



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/02/21
ZONING BY-LAW AMENDMENT APPLICATION
Z/16/21**

SYNOPSIS: To convert the existing temporary garden suite to be a permanent farm-help accommodation.

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 **December 10, 2021**.

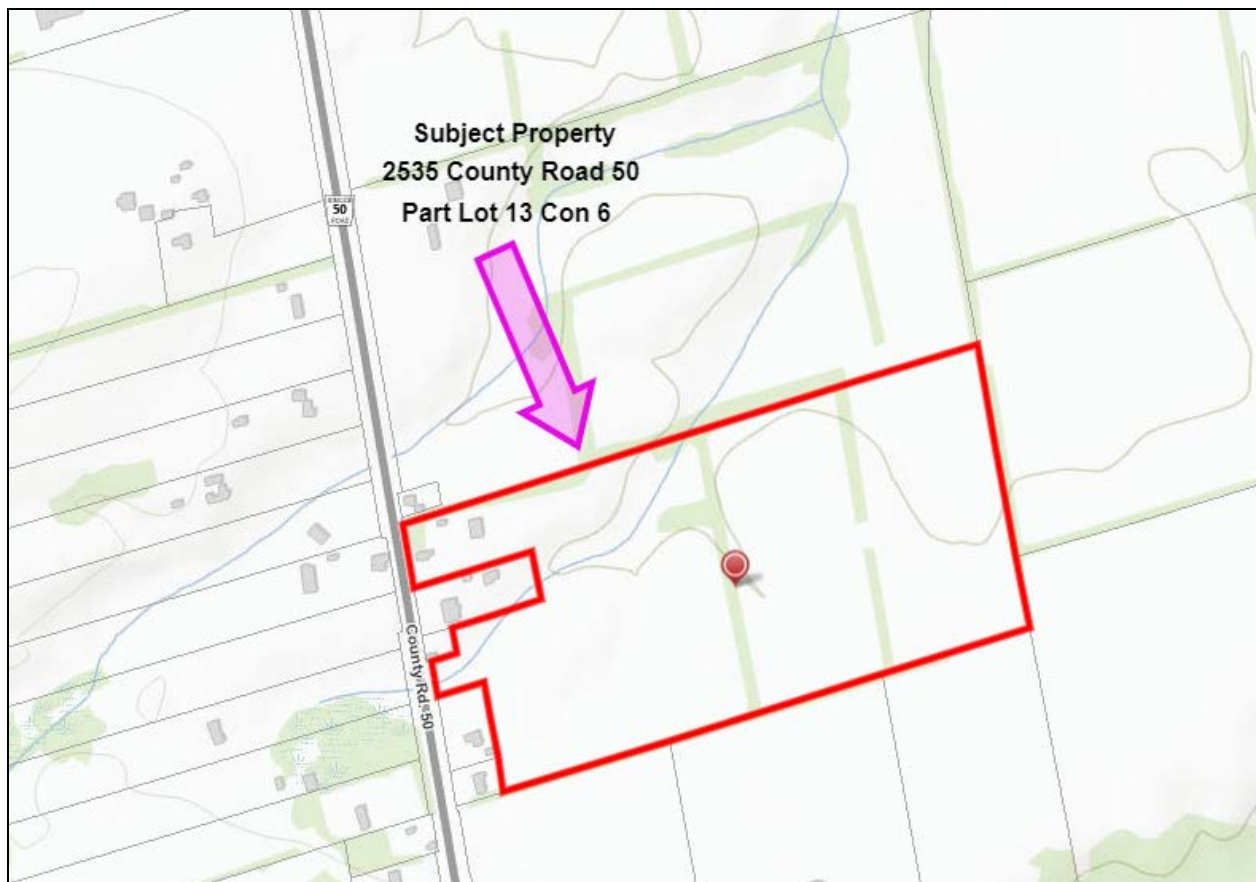
NOTICE of Public Meetings for these applications, as required by the Planning Act, will be given at a future date.

