



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

**PLAN OF SUBDIVISION & ZONING BY-LAW
AMENDMENT APPLICATION
Z/19/22 & D12/PIL/22**

SYNOPSIS: To Establish Twenty-Three (23) Industrial Lots.

IN FULFILLMENT of Sections 34 & 51 of the Planning Act, please be advised that an application has been received concerning a proposed Plan of Subdivision & Zoning By-Law Amendment, as indicated below.

AN EXPLANATION of the Purpose and Effect of the proposed subdivision & 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 Plan of Subdivision & Zoning By-law 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 **December 2, 2022**.

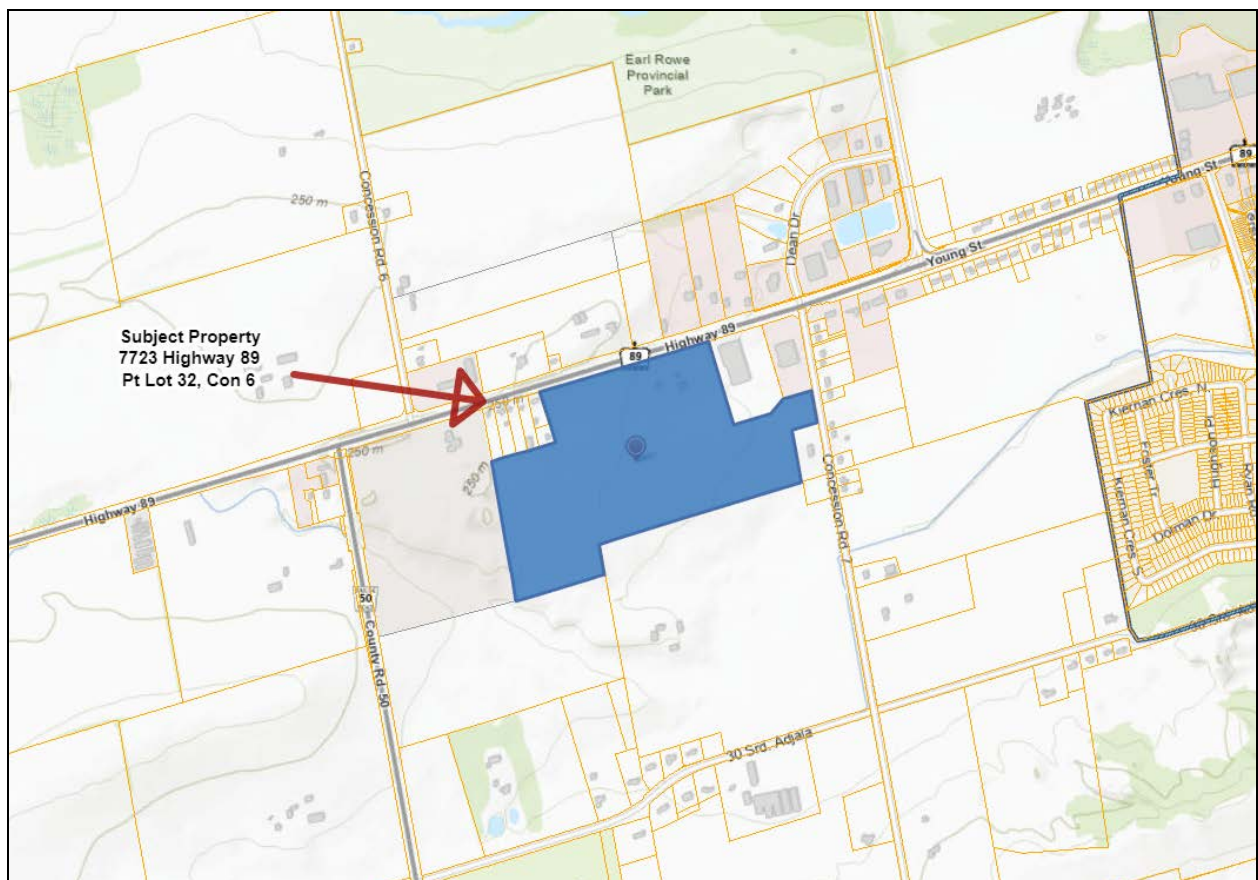
NOTICE of Public Meetings for these applications, as required by Sections 34 & 51 of the Planning Act, will be given at a future date.

