

APPENDIX A

The Corporation of The Township of Adjala-Tosorontio

By-law No. 25- XX

A By-law to adopt Amendment No. _____ 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:

THAT Amendment No. _____ to the Official Plan of the Township of Adjala-Tosorontio, consisting of the attached Schedules "A" and "B" is hereby adopted.

THAT the Planner is hereby authorized and directed to make application to the County of Simcoe for approval of Amendment No. _____ to the Official Plan of the Township of Adjala-Tosorontio.

THAT 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 _____ 2025.

Scott Anderson, Mayor

Robin Reid, Clerk

Schedule "A"

To

By-law 24-XX

AMENDMENT No. _____

TO THE TOWNSHIP OF ADJALA-TOSORONTIO OFFICIAL PLAN

SCHEDULE "A-6" - LAND USE



LANDS TO BE REDESIGNATED FROM 'RURAL RESIDENTIAL (SPECIAL EXCEPTION 4.5.5.1)' TO 'RURAL RESIDENTIAL (SPECIAL EXCEPTION XX)'.

DATE

DATE

CLERK

MAYOR

Schedule "B"

OFFICIAL PLAN AMEDNMENT NO. _____

To the Official Plan for the Township of Adjala-Tosorontio

2834556 Ontario Inc

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. _____:** includes the text and Schedule 1 attached hereto, which are the operative part of Official Plan Amendment No. _____.

OFFICIAL PLAN AMENDMENT # XX

2834556 Ontario Inc – CHANGE OF LAND USE DESIGNATION

A. Preamble

a. Purpose

The purpose of this amendment is to

1. amend Schedule A-6 – Land Use of the Township of Adjala Official Plan by redesignating the subject lands from ‘Rural Residential (Special Exception 4.5.5.1)’ to ‘Rural Residential (Special Exception XX)’
2. amend the policy on the subject lands to permit the development of eight new residential lots by Plan of Subdivision pursuant to Section 51 of the *Planning Act*, R.S.O., 1990, as amended.

b. Location

This amendment affects the lands legally described as Part of Lots 19 & 20, Concession 3, Geographic Township of Adjala, Township of Adjala-Tosorontio, as identified on Schedule 1 to this amendment.

The subject lands are located at 45 Cindy Lane, east of Concession Road 3, north of Cindy Lane.

The subject lands measure approximately 21.82 ha (53.9 ac) and a frontage of approximately 80 meters along Concession Road 3 and 427 metres along Cindy Lane. The subject lands are currently vacant and form part of lands currently used as a golf course and features, an existing structure on the golf course lands.

c. Basis

Applications for an Official Plan Amendment, a Zoning By-law Amendment, and a Plan of Subdivision have been made to facilitate the creation of eight new estate residential lots to support the development of single detached dwellings. The proposed lots align with the surrounding land uses and are anticipated to be created by a Plan of Subdivision and to be serviced by private wells and septic systems.

The Amendment proposes to redesignate the lands from ‘Rural Residential (Special Exception 4.5.5.1)’ to ‘Rural Residential (Special Exception XX)’ to permit the creation of eight proposed lots by Plan of Subdivision pursuant to Section 51 of the *Planning Act*, R.S.O., 1990, as amended.

The applicant has provided a Planning Justification Report in support of the proposed amendments, which includes a discussion of the Provincial planning policies, the County of Simcoe and Township of Adjala-Tosorontio Official Plans. Other supporting materials include a Hydrogeological, a Natural Hazard Assessment, a Preliminary Stormwater Management Report, a Transportation Impact Brief and a Natural Heritage Evaluation.

The proposed Amendment and development will positively enhance the character of the area by providing a seamless transition in density to adjacent lots while retaining the existing land uses. The development will also strengthen the sense of place and support the creation of a safe and accessible pedestrian-friendly streetscape along Cindy Lane. In addition, it aligns with the Official Plan's intensification goals by offering a scale and density that is contextually appropriate, contributing to the development of a complete community with diverse housing options that meet the needs of current and future residents.

The proposed development is designed to be compatible with the neighboring single detached residential properties and will not negatively impact the area's ecological integrity. The site can also be appropriately serviced by private drilled wells and septic systems.

Residential lot creation by way of Subdivision, is appropriate for the proposed development to ensure the required infrastructure (sidewalks/trail) is incorporated.