Dated at the Township of Adjala-Tosorontio this 19th day of November 2021.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
O/03/21 & Z/16/21 (2535 County Road 50)**

Applications have been made for an Official Plan Amendment (O/03/21) and rezoning (Z/16/21) on lands located on Part Lot 13 Concession 6, Township of Adjala-Tosorontio.

The proposal is to change the current Official Plan designation to a site-specific designation to allow the farm help accommodation to be permanent. The proposal is to amend the zoning of the property for a site-specific reason to permit the existing garden suite to be a permanent farm help accommodation in the Rural (R) Zone (Part Lot 13, 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 13, Concession 6, 51R25888 Part 1 on Reference Plan, geographic Township of Adjala, 2535 County Road 50 (4301-010-002-09800)

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-2" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 13, Concession 6, geographic Township of Adjala, from a Rural (R) Zone and Open Space Conservation (OSC) Zone to Rural Exception 111 (R-111) Zone and Open Space Conservation (OSC) 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 5.4.111 (R-111 Zone)

Schedule A-2, Part of Lot 13, Concession 6, geographic Township of Adjala.

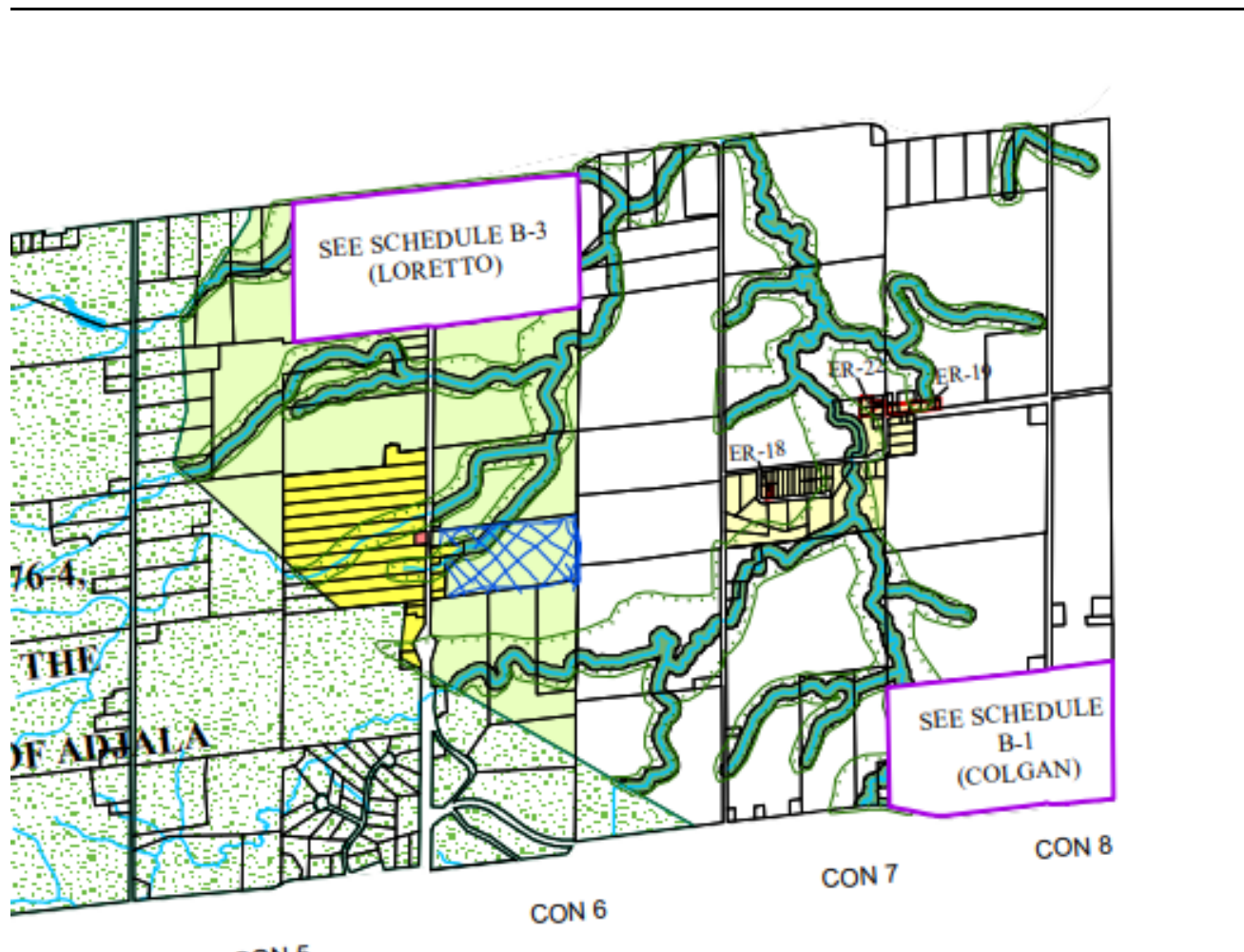
Notwithstanding any provisions to the contrary of this By-law, the following altered and additional provisions shall apply to the lands zoned **R-111**:

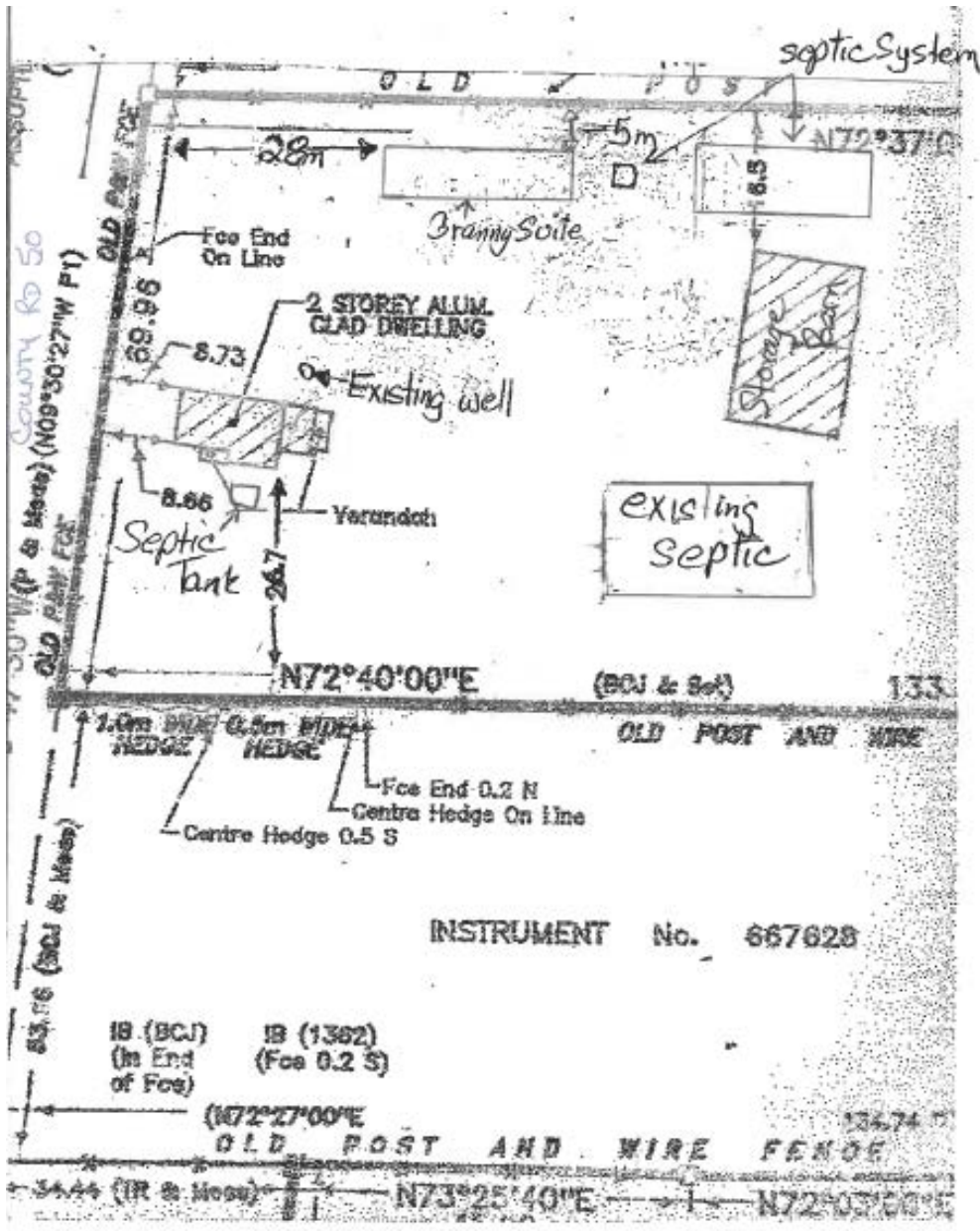
- i. No more than one (1) permanent farm help accommodation shall be permitted in the R-111 zone;

