COMMENTS or have any questions, please contact the Planning Department by **September 30, 2022**.

NOTICE of Public Meetings for these applications, as required by Section 22 of the Planning Act, will be given at a future date.

Dated at the Township of Adjala-Tosorontio this 9th day of September 2022.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED OFFICIAL PLAN AMENDMENT
O/02/22 (6373 County Road 13)**

Application has been made for redesignation (O/02/22) on lands located on Part Lots 13 & 14, Concession 5, Township of Adjala-Tosorontio. The proposal is to amend the designation of the property for a site-specific reason to support the applications previously submitted for Plan a Subdivision and Zoning By-law Amendment to support the increase in population in the Residential & Open Space Conservation Designation.



The Corporation of The Township of Adjala-Tosorontio

By-law No. 22- XX

A By-law to adopt amendment No. 23 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. 23 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. 23 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.

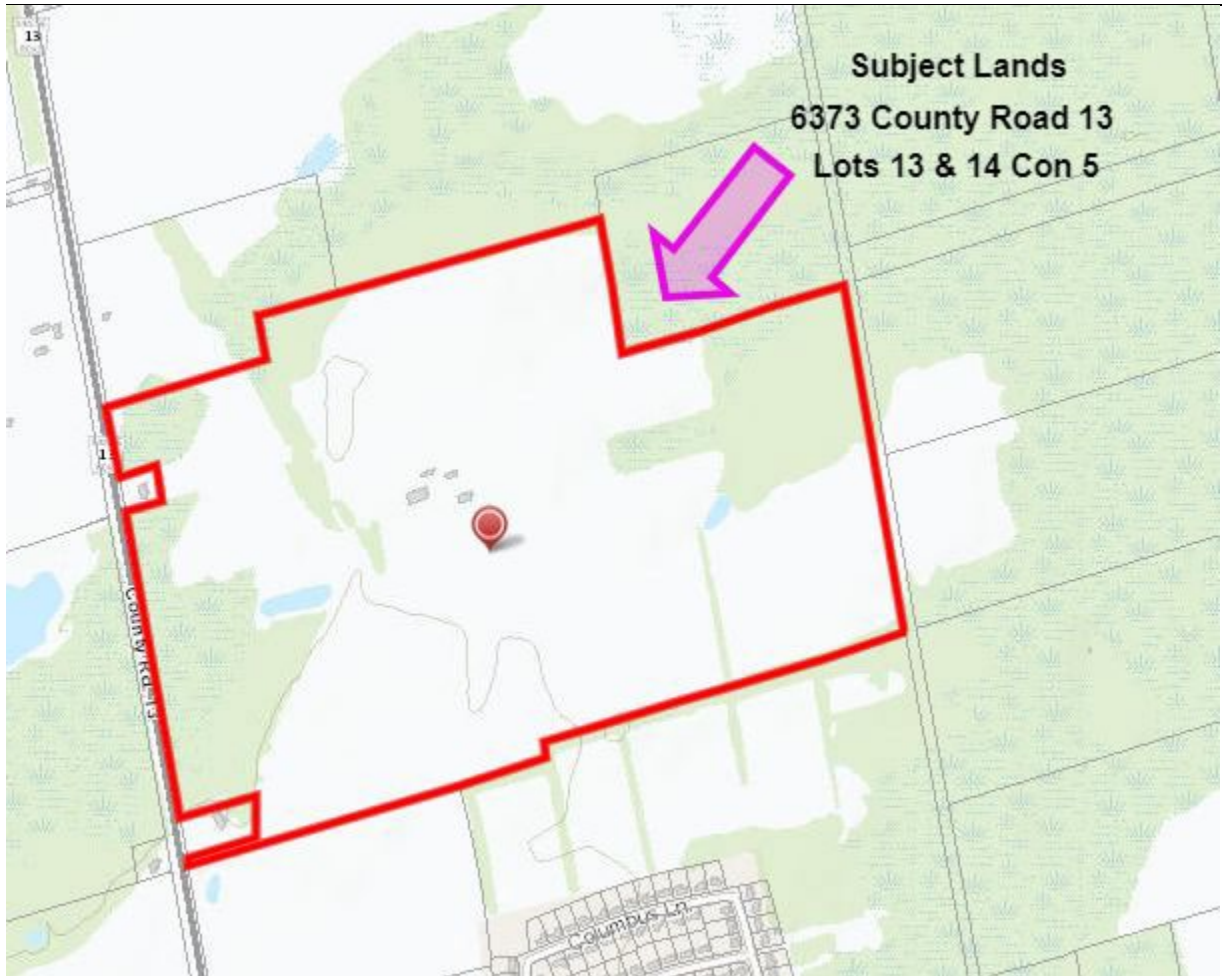
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Ontario Land Tribunal, and in either case, in accordance with 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. 23
to the Official Plan for the Township of Adjala-Tosorontio

FAR SIGHT INVESTMENTS LIMITED

OFFICIAL PLAN AMENDMENT No. 23

to the Official Plan for the Township of Adjala-Tosorontio

FAR SIGHT INVESTMENTS LIMITED

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. 23:** consists of an amendment to Section 4.6.3.1 g. of the Township of Adjala-Tosorontio Official Plan introduced through the approval of Amendment 8 and retained by the approval of Amendment 15 which affect lands known as Part of Lots 13 and 14, Concession 5, Geographic Township of Tosorontio (former Barzo) to achieve an efficient use of the land and services at the required minimum density of 32 persons and jobs per hectare.

