



**THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO**

NOTICE OF PUBLIC MEETING  
FOR APPLICATIONS  
Filed under the Planning Act, R.S.O. 1990

**OFFICIAL PLAN AMENDMENT APPLICATION  
O/02/22**

**TAKE NOTICE** that the Council of the Corporation of the Township of Adjala-Tosorontio has received an application under the Planning Act, R.S.O. 1990, as amended, for an Official Plan Amendment for property located on Part of Lots 13 & 14, Concession 5, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6373 County Road 13).

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

**AND TAKE NOTICE** that considering the restrictions due to COVID-19, the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on Wednesday, December 14<sup>th</sup>, 2022 at 6:00 p.m. at a Regular Council Meeting.**

**There will be a commenting period from November 16, 2022 to December 9, 2022** 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:

Dianne Gould-Brown  
Clerk  
Township of Adjala-Tosorontio  
7855 Sideroad 30 Alliston ON L9R 1V1  
P: (705) 434-5055 ext. 263 F: (705) 434-5051  
e-mail: [dgouldbrown@adjtos.ca](mailto:dgouldbrown@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](mailto:clerk@adjtos.ca), to be read at the meeting 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 30<sup>th</sup> Sideroad Adjala, Alliston, Ontario, L9R 1V1.

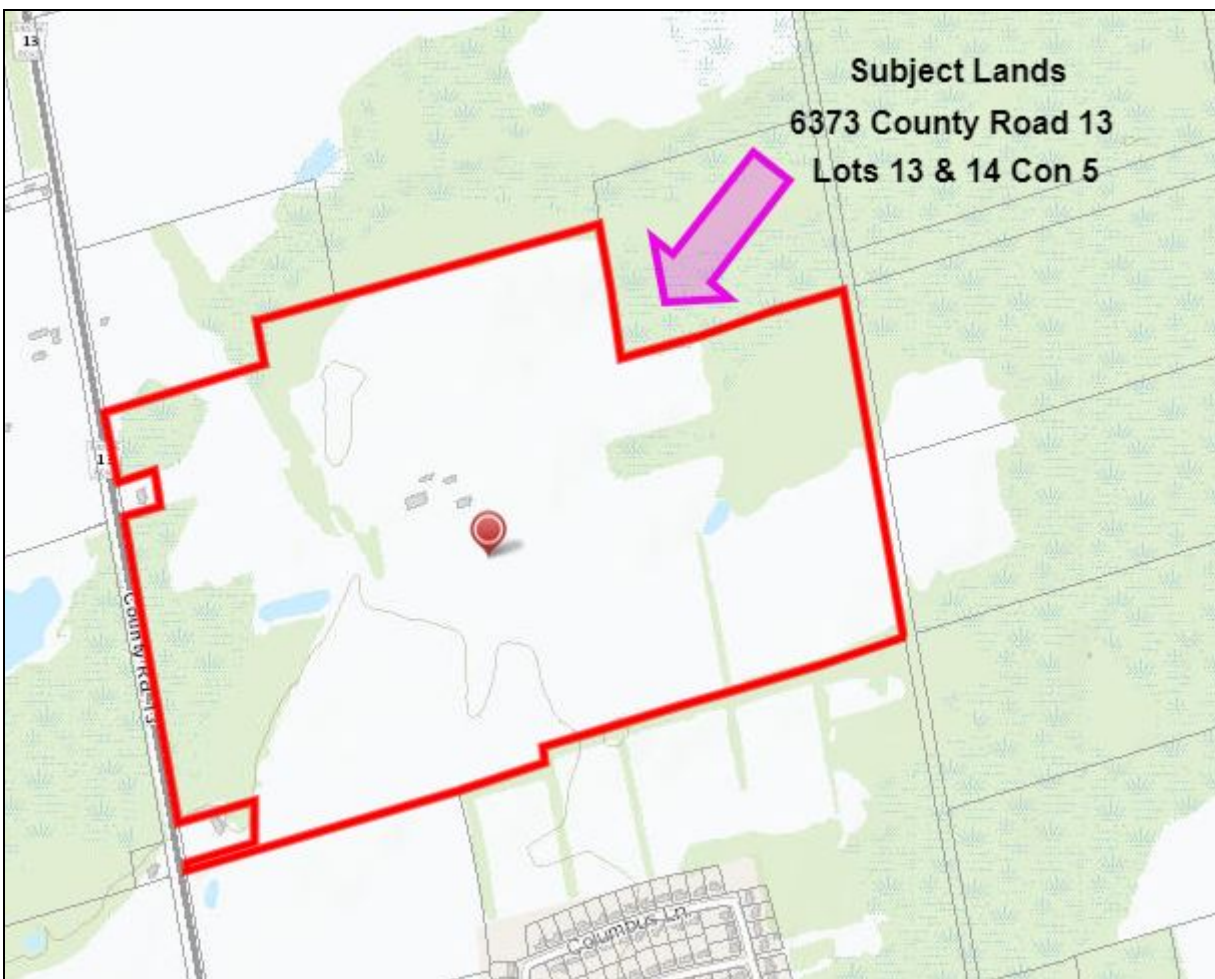
Additional information regarding the Official Plan Amendment and Zoning By-law Amendment is available to the public upon request to the Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday. Please see the contact information for the Planner below:

