



**THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO  
NOTICE OF ADOPTION  
OFFICIAL PLAN AMENDMENT No. 27  
(1084 County broad 50)**

**SYNOPSIS:** The purpose of this amendment is to revise Schedule E-8 – Oak Ridges Moraine – Site-Specific Land Use Designations of the Township of Adjala-Tosorontio Official Plan by adding ‘OPA 27’ to the subject lands and clarifying the commercial use permissions to include restaurant, retail, daycare, and office uses, including medical office uses.

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio passed By-law 2024-068 on November 13, 2024, under the provisions of Section 17 and 22 of the Planning Act, R.S.O. 1990 c.P.13.

A copy of By-law 2024-068 is attached. For more information, please contact the Township offices during regular office hours at (705)434-5051 Ext. 222 or [ksally@adjitos.ca](mailto:ksally@adjitos.ca)

This land is also subject to a zoning amendment, as approved through By-law 2024-069.

**OPA No. 27 will be forwarded to the County of Simcoe for final consideration and approval. If you wish to be notified of the decision of the approval authority related to the Amended, you must make a written request to:**

County of Simcoe  
1110 Highway 26  
Midhurst, ON  
L0L1X0

**Who Can File an Appeal:** Specified person, public body or registered owner may appeal a decision of the municipality to the Ontario Land Tribunal. No specified person, public body or registered owner shall be added as a party to the hearing of the appeal unless, before the plan was passed, the specified person, public body or registered owner made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the specified person, public body or registered owner as a party.

Dated at the Township of Adjala-Tosorontio this 26 day of November 2024.

**The Corporation of The Township of Adjala-Tosorontio**

**By-Law No. 2024-068**

**A By-law to adopt amendment No. 27 to the Official Plan of the Township of Adjala-Tosorontio**

**WHEREAS** 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:

1. THAT Amendment No. 27 to the Official Plan of Township of Adjala-Tosorontio, consisting of the attached text and Schedules, is hereby adopted.
2. THAT the Planner is hereby authorized and directed to make an application to the County of Simcoe for approval of Amendment No. 27 to the Official Plan of the Township of Adjala-Tosorontio.
3. This By-law shall come into force and effect as of the date of the final passing thereof.
4. THAT Schedules "A" and "B" are hereby declared to form part of this By-law.

**ENACTMENT**

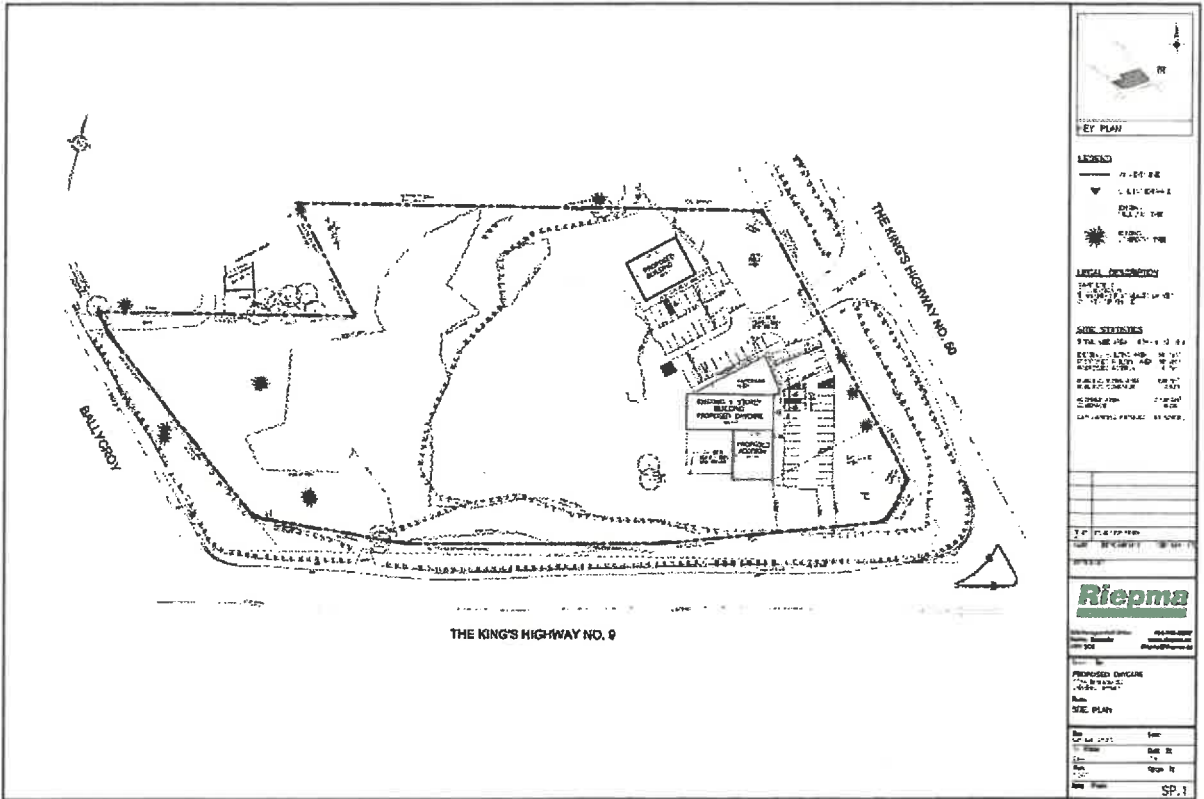
**THAT** this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Ontario Land Tribunal, and in either case, in accordance 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 be introduced and read a first and second time and be considered read a third time and finally passed this 13th day of November, 2024.