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OFFICIAL PLAN AMENDMENT #23
Far Sight Investments Limited

A. Preamble

a. Purpose

The purpose of this amendment is to amend Section 4.6.3.1 g. of the Township of Adjala-Tosorontio Official Plan introduced through the approval of Amendment 8 and retained by the approval of Amendment 15 which affect lands known as Part of Lots 13 and 14, Concession 5, Geographic Township of Tosorontio (former Barzo) to achieve an efficient use of the land and services at the required minimum density of 32 persons and jobs per hectare.

b. Location

This amendment affects lands within the Settlement of Everett and are legally described as Part of Lots 13 and 14, Concession 5, RP;51R34665 Part 1, Township of Adjala-Tosorontio, geographic Township of Tosorontio, now in the Township of Adjala-Tosorontio, County of Simcoe.

The subject lands are located at 6373 County Road 13, on the east side of County Road 13, and north of County Road 5.

The subject lands are approximately 96.6 hectares in area and have a frontage along County Road 13 and the unopened road allowance on Concession Road 6. The subject lands currently have a single family dwelling and agricultural structures and are primarily used for agricultural uses.

c. Basis

The proposed plan of subdivision is designed to implement Amendment No. 8 and is located between County Road 13 on the west and Concession Road 6 on the east. The draft plan of subdivision for the former Barzo lands submitted to the Township for approval by Far Sight Investments Limited is included in Schedule A.

The draft plan of subdivision proposes 1,238 housing units immediately to the north of two draft approved subdivisions by Far Sight Investments

Everett Inc. and is within the Everett Settlement boundary. This subdivision effectively utilizes that land base of the Settlement of Everett through the provisions of a more compact form of settlement development that advances an appropriate land use layout for single detached dwellings and street townhouses and an efficient and functional street and sidewalk/trail network that fosters improved pedestrian connections with parkland within the subdivision and Far Sight Investments Everett Inc. subdivision to the south.

Amendment No. 8 to the Official Plan for the Township of Adjala-Tosorontio establishes the principal of subdivision development for the subject lands in the settlement of Everett. An excerpt of the Amendment 8 which contains key land use policies and a land use schedule is included in Schedule B for ease of reference.

Amendment 15 establishes land use policies for the settlement of Everett. Schedule 1 and 2 to Amendment 15 specifically exclude the Far Sight and Barzo subdivision lands from the application of land use policies in the Everett Secondary Plan. In this regard Section 4.6.3.5.8, I, Special Provisions states, "Notwithstanding any of the foregoing policies (of the Secondary Plan), the policies and schedules in force through Official Plan Amendment 8 and Official Plan Amendment 10 remain in force and effect. Further, that lands subject to Official Plan Amendment 8 and Official Plan Amendment 10 are not subject to the policies herein." Schedule C includes key excerpts for Amendment 15 regarding the application of Amendment 8 and 10 to the former Barzo and Far Sight lands in Everett.

B. Amendment No. 23

a. Introduction

The purpose of this amendment is to amend Section 4.6.3.1 g. of the Township of Adjala-Tosorontio Official Plan introduced through the approval of Amendment 8 and retained by the approval of Amendment 15 which affect lands known as Part of Lots 13 and 14, Concession 5, Geographic Township of Tosorontio (former Barzo) to achieve an efficient use of the land and services at the required minimum density of 32 persons and jobs per hectare.

b. Details of the Amendment

The Official Plan of the Township of Adjala-Tosorontio is amended as follows:

That Section 4.6.3.1 (g) introduced to the Official Plan for the Township of Adjala-Tosorontio applicable to Part of Lots 13 and 14, Concession 5 of the Geographic Township of Tosorontio, Township of Adjala-Tosorontio is amended by the addition of the word, "minimum" in line 5 of clause (g) between the words, "a" and "population".