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



**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED PLAN OF SUBDIVISION &
ZONING BY-LAW AMENDMENT
Z/19/22 & D12/PIL/22 (7723 Highway 89)**

Application has been made for a Plan of Subdivision (D12/PIL/22) and rezoning on lands located on Part Lot 32, Concession 6, Township of Adjala-Tosorontio. The proposal is to create 25 blocks for industrial and commercial type uses, along with stormwater management facilities and open space. The rezoning application is to change the Open Space Conservation (OSC) Zone to Employment One Hold (E1-(H)) Zone.





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 32, Concession 6, geographic Township of Adjala, 7723 Highway 89
(4301-010-003-092-00)**

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 zone symbol applying to the lands located at Part of Lot 32, Concession 6, geographic Township of Adjala, from Open Space Conservation (OSC) Zone to the Employment Hold (E1-(H1)) Zone, as shown on Schedule "A1", attached hereto.
2. **THAT** Schedule "A" is hereby declared to form part of this By-law.

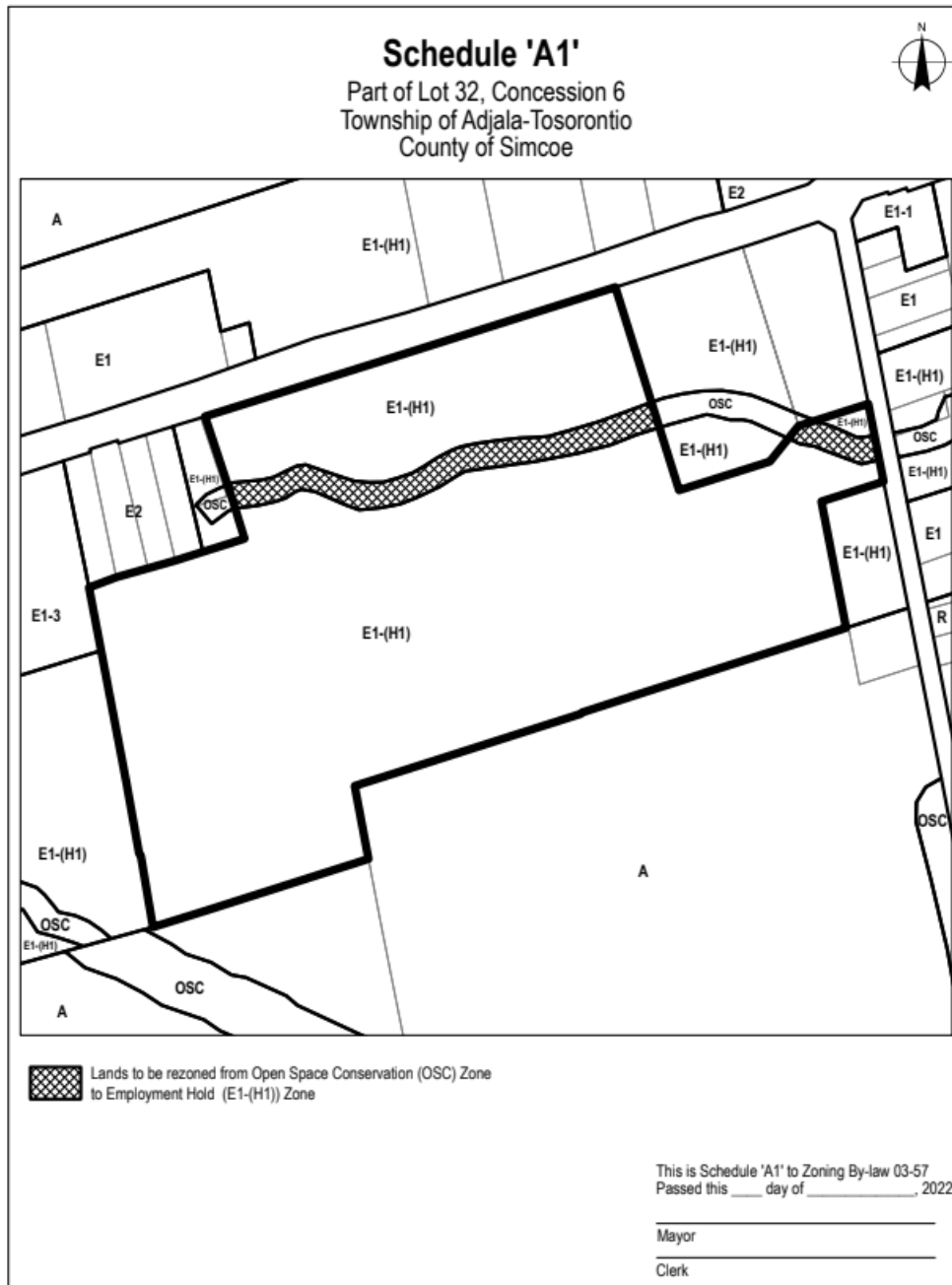
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Local Planning Appeal Tribunal, and in either case, in accordance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