  
\_\_\_\_\_  
**Scott W. Anderson, Mayor**

  
\_\_\_\_\_  
**Robin Reid, Clerk**

**Schedule "A"**  
**To**  
**By-law No. 2024-068**



KEY PLAN

- LEGEND**
- ROAD
  - ▲ TREE
  - ▼ SHRUB
  - FENCE
  - ☀ SUN

**LEGAL DESCRIPTION**

LOT 10, DISTRICT OF...  
 ...

**SOIL STUDIES**

...  
 ...  
 ...  
 ...


DATE: ...



PROJECT: ...

PROPOSED DEVELOPMENT: ...

DATE: ...

SCALE: ...

SP. 1

**Schedule "B"**  
**To**  
**By-law No. 2024-068**

**OFFICIAL PLAN AMENDMENT No. 27**  
**to the Official Plan for the Township of Adjala-Tosorontio**

**1084 County Road 50**

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. 27:** includes the text and Schedule 1 attached hereto, which are the operative part of Official Plan Amendment No. 27.

**OFFICIAL PLAN AMENDMENT #27**  
**1084 County Road 50 – CHANGE OF LAND USE DESIGNATION**

**A. Preamble**

**a. Purpose**

The purpose of this amendment is to:

1. Amend Schedule E-8 – Oak Ridges Moraine – Site Specific Land Use Designations of the Township of Adjala-Tosorontio Official Plan by adding “OPA 27” to the subject lands; and
2. Clarify the commercial use permissions on the subject lands to include restaurant, retail, day care and office, including medical office uses.

**b. Location**

This amendment affects lands legally described as Part of Lot 1, Concession 8, geographic Township of Adjala, Township of Adjala-Tosorontio, as identified on Schedule 1 to this amendment.

The subject lands are located at 1084 County Road 50 at the northwest corner of Highway 9 and County Road 50.

The subject lands measure approximately 2.59 hectares (6.4 acres) in area with 109 metres (358 feet) of frontage along County Road 50 and 232 metres (760 feet) of frontage along the Highway 9. The eastern portion of the subject lands supports commercial buildings (restaurant/drive through and retail) approximately 464 square metres in size and the western portion is vacant of any structures.

**c. Basis**

Applications for Official Plan Amendment and Zoning By-law Amendment have been made to recognize the existing commercial use of the property and allow for a minor commercial expansion of up to 499 square metres (5,371 square feet) to include restaurant, daycare, office (including medical) and retail subject to site specific lot standards.

The applicant has provided a Planning Justification Report in support of the proposed amendments, which includes a discussion of the applicable Provincial planning policies, the County of Simcoe and Township of Adjala-Tosorontio Official Plans. Other supporting materials include a Natural Heritage Evaluation and Traffic Impact Study.

The Amendment and proposed development is a minor expansion to an existing commercial use that will positively contribute to this highly visible gateway location without adversely impacting the ecological integrity of the surrounding Oak Ridges Moraine.

The proposed development is consistent and/or conforms to with applicable policy framework including the Provincial Planning Statement (2024), Oak Ridges Moraine Conservation Plan, County of Simcoe Official Plan and Township of Adjala-Tosorontio Official Plan.