The proposed residential lots demonstrate the efficient use and management of land and resources, has regard to matters of provincial interest as detailed in the Planning Act, R.S.O., 1990, as amended; 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.

a. Introduction

The purpose of this amendment is to redesignate the lands to 'Rural Residential (Special Exception XX)' to facilitate the creation of eight residential lots by Plan of Subdivision application pursuant to Section 51 of the Planning Act, R.S.O., 1990, as amended.

b. Details of the Amendment

1. Schedule A-6 – Land Use of the Township of Adjala-Tosorontio Official Plan is amended by redesignating the subject lands from 'Rural Residential (Special Exception 4.5.5.1)' to 'Rural Residential (Special Exception XX)', as shown on Schedule 1, attached; and
2. Section 4.5.5.1 is amended by adding a site-specific policy to the Official Plan of the Township of Adjala-Tosorontio for the Subject Lands shown in Schedule 1, which states: "Notwithstanding Section 4.5.5.1, The total number of residential lots permitted on the lands described herein is not to exceed 54."

DRAFT

Schedule 1

To Official Plan Amendment # _____

AMENDMENT No. _____

TO THE TOWNSHIP OF ADJALA-TOSORONTIO OFFICIAL PLAN

SCHEDULE 'A-6' - LAND USE



LANDS TO BE REDESIGNATED FROM 'RURAL RESIDENTIAL (SPECIAL EXCEPTION 4.5.5.1)' TO 'RURAL RESIDENTIAL (SPECIAL EXCEPTION XX)'.

DATE

DATE

CLERK

MAYOR

APPENDIX B

The Corporation of The Township of Adjala-Tosorontio

By-law No. 24- XX

A By-law to amend Zoning By-law 03-57 of the Township of Adjala-Tosorontio, as amended

Part of Lots 19 & 20, Concession 3, Geographic Township of Adjala, Township of Adjala-Tosorontio, 45 Cindy Lane (430102000406005).

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, as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO ENACTS AS FOLLOWS:

1. **THAT** Schedule "A-6" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lots 19 & 20, Concession 3, Geographic Township of Adjala, Township of Adjala-Tosorontio, from 'Open Space Recreation Exception 2 (OSR-2) Zone' to 'Estate Residential Exception XX (ER-XX) Zone', as shown on Schedule "A", attached hereto.
2. **THAT** Section 17.4 Zone Exceptions as amended, is hereby further amended by adding exception 17.4.____ ER-XX Zone, as shown on Schedule "A", attached hereto.

Schedule A-6, Part of Lots 19 & 20, Concession 3, Geographic Township of Adjala, Township of Adjala-Tosorontio.

Notwithstanding the provisions of section 17 of this By-law, the following shall apply to the lands zoned ER-XX:

The minimum lot area shall be 0.36 hectares

All other provisions of the Estate Residential (ER) Zone shall apply.

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

4. **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 2025.