Section 4.6.3.1 (g) as amended will read as follows:

"(g) Notwithstanding the policies of Section 4.6.3.1 c), medium density housing (semi-detached and townhouse dwellings) as recommended by the Township of Adjala-Tosorontio Growth Management Study 2005, shall be permitted in the Residential designation for the lands known as Part of Lots 13 and Lot 14, Concession 5. These lands shall be planned to accommodate a minimum population of 1,952 persons as allocated by the County of Simcoe in accordance with the Growth Plan for the Greater Golden Horseshoe and the County Official Plan policies 3.5.10 and 3.5.11. The development shall also achieve a minimum density of 32 persons and jobs per hectare."

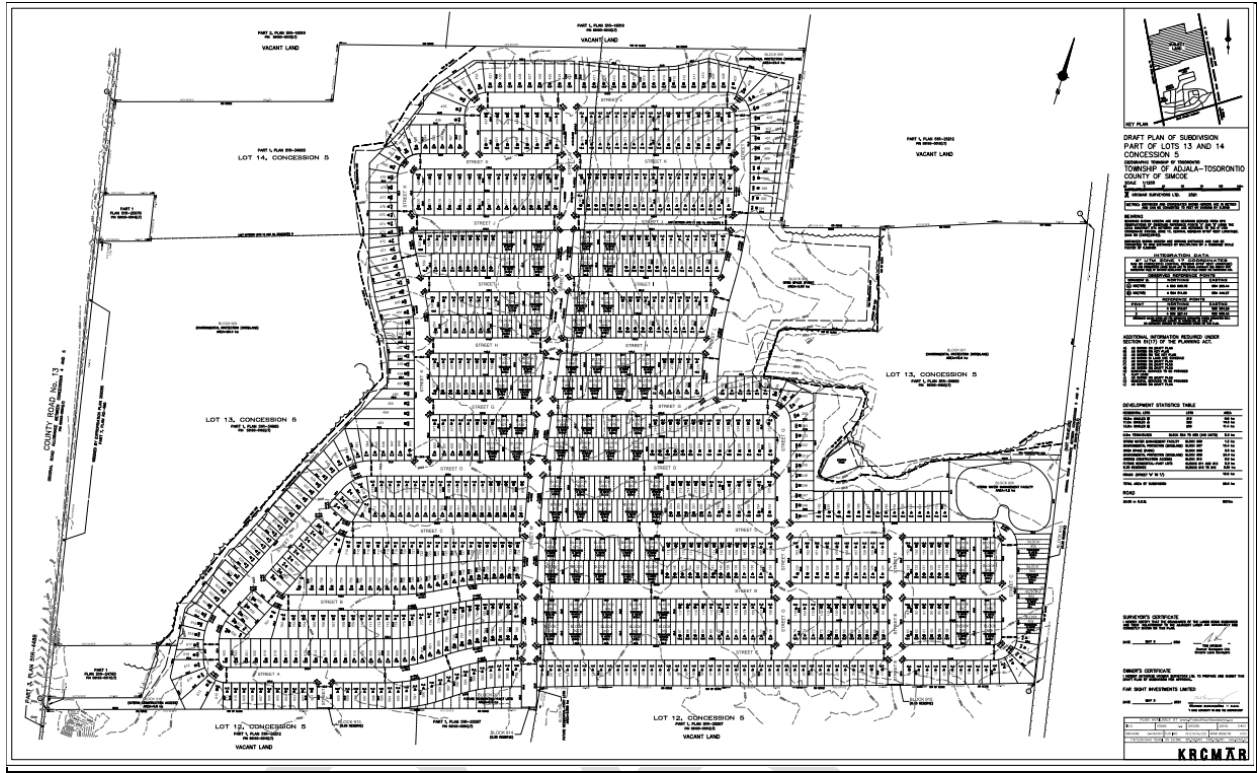
Section 4.6.3.1 (h) and (i) pertaining to the subject lands and Schedule A to Amendment 8 all remain unchanged by this Amendment.

IMPLEMENTATION/INTERPRETATION

This Amendment shall be implemented and interpreted in accordance with Section 8, Implementation and Section 9, Interpretation of the Township of Adjala-Tosorontio Official Plan.

Schedule A

Draft Plan of Subdivision



Schedule B

Amendment No. 8 to the Township Official Plan

DRAFT

Schedule C

Amendment 15 to the Township Official Plan

DRAFT

OFFICIAL PLAN AMENDMENT No. 23
to the Official Plan for the Township of Adjala-Tosorontio

FAR SIGHT INVESTMENTS LIMITED

DRAFT

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Amendment No. 8 to the Official Plan for the Township of Adjala-Tosorontio establishes the principal of subdivision development for the subject lands in the settlement of Everett. An excerpt of the Amendment 8 which contains key land use policies and a land use schedule is included in Schedule B for ease of reference.