**B. Amendment No. 27**

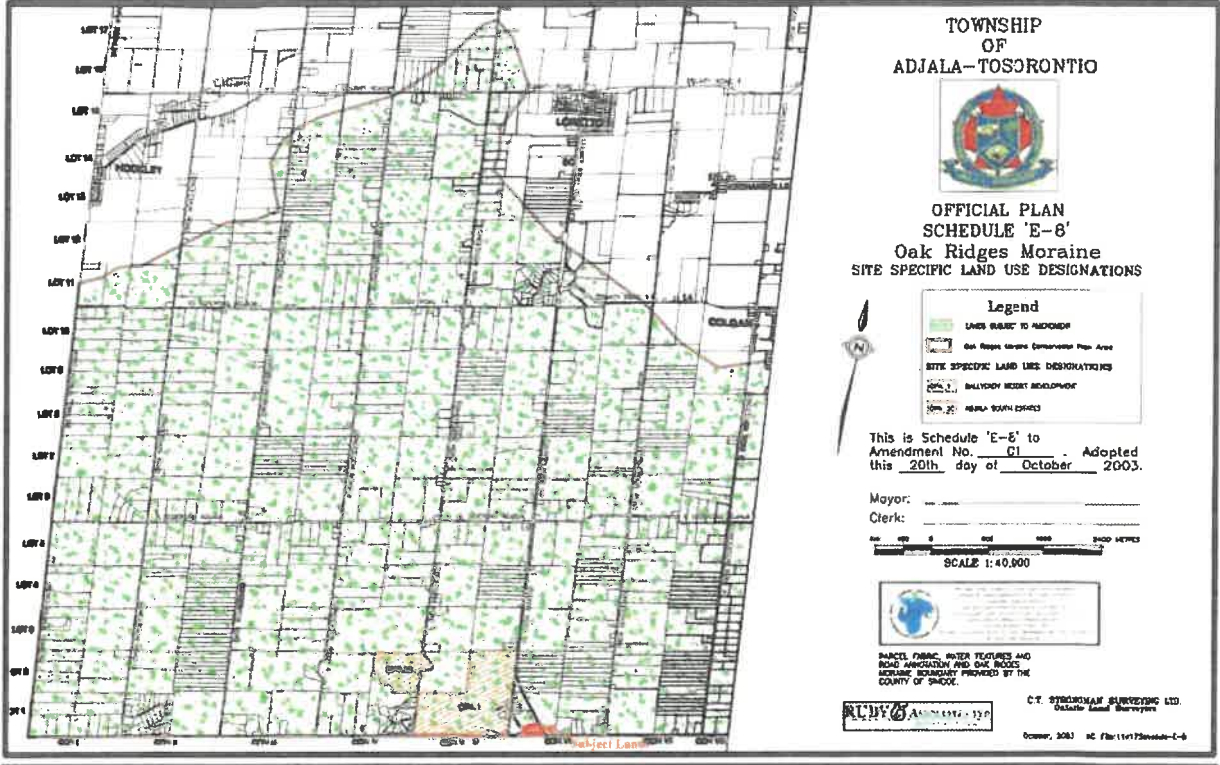
**a. Introduction**

The purpose of this Amendment is to clarify that the existing commercial use of the property is permitted to expand to accommodate restaurant, retail, office (including medical) and daycare on the eastern portion of the site.

**b. Details of the Amendment**

1. Schedule E-8 – Oak Ridges Moraine – Site Specific Land Use Designations plan of the Township of Adjala-Tosorontio Official Plan is amended by identifying the Subject Lands as subject to “OPA 27”, as shown on Schedule 1, attached; and
2. Section 4.12.1.4 is amended by adding a site-specific policy “viii)” to the Official Plan of the Township of Adjala-Tosorontio for the Subject Lands shown in Schedule 1, which states: “Official Plan Amendment No. 27 (OPA 27) allows for the commercial use of the property to include restaurant, retail, office (including medical) and daycare on the eastern portion of the site.”

**Schedule 1  
To Official Plan Amendment #27**



**TOWNSHIP  
OF  
ADJALA-TOSORONTIO**



**OFFICIAL PLAN  
SCHEDULE 'E-6'  
Oak Ridges Moraine  
SITE SPECIFIC LAND USE DESIGNATIONS**

**Legend**

	LANDS SUBJECT TO REDUCTION
	Oak Ridges Moraine Environmental Plan Area
<b>SITE SPECIFIC LAND USE DESIGNATIONS</b>	
	RESIDENTIAL
	MULTI-USE RESIDENT DEVELOPMENT
	AGRI-URBAN ZONES

This is Schedule 'E-6' to  
Amendment No. 01 Adopted  
this 20th day of October 2003.

Mayor: \_\_\_\_\_  
Clerk: \_\_\_\_\_



PARCELS, FENCING, WATER FEATURES AND  
ROAD AMBITIOUS AND OAK RIDGES  
MORAINES BOUNDARY PROVIDED BY THE  
COUNTY OF SIMCOE.



**C.T. SYBROOKIAN SURVEYING LTD.**  
Ontario Land Surveyors

October, 2003 OC File 114173 Schedule-L-6