



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

**NOTICE OF PARTICULARS AND PUBLIC ACCESS
FOR APPLICATIONS**

Filed under the Planning Act, R.S.O. 1990
As required by Sections 22 (6.4)

And

**NOTICE OF PUBLIC MEETING
FOR APPLICATIONS**

Filed under the Planning Act, R.S.O. 1990

**OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT APPLICATIONS
O/05/22 & Z/21/22**

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 4, Concession 7, geographic Township of Tosorontio, Township of Adjala-Tosorontio (5277 Concession Road 7).

SYNOPSIS: To permit construction of a permanent farm help accommodation.

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, January 11th, 2023 at 6:00 p.m. at a Regular Council Meeting.**

There will be a commenting period from December 12, 2022 to January 6, 2023 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.

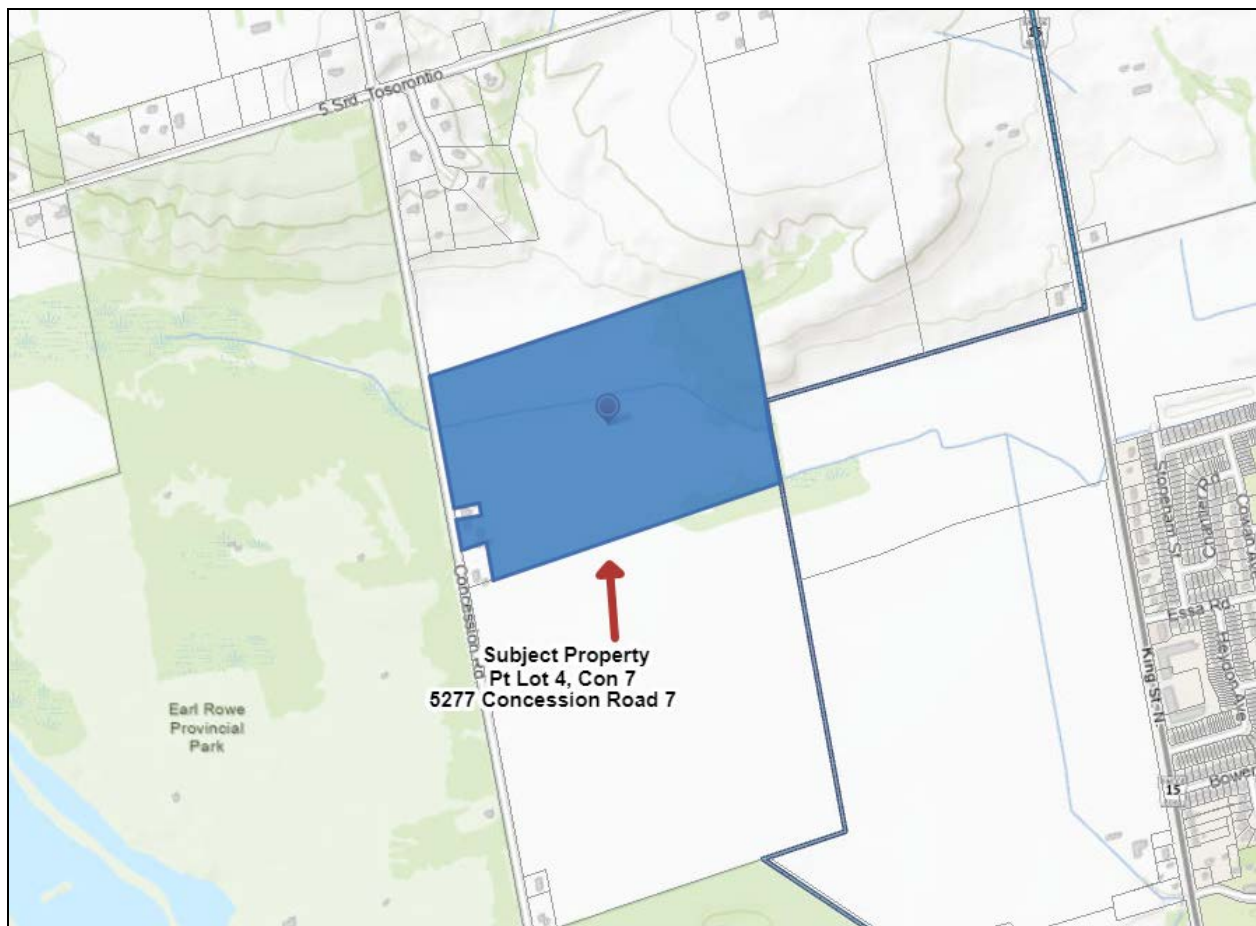
Additional information regarding the Official Plan Amendment and Zoning By-law Amendment is available to the public upon request to the Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday. Please see the contact information for the Planner below:

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@adjtos.ca

Dated at the Township of Adjala-Tosorontio this 12th day of December 2022.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED OFFICIAL PLAND AMENDMENT & ZONING AMENDMENT
O/05/22 & Z/21/22 (5277 Concession Road 7)**

Application has been made for redesignation (O/05/22) and rezoning (Z/21/22) on lands located on Part of Lot 4, Concession 7, 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 construction of a permanent farm-help accommodation within the Agricultural (A) Zone (Part Lot 4, Concession 7).



The Corporation of The Township of Adjala-Tosorontio

By-law No. 23-XX

A By-law to amend Zoning By-law 03-56, as amended, of the Township of Adjala-Tosorontio

**Part of Lot 4, Concession 7, geographic Township of Tosorontio,
5277 Concession Road 7, Adjala (4301-020-002-09600)**

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-5" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 4, Concession 7, geographic Township of Tosorontio, from Agricultural (A) Zone to Agricultural Exception 136 (A-136) Zone, as shown cross-hatched on Schedule "A", attached hereto.
2. **THAT** Section 4.4 – Zone Exceptions for the Agricultural (A) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 4.4.136 (A-136 Zone)

Schedule A-5, Part Lot 4, Con 7, geographic Township of Tosorontio.

Notwithstanding any provision to the contrary of this By-law, the following altered provision shall apply to the lands zoned **A-136**:

- i. No more than one (1) farm help accommodation shall be permitted in the A-136 zone;

All other provisions of the Agricultural (A) Zone shall 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

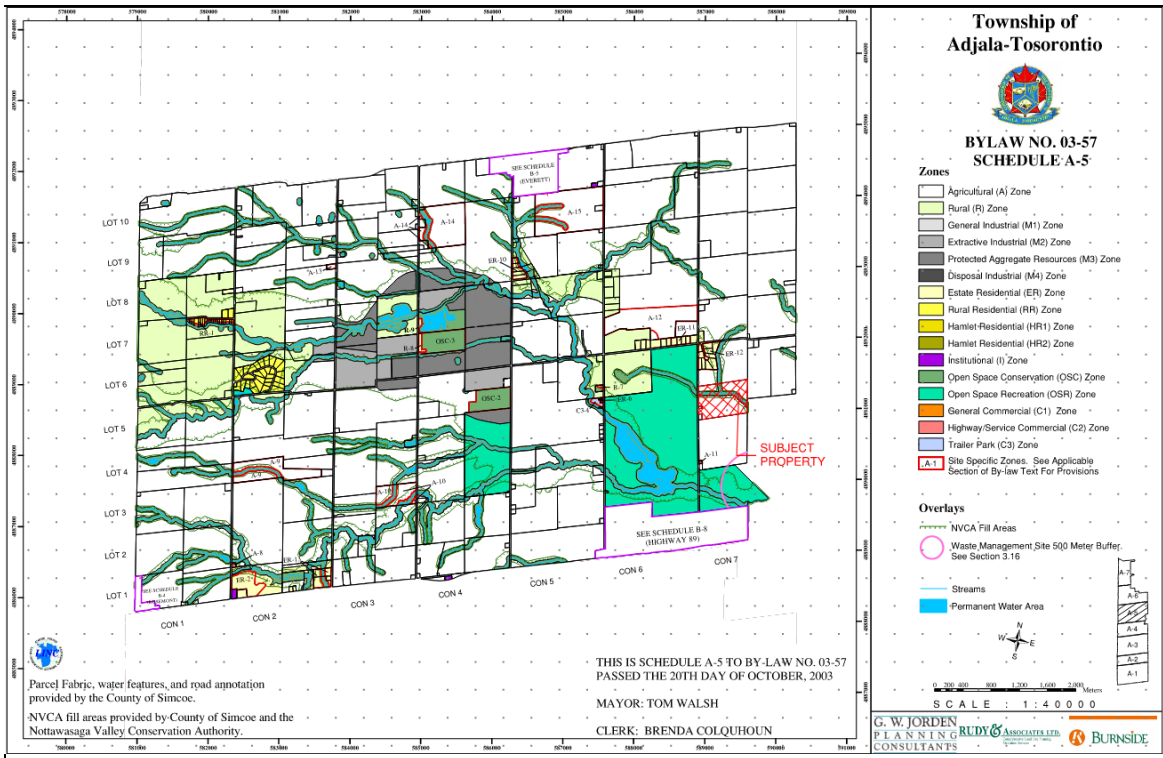
is received, or, where a notice of appeal is received, upon the approval of the Ontario Land Tribunal, and in either case, in accordance with the provisions of the Planning Act, R.S.O. 1990, Ch. P. 13, as amended.