Scott Anderson, Mayor

Robin Reid, Clerk

DRAFT

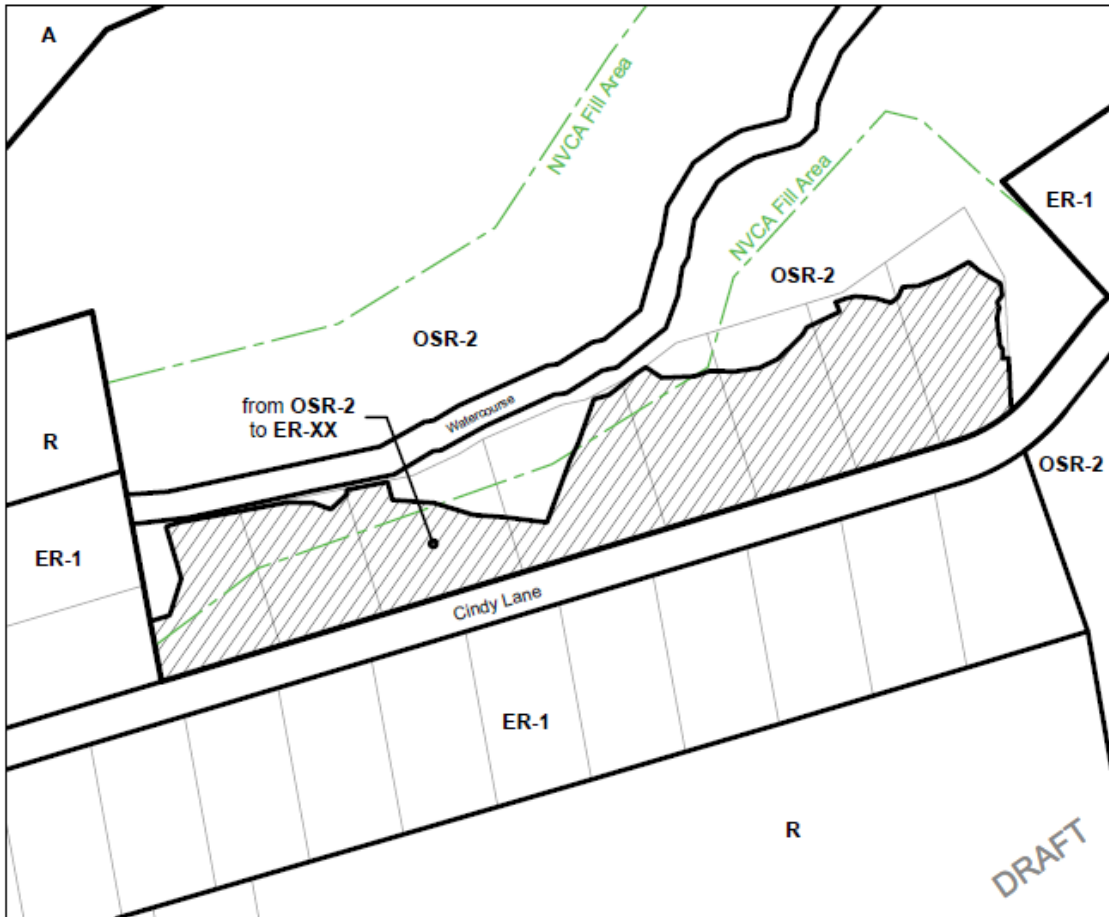
Schedule "A"

To
By-law 24-XX

SCHEDULE 'A' TO Z.B.A. NO. _____

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 03-57 - SCHEDULE A-6



LANDS TO BE REZONED FROM THE OPEN SPACE RECREATION EXCEPTION 2 (OSR-2) ZONE TO AN ESTATE RESIDENTIAL EXCEPTION XX (ER-XX) ZONE