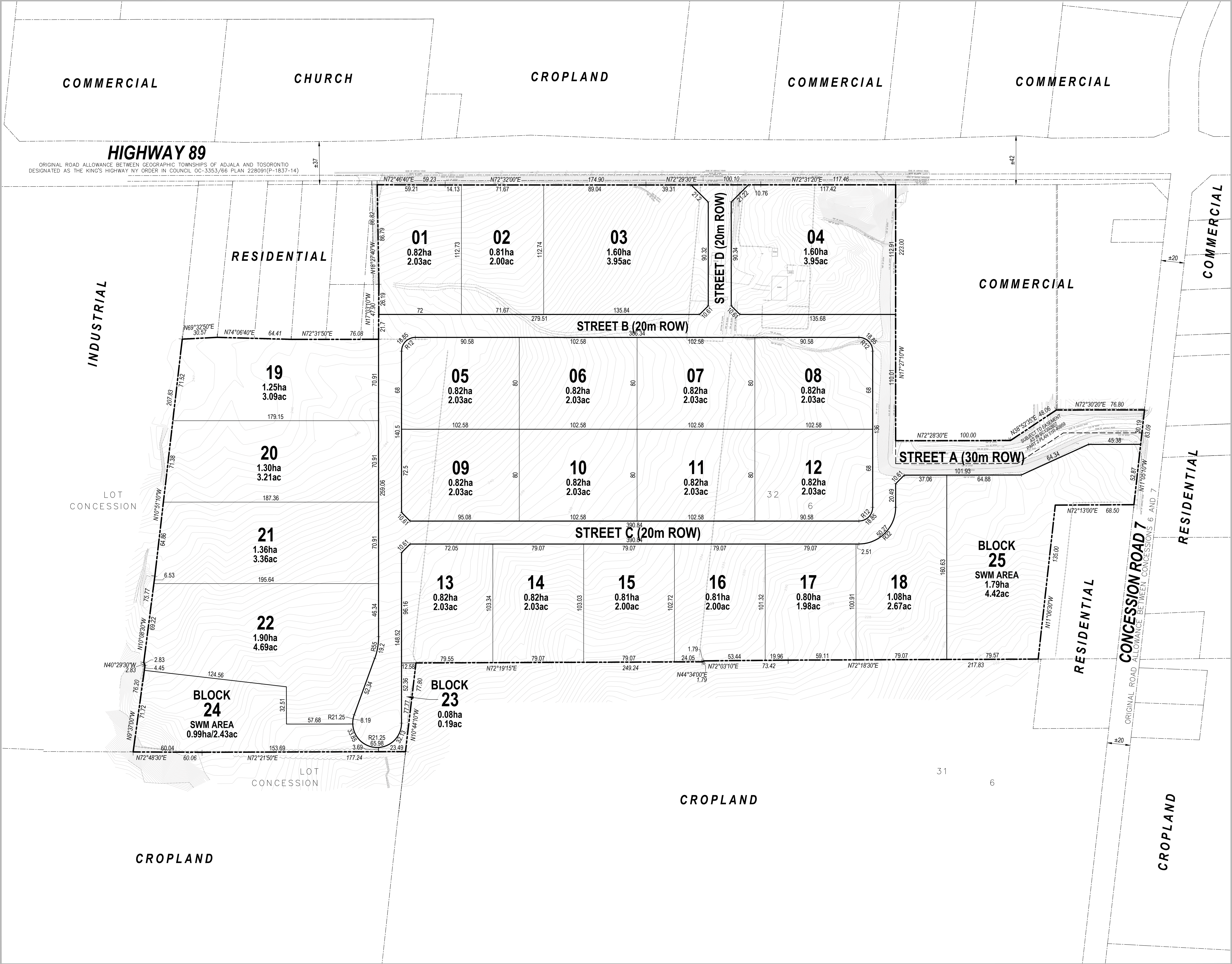
THAT notwithstanding anything contrary to the rules of procedure, this By-law having been introduced and read a first and second time and be considered read a third time and finally passed this day of 2022.