Amendment 15 establishes land use policies for the settlement of Everett. Schedule 1 and 2 to Amendment 15 specifically exclude the Far Sight and Barzo subdivision lands from the application of land use policies in the Everett Secondary Plan. In this regard Section 4.6.3.5.8, I, Special Provisions states, "Notwithstanding any of the foregoing policies (of the Secondary Plan), the policies and schedules in force through Official Plan Amendment 8 and Official Plan Amendment 10 remain in force and effect. Further, that lands subject to Official Plan Amendment 8 and Official Plan Amendment 10 are not subject to the policies herein." Schedule C includes key excerpts for Amendment 15 regarding the application of Amendment 8 and 10 to the former Barzo and Far Sight lands in Everett.

B. Amendment No. 23

a. Introduction

The purpose of this amendment is to amend Section 4.6.3.1 g. of the Township of Adjala-Tosorontio Official Plan introduced through the approval of Amendment 8 and retained by the approval of Amendment 15 which affect lands known as Part of Lots 13 and 14, Concession 5, Geographic Township of Tosorontio (former Barzo) to achieve an efficient use of the land and services at the required minimum density of 32 persons and jobs per hectare.

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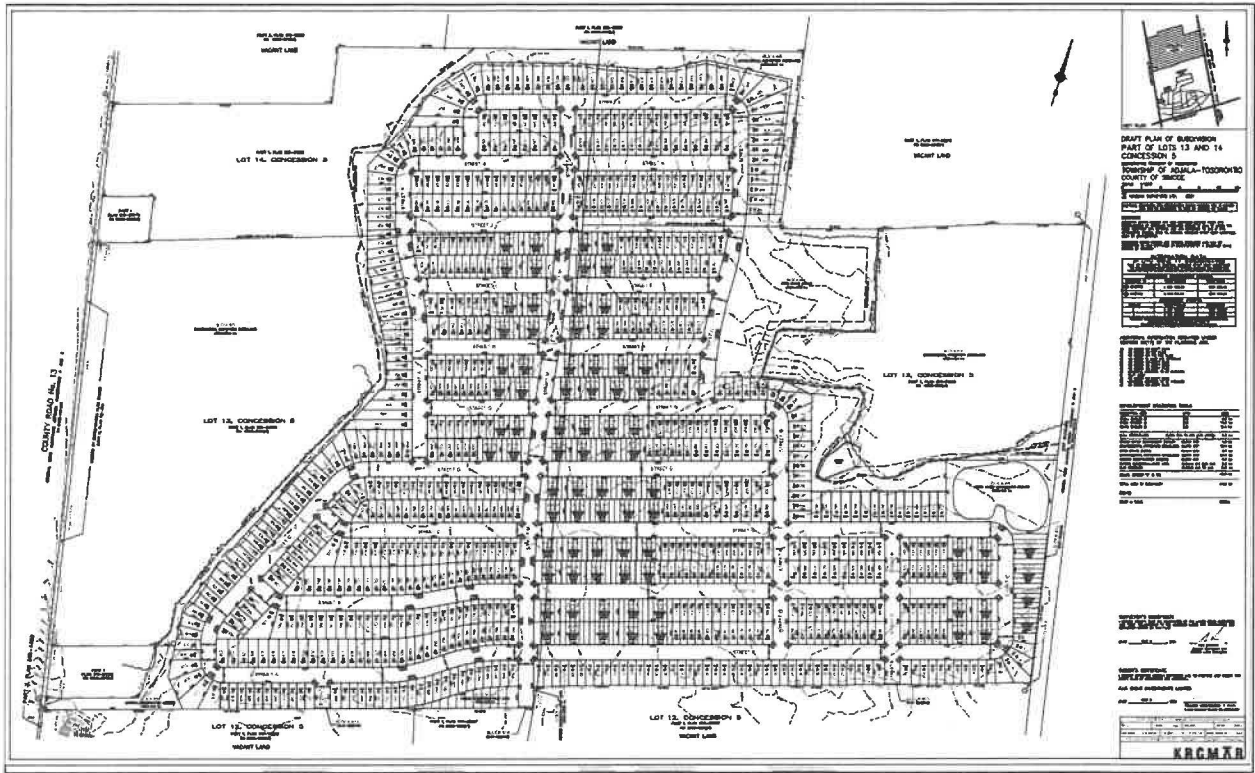
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IMPLEMENTATION/INTERPRETATION

This Amendment shall be implemented and interpreted in accordance with Section 8, Implementation and Section 9, Interpretation of the Township of Adjala-Tosorontio Official Plan.

