



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 & ZONING BY-LAW AMENDMENT APPLICATIONS
O/04/21 & Z/22/21**

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio has received applications under the Planning Act, R.S.O. 1990, as amended, for an Official Plan Amendment and Zoning By-law Amendment for property located on Part of Lot 1, Concession 6, geographic Township of Tosorontio, Township of Adjala-Tosorontio (4946 Dean Drive).

SYNOPSIS: To develop for an outdoor storage facility.

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 **Virtual Public Meeting on Wednesday, February 9th, 2022 at 6:00 p.m. at a Regular Council Meeting.**

There will be a commenting period from January 17, 2022 to February 4, 2022 on the mentioned reports in such a way that the public can participate by 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

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, 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 30th 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

Dated at the Township of Adjala-Tosorontio this 17th day of January 2022.

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

Application has been made for redesignation (O/04/21) and rezoning (Z/22/21) on lands located on Part of Lot 1, Concession 6, geographic township of Tosorontio, Township of Adjala-Tosorontio. The proposal is to amend the designation of the property for a site-specific reason and to amend the zoning of the property for a site-specific reason to permit the development of an outdoor storage facility in the Agricultural (A) Zone (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:

“Outdoor vehicle storage shall mean an outdoor facility for the long-term storage of vehicles, including but not limited to operative cars, trucks, buses, recreational vehicles, and other motor vehicles.”

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.

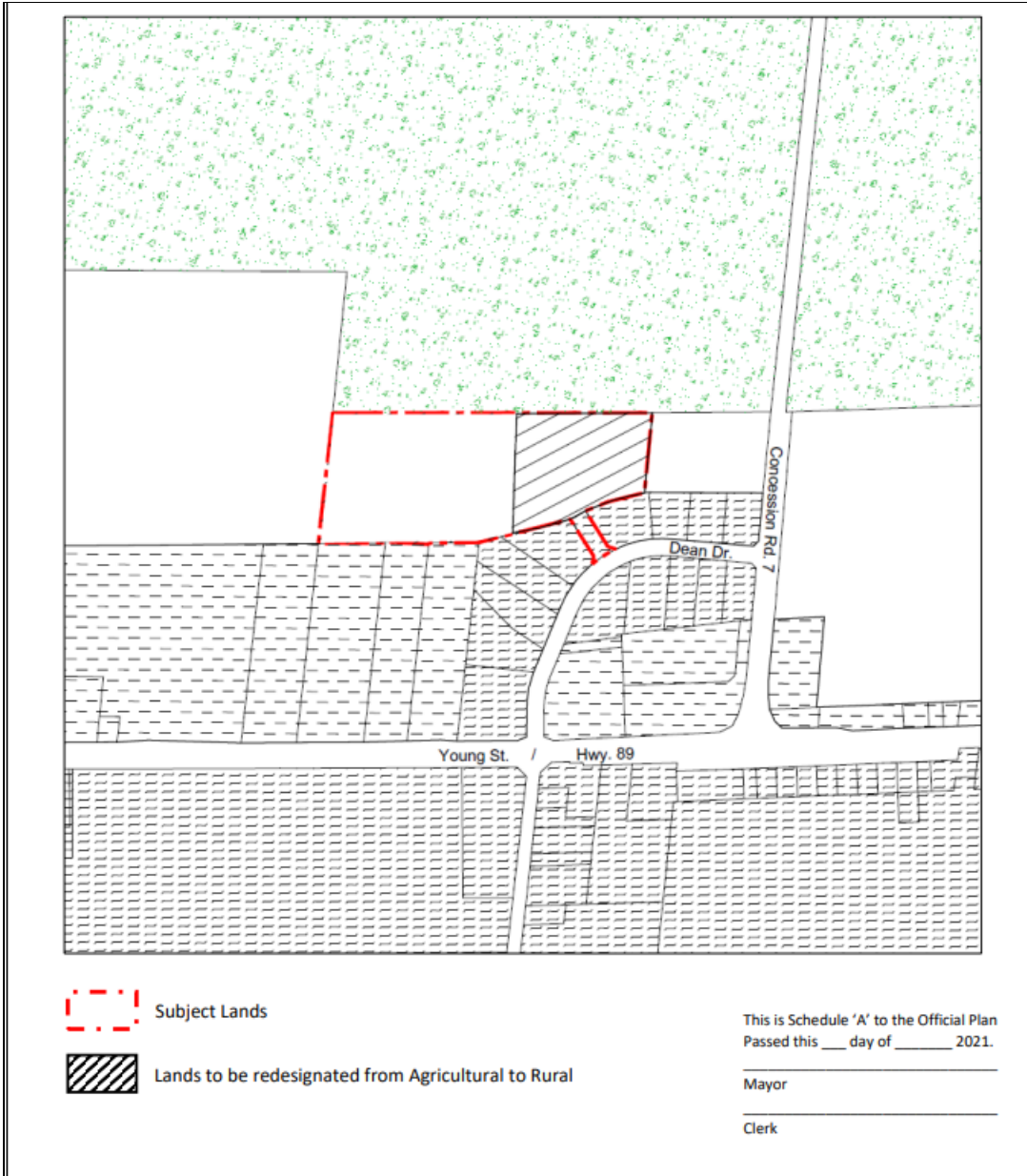
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Local Planning Appeal Tribunal, and in either case, in accordance 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.