Eric Brathwaite  
Planner  
Township of Adjala-Tosorontio  
7855 Sideroad 30 Alliston ON L9R 1V1  
P: (705) 434-5055 ext. 245 F: (705) 434-5051  
e-mail: [ebrathwaite@adjitos.ca](mailto:ebrathwaite@adjitos.ca)

**Dated** at the Township of Adjala-Tosorontio this 16<sup>th</sup> day of November 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

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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.

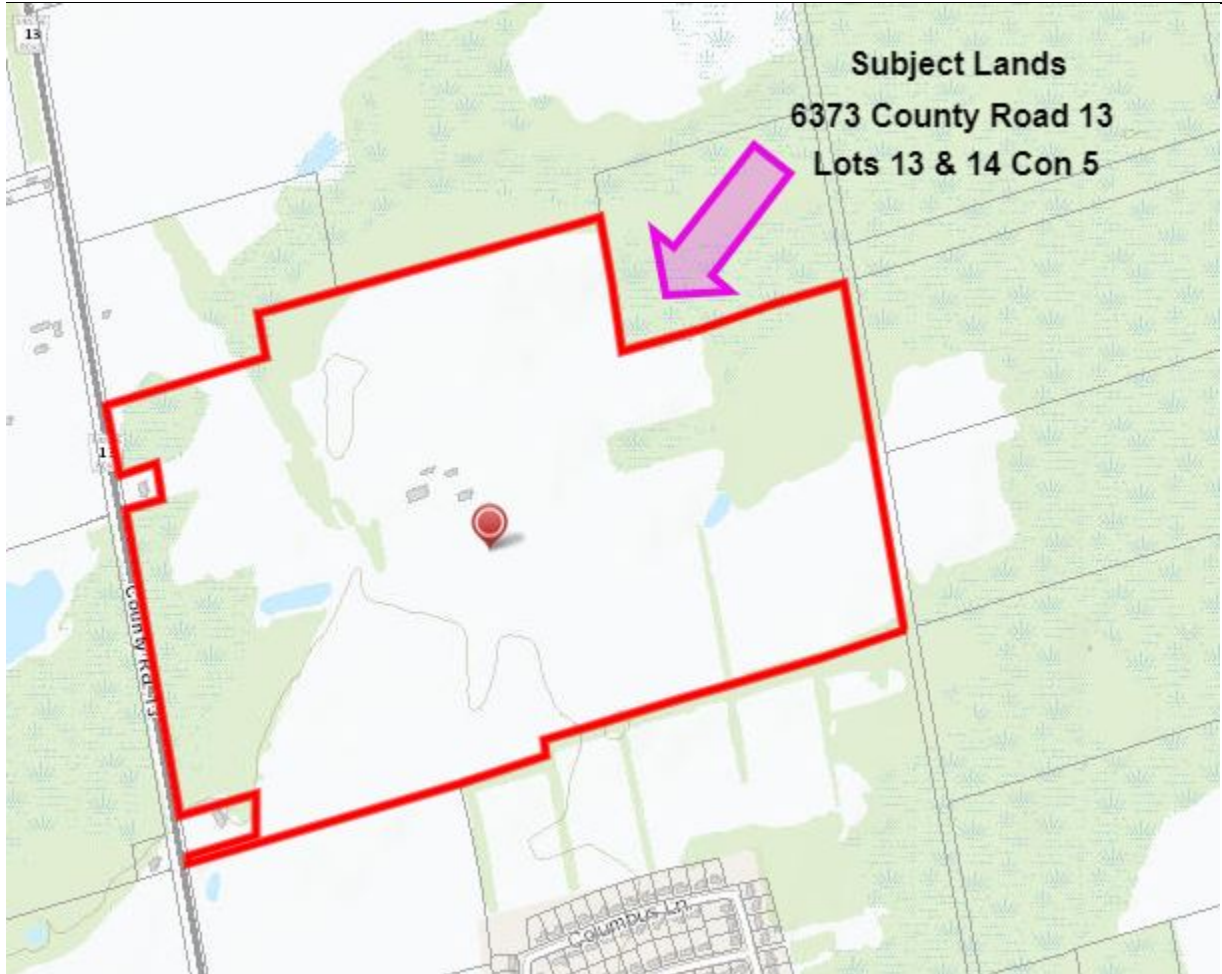
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**Floyd Pinto, Mayor**