Schedule A

Draft Plan of Subdivision



Schedule B

Amendment No. 8 to the Township Official Plan

DRAFT

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: April 04, 2016

CASE NO(S): PL100357

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Ministry of Municipal Affairs and Housing
Subject: Proposed Official Plan Amendment No. AT-OPA-0808
Municipality: Township of Adjala-Tosorontio
OMB Case No.: PL100357
OMB File No.: PL100357
OMB File Name: Ontario (Municipal Affairs & Housing) v. Adjala-Tosorontio (Township)

Heard: March 15, 2016 by telephone conference call

APPEARANCES:

<u>Parties</u>	<u>Counsel</u>
John Barzo Limited	J. Barzo
County of Simcoe	M. Green
Township of Adjala-Tosorontio	I. Tang
Ministry of Municipal Affairs and Housing	K. Hare

MEMORANDUM OF ORAL DECISION DELIVERED BY MARCIA VALIANTE AND SYLVIA SUTHERLAND ON MARCH 15, 2016 AND ORDER OF THE BOARD

**AMENDMENT NO. 08
TO THE OFFICIAL PLAN OF THE
TOWNSHIP OF ADJALA-TOSORONTIO**

INTRODUCTION

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

PART A - THE PREAMBLE does not constitute part of this Amendment.

PART B - THE AMENDMENT which sets out the actual Amendment consisting of the following text and Schedule constitutes Amendment No. 08 to the Official Plan of the Township of Adjala-Tosorontio.

ATTACHMENT 1

PART A - THE PREAMBLE

1.1 PURPOSE

The purpose of this Official Plan Amendment is to:

- 1) Amend Schedule "B-5" of the Official Plan of the Township of Adjala-Tosorontio to redesignate certain lands to permit residential development;
- 2) Incorporate revised site specific policies regarding the residential housing form and density; and
- 3) Incorporate a revised site specific policy regarding the location of servicing facilities within a Residential designation.

2.0 LOCATION

The lands subject to this amendment are located within the Hamlet of Everett and are described as Part Lot 13 and Part Lot 14, Concession 5 (formerly Township of Tosorontio) comprising 99.556 hectares.

3.1 BASIS

The Growth Management Study approved by Township Council recommended the inclusion of lands in Part Lot 13 and Part Lot 14, Concession 5 owned by John Barzo Limited within the expanded boundary of the Hamlet of Everett.

Official Plan Amendment No. 4 expanded the boundary of the Hamlet of Everett to include lands owned by John Barzo Limited in Part Lot 13 and Part Lot 14, Concession 5 for future residential development.

The Growth Management Study approved by Council on April 12, 2005 also recommended the completion of a Community Plan for Everett prior to development proceeding in the hamlet expansion area.

The Everett Community Plan was completed by Jones Consulting Group on February 6, 2006 and endorsed by Township Council.

Official Plan Amendment No. 4 also provided that an official plan amendment with supporting technical studies would be required to redesignate the Barzo lands for residential uses.

The following technical studies required by the Township have been completed as part of the official plan amendment application:

- *Preliminary Functional Servicing Report* prepared by C.C. Tatham & Associates Ltd. (February 2008);
- *Traffic Impact Study* prepared by C.C. Tatham & Associates Ltd. (December 2007);
- *Environmental Opportunities and Constraints Report (EIS)* prepared by LGL Limited (November 2007).

The technical studies above have been completed to the complete satisfaction of the Township of Adjala-Tosorontio and County of Simcoe.

Policy 6.3.2.2 in the Growth Plan for the Greater Golden Horseshoe, as reflected in policies 3.5.10 and 3.5.11 in the County of Simcoe Official Plan, permits the County to allocate population for the re-

ATTACHMENT 1

designation of *lands not for urban uses* (defined term) to *lands for urban uses* (defined term) in excess of the Growth Plan population forecasts for the municipality where specific criteria are satisfied. The applicant has met this criteria and the County of Simcoe has allocated a population of 1,952 persons to the subject lands as of May 26, 2015.

ATTACHMENT 1

PART B - THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan of the Township of Adjala-Tosorontio is amended as follows:

SCHEDULE "A"

"Schedule B-5" is hereby amended by changing the designations of certain lands in Part Lot 13 and Part Lot 14, Concession 5 from Agricultural and Rural to Residential and Open Space-Conservation. Should some of the lands be determined to be of environmental significance through additional studies, then those lands shall be zoned appropriately in the implementing zoning by-law to ensure protection.

Section 4.6.3.1 General Policy is hereby amended by adding the following:

- (g) Notwithstanding the policies of Section 4.6.3.1(c), medium density housing (semi-detached dwelling and townhouse dwellings), as recommended in the Township of Adjala-Tosorontio Growth Management Study 2005, shall be permitted in the Residential designation for lands known as Part Lot 13 and Part Lot 14, Concession 5.