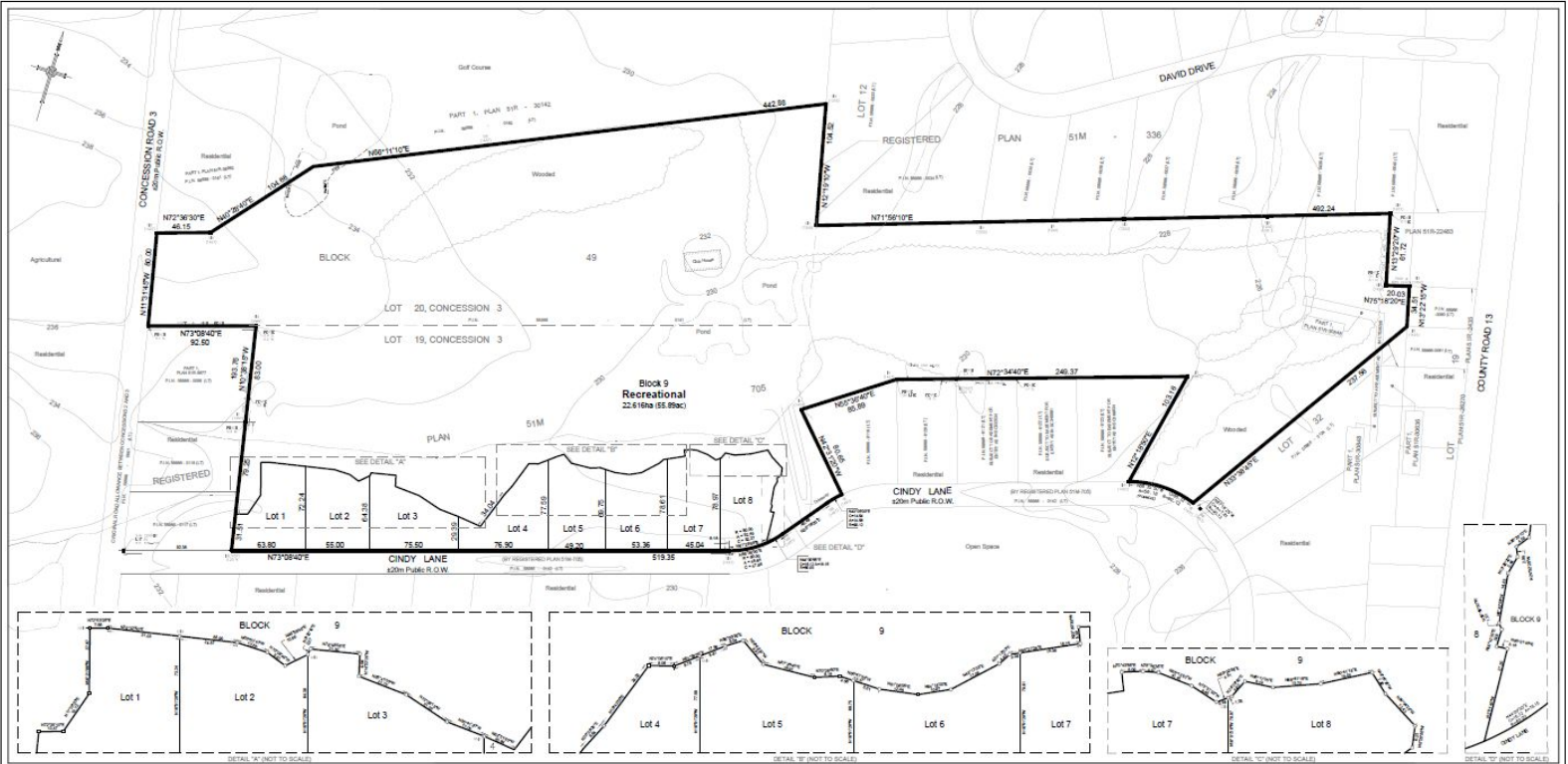
DATE

DATE

CLERK

MAYOR

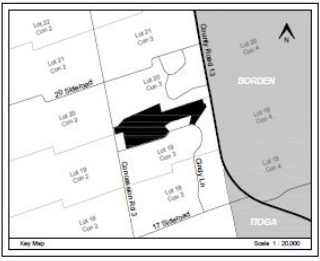
APPENDIX C



**SILVER BROOKE GOLF CLUB
DRAFT PLAN OF SUBDIVISION**

PART OF LOTS 19 & 20, CONCESSION 3
BLOCK 18 REGISTERED PLAN 1918/18
TOWNSHIP OF AQUILA-TOSCORONTIO, COUNTY OF SIMCOE

LAND USE	LOTS/BLOCKS	sqm	AREA m ²	%
SINGLE DETACHED RESIDENTIAL	Lots 1 - 6	2,361	7.22	11.56
RECREATIONAL (GOLF COURSE)	Block 9	22,616	58.59	88.42
TOTAL		24,977	65.81	100



LEGEND

- DRAFT PLAN BOUNDARY
- BLOCKS
- 20M CONTOURS
- WOODED AREA
- WATERCOURSE

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT

4) AS SHOWN	1) PRIVATE WELL
5) AS SHOWN	2) ALLESTON SANDY LOAM TOOR SANDY LOAM & MUCK
6) AS SHOWN	3) AS SHOWN
7) AS SHOWN	4) PRIVATE SERVICES
8) AS SHOWN	5) AS SHOWN

TOWNSHIP OF AQUILA-TOSCORONTIO APPROVAL
APPROVED IN ACCORDANCE WITH SECTION 51(3) OF THE PLANNING ACT, REG. 1986,
CHAPTER P-13, AS AMENDED.

THIS _____ DAY OF _____ 20____

OWNER'S CERTIFICATE
I, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE POWELL PLANNING AND ASSOCIATES TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: _____
2834556 Ontario Inc. / U/Gagan Singh

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

DATE: _____
RUDY MAK, O.L.S.
RUDY MAK SURVEYING LTD.

DRAFT

No.	DATE	REVISION	BY

Stamp: _____

Scale: 1 : 1,500

Drawn By: AM Checked By: AM Date: September 28, 2024

Powell Planning & Associates
Town of New Tecumseth, County of Simcoe
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Email: info@powellplanning.ca



Powell Planning & Associates

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