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 _____ 2023.

Scott W. Anderson, Mayor

Dianne Gould-Brown, Clerk

Schedule "A" To By-law 23-XX



The Corporation of The Township of Adjala-Tosorontio

By-law No. 23- XX

A By-law to adopt amendment No. 24 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. 24 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. 24 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 _____ 2023.

Scott W. Anderson, Mayor

Dianne Gould-Brown, Clerk

Schedule "A"
To
By-law No. 23 -



Schedule "B"

OFFICIAL PLAN AMENDMENT No. 24
to Official Plan for the Township of Adjala-Tosorontio

NICOLA & ENZA CARUSO

The following Amendment to 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. 24:** 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. 24 to the Official Plan for the Township of Adjala-Tosorontio.

OFFICIAL PLAN AMENDMENT #24

Nicola & Enza Caruso – 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 legally described as Part of Lot 4, Concession 7, Township of Adjala-Tosorontio, geographic Township of Tosorontio, now in the Township of Adjala-Tosorontio, County of Simcoe.

The subject lands are located at 5277 Concession Road 7, on the east side of Concession Road 7, and south side of 5th Sideroad, 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 29.5ha and contains a stream and woodlands, an existing single-family dwelling and agricultural structures.

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. 24

a. Introduction

The purpose of this amendment is to permit a permanent farm-help accommodation for lands owned by Nicola & Enzo Caruso.

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



OFFICIAL PLAN AMENDMENT No. 24
to Official Plan for the Township of Adjala-Tosorontio

NICOLA & ENZA CARUSO

DRAFT

The following Amendment to 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. 24:** 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. 24 to the Official Plan for the Township of Adjala-Tosorontio.

DRAFT

OFFICIAL PLAN AMENDMENT #24

Nicola & Enza Caruso – 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 legally described as Part of Lot 4, Concession 7, Township of Adjala-Tosorontio, geographic Township of Tosorontio, now in the Township of Adjala-Tosorontio, County of Simcoe.

The subject lands are located at 5277 Concession Road 7, on the east side of Concession Road 7, and south side of 5th Sideroad, 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 29.5ha and contains a stream and woodlands, an existing single-family dwelling and agricultural structures.

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. 24

a. Introduction

The purpose of this amendment is to permit a permanent farm-help accommodation for lands owned by Nicola & Enzo Caruso.

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.

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Schedule A