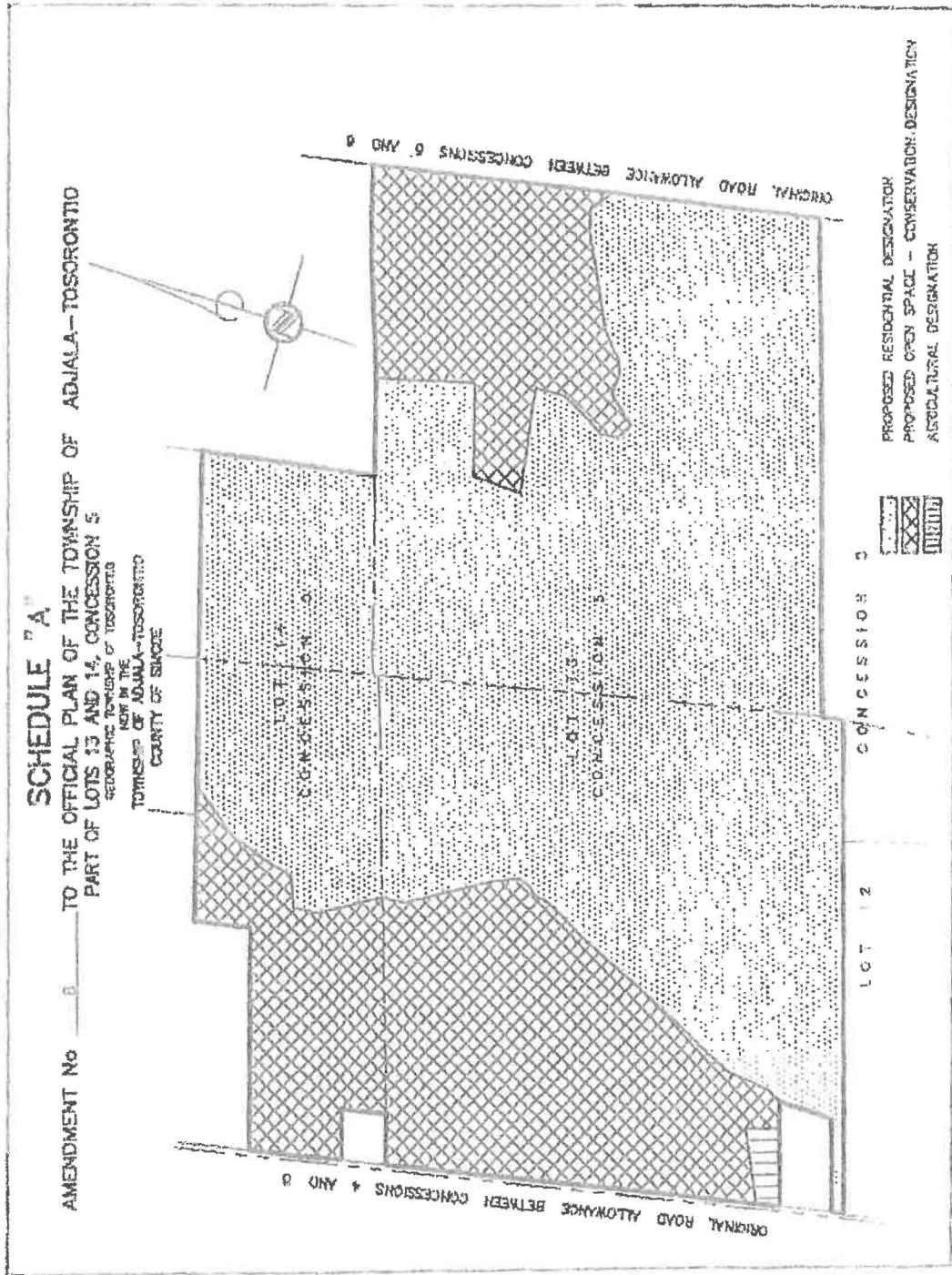
These lands shall be planned to accommodate a population of 1,952 persons as allocated by the County of Simcoe in accordance with the Growth Plan for the Greater Golden Horseshoe and County Official Plan policies 3.5.10 and 3.5.11. The development shall also achieve a minimum density of 32 persons and jobs combined per hectare.
- (h) Public parkland and municipal infrastructure including sewage and water systems, stormwater management facilities, and the appurtenances required for these facilities shall be permitted in the Residential designation for lands known as Part Lot 13 and Part Lot 14, Concession 5.
- (i) Any implementation of a zoning by-law amendment and subdivision application during the planning process for the lands known as Part Lot 13 and Part Lot 14, Concession 5, shall be subject to appropriate conditions of draft plan approval, zoning Holding (H) provisions, phasing provisions if required, in order to ensure an appropriate and orderly progress of the subject lands which is consistent with Provincial, County and local growth management policies.

IMPLEMENTATION

Upon approval of this Amendment, Council shall consider a Draft Plan of Subdivision and an implementing Zoning By-law.

INTERPRETATION

The provisions of the Official Plan as amended from time to time shall apply in regard to the Amendment.