Scott Anderson, Mayor

Dianne Gould-Brown, Clerk

Schedule "A1"
To
By-law No. 22 –





LEGAL DESCRIPTION

PART OF LOT 32
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF ADJALA
TOWNSHIP OF ADJALA-TOSORONTIO
COUNTY OF SIMCOE

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN.

DATE: _____

KEY PLAN

LEGEND

—	RIGHT OF WAY LINE	---	PROJECT BOUNDARY LINE
---	BLOCK LINE	---	PARCEL FABRIC
---	LOT LINE		

LAND USE SUMMARY

LAND USE	LOT / BLOCK #	UNITS	AREA
INDUSTRIAL	01-22	22	22.33ha
OPEN SPACE	23		0.08ha
STORMWATER MANAGEMENT AREA	24, 25		2.78ha
RIGHT OF WAY			3.84ha
TOTALS		22	29.03ha

REVISION No.	DATE	ISSUED / REVISION	BY
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED			
A. AS SHOWN	F. AS SHOWN	K. ALL PRIVATE SERVICES	
B. AS SHOWN	G. AS SHOWN	L. AS SHOWN	
C. AS SHOWN	H. PRIVATE WATER SUPPLY		
D. 22 INDUSTRIAL LOTS	I. SILT CLAY LOAM & SILT LOAM		
E. AS SHOWN	J. AS SHOWN		

**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING**

113 COLLIER STREET
BARRIE, ON. L4M 1H2
P: 705 728 0045 F: 705 728 2010
WWW.MHBCPLAN.COM

STAMP	DATE MAY 16, 2022
	FILE No. 15191D
	SCALE 1:1,000 (ARCH D)
	DRAWN BY M.M.
	CHECKED BY J.R.
OTHER	

PROJECT <p>PILLA INDUSTRIAL PILLA INVESTMENTS INCORPORATED. 7723 HIGHWAY 89 ALLISTON, ON L9R 1V1 P:(416) 420-7709</p>	
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FILE NAME DRAFT PLAN OF SUBDIVISION	DWG No. 1 of 1
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SCALE BAR

0 5 10 15 20 25 37.5 50 75 100m

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

N:\Adjala-Tosorontio\Pilla - Industrial Subdivision - 15191D\Drawings\Draft Plan\CAD\
15191D - Draft Plan - 2021-10-27.dwg