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**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.

DRAFT



**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 Amednment No. 8 and is located between County Road 13 on the west ad 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:

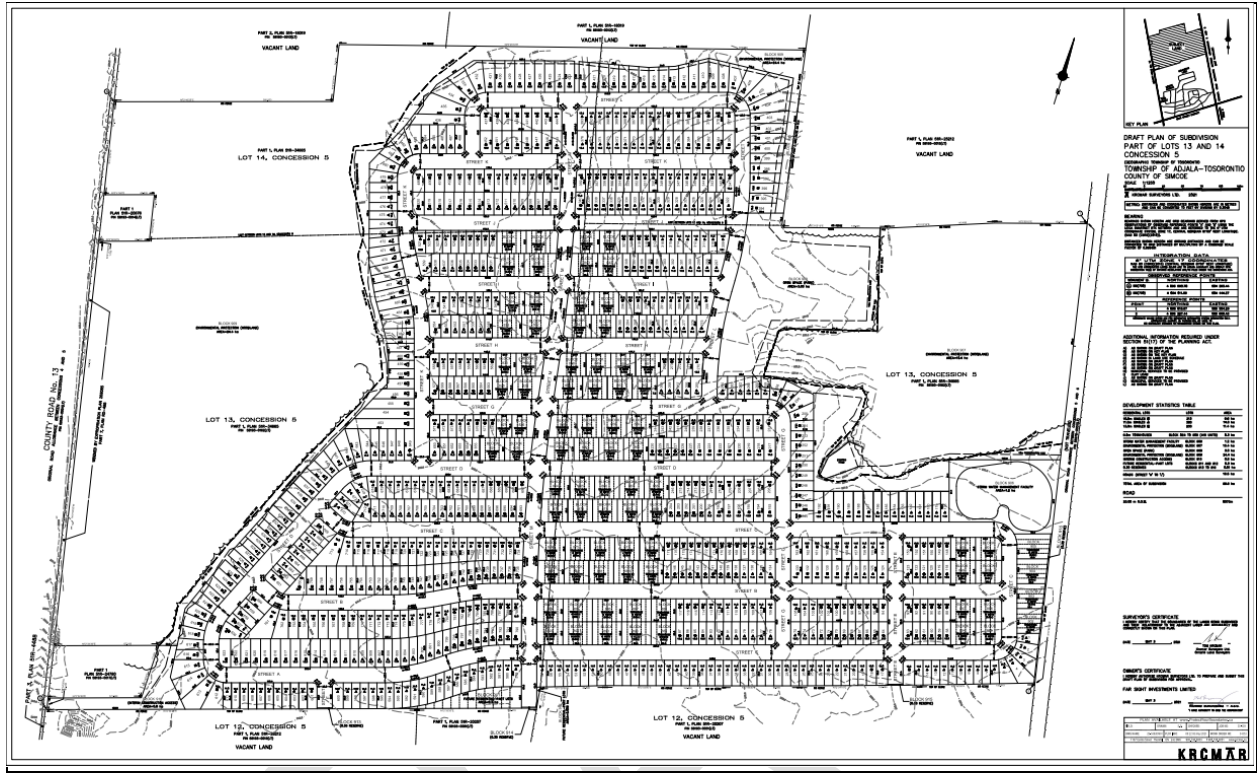
"(g) Notwithstanding the policies of Section 4.6.3.1 c), medium density housing (semi-detached and townhouse dwellings) as recommended by the Township of Adjala-Tosorontio Growth Management Study 2005, shall be permitted in the Residential designation for the lands known as Part of Lots 13 and Lot 14,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



**DRAFT**

**Schedule B**

**Amendment No. 8 to the Township Official Plan**

DRAFT

**Schedule C**

**Amendment 15 to the Township Official Plan**

DRAFT