Schedule C

Amendment 15 to the Township Official Plan

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OFFICIAL PLAN AMENDMENT No. 15
to the Official Plan for the Township of Adjala-Tosorontio

PART ii) The Official Plan Amendment (This is the operative part of Official Plan Amendment No. 15)

1.0 Introduction

1.1 The following text and Schedules "1" and "2" attached hereto, constitute Amendment No. 15 to the Township of Adjala-Tosorontio Official Plan, as amended.

2.0 Details of the Amendment

The Official Plan of the Township of Adjala-Tosorontio is amended as follows:

- By adding new Schedule 'B-8' which is added in accordance with Schedule 1 to this Official Plan Amendment
- By adding new Schedule 'B-9' which is added in accordance with Schedule 2 to this Official Plan Amendment
- By deleting Section 4.6.3 of the Official Plan in its entirety and replacing it as follows:

4.6.3.5.7 Required Studies

- i) This Plan identifies the following studies, plans, and assessments that are required to be completed to the satisfaction of the Township of Adjala-Tosorontio and any agency having jurisdiction, prior to the Township considering a development application to be complete and prior to the approval of development applications. The Township shall determine the need for the studies, plans and assessments, and when in the approval process they may be required on an application by application basis:
- Neighbourhood Design Plan
 - Traffic Impact Assessment
 - Storm Water Management Plan
 - Functional Servicing Plan (water and sewers)
 - Environmental Impact Studies
 - Archaeological Surveys/Assessments
 - Construction Impact Mitigation Study
- ii) Additional studies and requirements may be identified by the Township as development within the Everett Settlement Area proceeds.
- iii) Any study may be subject to a peer review to be carried out by the Township, at the full cost of the applicant, and subject to approval by the Township and any other authority having jurisdiction.

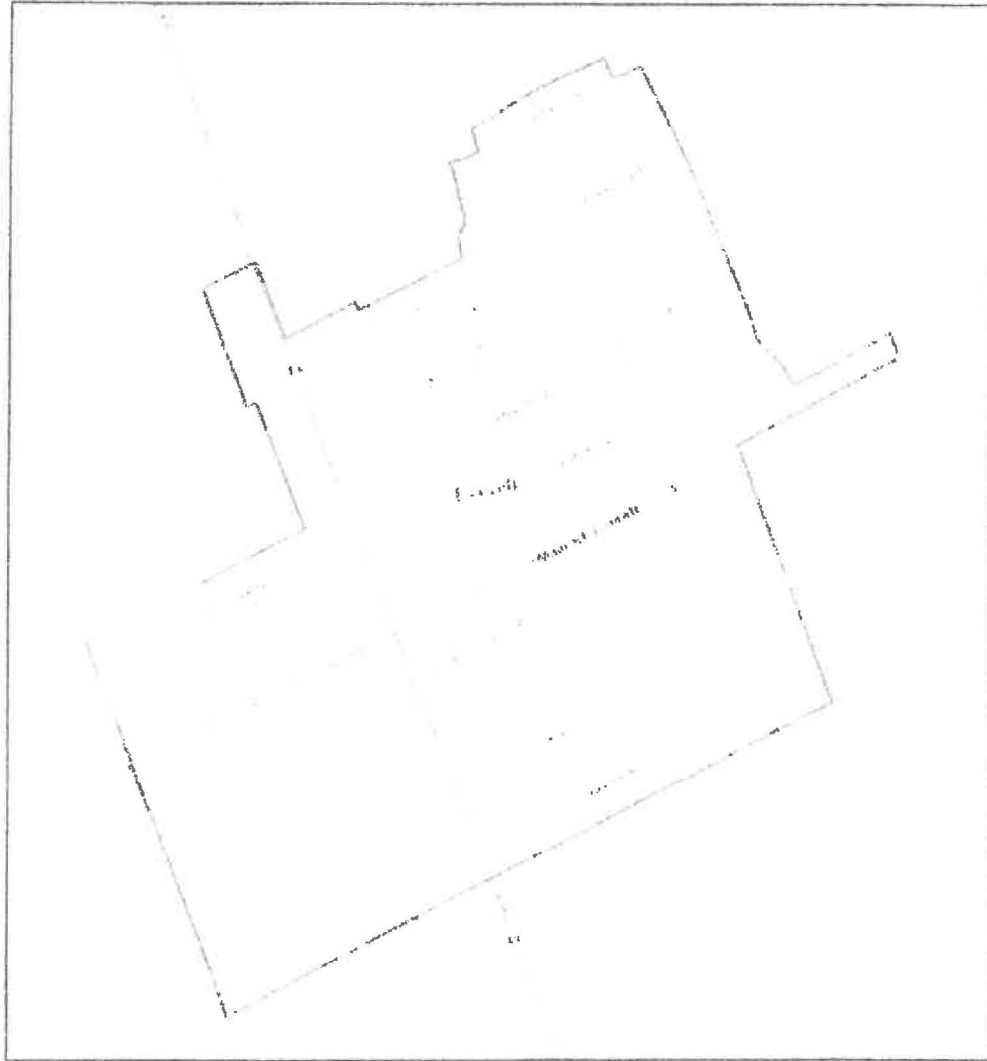
4.6.3.5.8 Public Sector Agreement to Comply

- i) It is the intent of this Plan to achieve the agreement of all public agencies involved in any aspect of development in the Everett Settlement Area, to comply with the policies of this Plan and the regulations in the Zoning By-law, in order to achieve the goals, objectives, principles and policies of this Plan.