All other provisions of the Rural (R) zone continue to apply.

3. **THAT** Schedule "A" is hereby declared to form part of this By-law.

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





septic system

OLD POST AND WIRE

28m

5m

N72°37'0"

Granny Suite

Face End On Line

2 STOREY ALUM. GLAD DWELLING

Existing well

Storage shed

existing septic

Septic tank

Verandah

N72°40'00"E

(BCJ & Sot)

133

OLD POST AND WIRE

1.0m WIDE HEDGE 0.5m WIDE HEDGE

Face End 0.2 N
Centre Hedge On Line
Centre Hedge 0.5 S

INSTRUMENT No. 667628

IB (BCJ)
(In End of Face)

IB (1362)
(Face 0.2 S)

(N72°27'00"E

13474

OLD POST AND WIRE FENCE

54.44 (IR & Moss)

N73°25'40"E

N72°03'00"E

50 W/P & Moss (N09°30'27"W P1)
 69.96
 8.73
 8.66
 26.7
 53.16 (BCJ & Moss)

OFFICIAL PLAN AMENDMENT No. 19
to the Official Plan for the Township of Adjala-Tosorontio

VIGNEAULT

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. 19:** consists of a **change in policy from “temporary” to “permanent” for a farm-help accommodation**, as shown hatched on **Schedule A**. This section and Schedule set out the actual amendment and constitute Amendment No. 19 to the Official Plan for the Township of Adjala-Tosorontio.

OFFICIAL PLAN AMENDMENT #19
VIGNEAULT– FARM-HELP ACCOMMODATION

A. Preamble

a. Purpose

The purpose of this amendment is to change the policy on the subject lands from a “temporary” farm-help accommodation to a “Permanent” farm-help accommodation, to permit the construction of a permanent farm-help accommodation.

b. Location

This amendment affects lands located in Part of Lot 13, Concession 6, Township of Adjala-Tosorontio, geographic Township of Adjala, as identified on Schedule A to this amendment.

The subject lands are located at 2535 County Road 50, on the east side of County Road 50, south of County Road 1, in an area where there are other agricultural operations.

c. Basis

The Applicant has applied for a permanent farm-help accommodation. 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 18.61ha (47.2ac) with existing agricultural structures, an existing single-family dwelling and an existing garden suite. The existing garden suite will become the permanent farm-help accommodation.

The subject lands contain a stream, which will not be impacted.

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 permanent farm-help accommodation 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. 19

a. Introduction

The purpose of this amendment is to permit a permanent farm-help accommodation for lands owned by Heather and Marc Vigneault.

b. Details of the Amendment

Section 4.3.4.7 of the Official Plan of the Township of Adjala-Tosorontio is amended by replacing the word “temporary” with “Permanent”, as shown hatched on Schedule A, attached.

Schedule A