Floyd Pinto, Mayor

Dianne Gould-Brown, Clerk

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: 1:5000



* Under the provisions of the Access to Information Act, the public is invited to request access to this document.

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
 1000A DUNDAS ST. W. SUITE 201
 TORONTO, ONT. M6J 1B5
 TEL: 416-763-1234 | 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

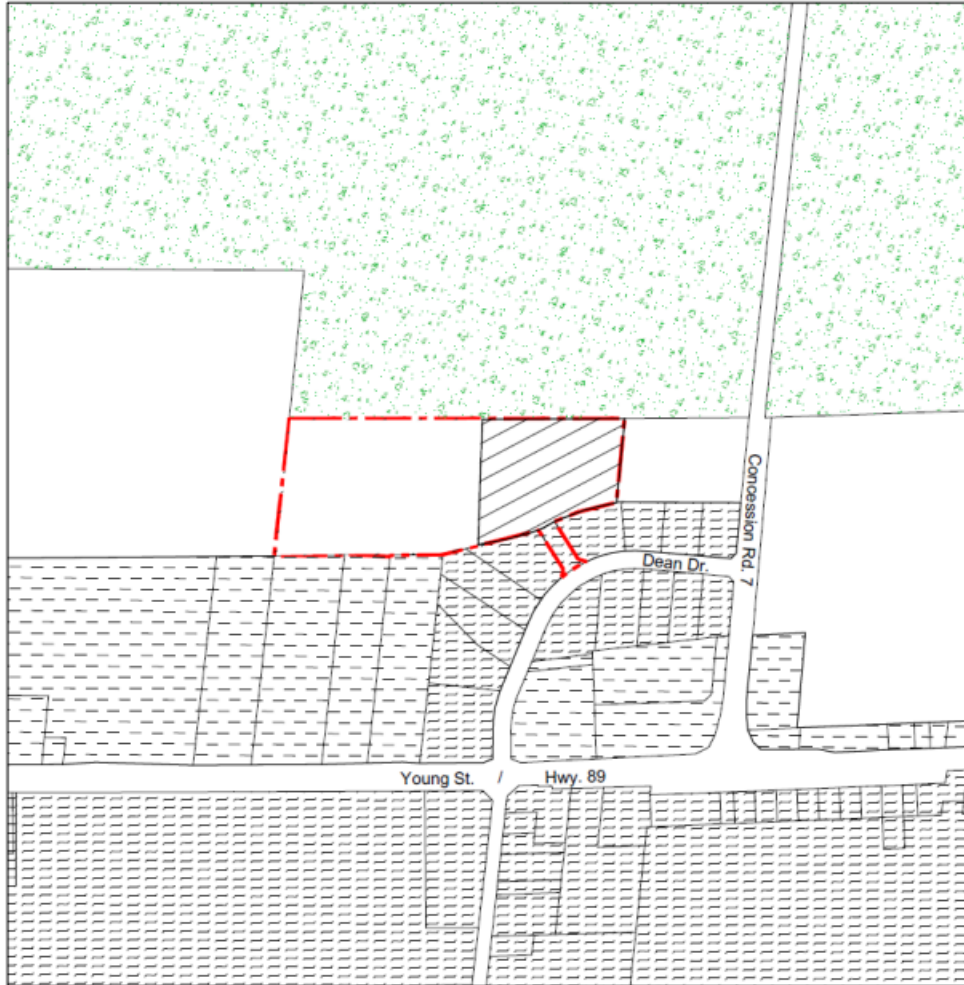
The purpose of this amendment is to amend Schedule A-5 – Land Use of the Township of Adjala-Tosorontio Official Plan by redesignating a portion of the Subject Lands (the "Site") to Rural, as well as to implement Special Exemption 4.4.5.20 to the Rural designation to permit an "outdoor vehicle storage"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