4.6.3.5.8 Special Provisions

- i) Notwithstanding any of the foregoing policies, the policies and schedules in force through Official Plan Amendment 8 and Official Plan Amendment 10 remain in force and effect. Further, the lands subject to Official Plan 8 and Official Plan 10 are not subject to the policies herein.

OPA 15 Schedule 1



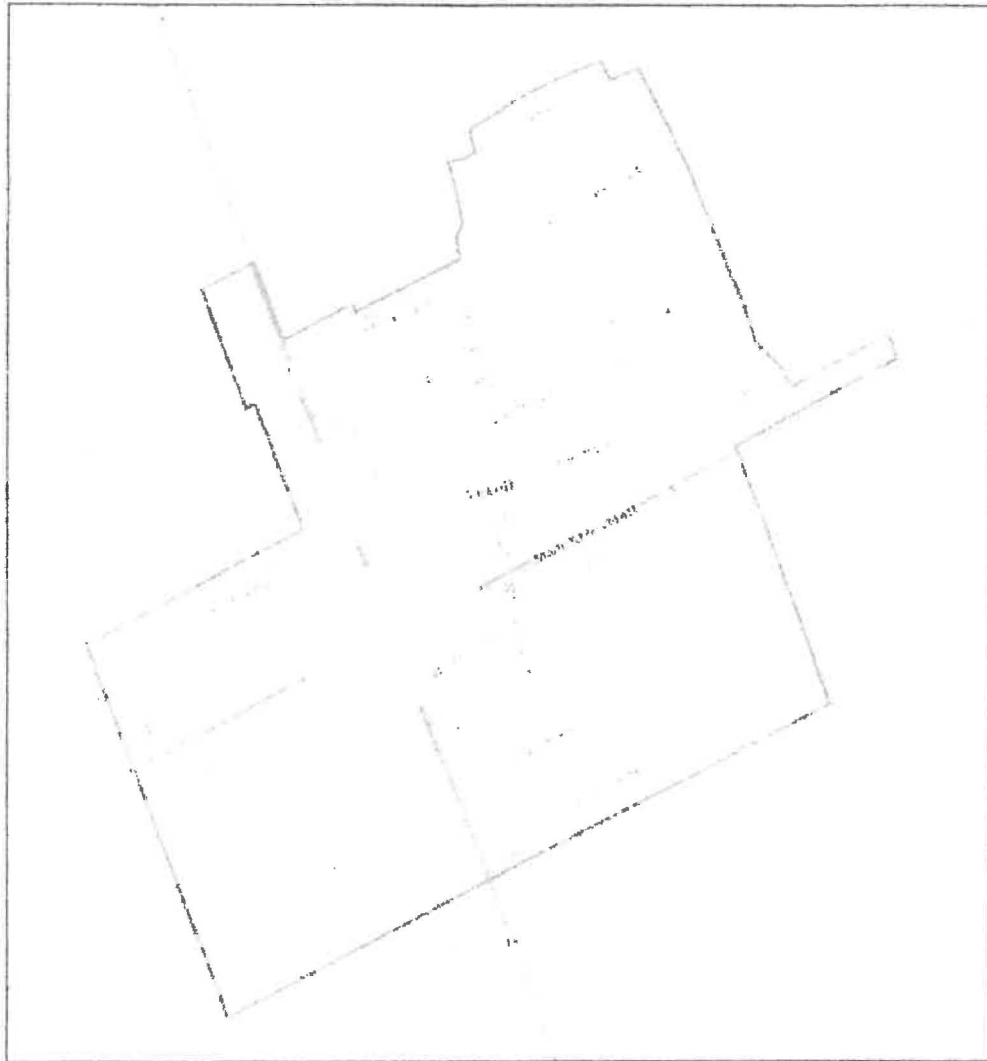
Hedgegrow (retain where feasible)



Natural Heritage System with 30m Buffer

Area Subject to OPA 15

This map was modified on April 12th, 2020 by the County of Simcoe.

OPA 15 Schedule 2



-  Area Subject to OPA 15
-  Areas with Archaeological Potential
Stage 2 Archeological Assessment Required

This map was modified on April 12th, 2020 by the County of Simcoe.