



**THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO
NOTICE OF ADOPTION
OFFICIAL PLAN AMENDMENT No. 26
(2329 Concession Road 8)**

SYNOPSIS: The purpose of this amendment is to redesignate the lands to "Residential" to facilitate the creation of four (4) residential infilling lots by applications for Consent pursuant to Section 53 of the Planning Act, R. 8. 0., 1990, as amended.

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio passed By-law 2024-040 on June 12th, 2024, which amended Schedule B-1 of the Colgan Land Use Plan in the Adjala Tosorontio Official Plan to redesignate the subject lands from "Agricultural" to "Residential" and permit residential infilling for four lots by consent under Section 53 of the Planning Act, R. S.O. 1990, as amended and directed that application be made to the County of Simcoe for approval of the amendment.

The purpose of this amendment is to is to redesignate the lands to "Residential" to facilitate the creation of four (4) residential infilling lots by applications for Consent pursuant to Section 53 of the Planning Act, R. 8. 0., 1990, as amended, on property located on Part of Lot 11, Concession 8, on Reference Plan, geographic Township of Adjala, 2329 Concession Road 8 (4301-010-002-20900).

A copy of By-law 2024-040 is attached. For more information, please contact the Township offices during regular office hours at (705)434-5051 Ext. 222 or ksally@adjtos.ca

This land is also subject to a zoning amendment, as approved through By-law 2024-041.

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

Dated at the Township of Adjala-Tosorontio this 17th day of July 2024.

The Corporation of The Township of Adjala-Tosorontio

By-Law No. 2024-040

A By-Law to adopt amendment No.26 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. 26 to the Official Plan of the Township of Adjala-Tosorontio, consisting of the attached Text and Schedules "A" and "B" is hereby adopted.
2. THAT the Planner is hereby authorized and directed to make application to the County of Simcoe for approval of Amendment No.26 to the Official Plan of the Township of Adjala-Tosorontio.
3. 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 12th day of June 2024.



Scott W. Anderson, Mayor



Robin Reid, Clerk

Schedule "A"

To By-law No. 2024-040



Schedule "B"

To By-law No. 2024-040

OFFICIAL PLAN AMENDMENT No. 26
to the Official Plan for the Township of Adjala-Tosorontio

HARRISON

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. 26:** includes the text and Schedule 1 attached hereto, which are the operative part of Official Plan Amendment No. 26.

OFFICIAL PLAN AMENDMENT #26
HARRISON – CHANGE OF LAND USE DESIGNATION

A. Preamble

a. Purpose

The purpose of this amendment is to:

1. Amend Schedule B-1 – Colgan Land Use plan of the Township of Adjala-Tosorontio Official Plan by redesignating the subject lands from “Agricultural” to “Residential”; and
2. Clarify the policy on the subject lands to permit residential infilling for four (4) lots by way of consent pursuant to Section 53 of the Planning Act, R.S.O., 1990, as amended.

b. Location

This amendment affects lands legally described as Part of Lot 11, Concession 8, geographic Township of Adjala, Township of Adjala-Tosorontio, as identified on Schedule 1 to this amendment.

The subject lands are located at 2329 Concession Road 8, on the east side of Concession Road 8, north of County Road 14.

The subject lands measure approximately 2.79 hectares (6.9 acres) in area and have 137 metres (450 feet) of frontage along Concession Road 8 and 15.0 metres (50 feet) of frontage along the Adjala-New Tecumseth Townline. The subject lands currently support a single detached dwelling and accessory structures.

c. Basis

Applications for Official Plan Amendment, Zoning By-law Amendment, and Consent have been made to facilitate the creation of four (4) new hamlet residential lots to support the development of single detached dwellings. The proposed lots are considered minor rounding out of the Hamlet and are anticipated to be created by way of consent and to be serviced by private wells and septic systems.

The Amendment proposes to redesignate the lands from “Agricultural” to “Residential” and to clarify policy 4.6.1.11 on a site-specific basis to facilitate the creation of four (4) proposed lots by way of Consent pursuant to Section 53 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 Natural Heritage Evaluation and desktop Hydrogeological and Servicing Assessment.

The Amendment and proposed development will positively contribute to the character of the area, will provide an appropriate transition in density to the surrounding lots, and allow for a significant amount of the existing vegetation to be maintained. The proposed development will contribute to a sense of place and promote a safe and accessible pedestrian streetscape on Concession Road 8. Further, the development will contribute towards the achievement of intensification at an appropriate scale and density for the Hamlet and promotes a complete community in a locally appropriate manner by providing housing, in close proximity to an existing school, place of worship, future parks and open spaces. The proposed development will be designed to be compatible with the adjacent single detached residential properties.

The proposed development will not adversely affect the ecological integrity of the area and the lands can be adequately serviced by private drilled well and septic systems.

Residential lot creation by way of Consent is appropriate for the form of development proposed, over that of Subdivision, as the new lots will not require the provision of new or extended municipal roads, services, stormwater management infrastructure, landscaping, sidewalks or the dedication of physical parkland.

The proposed residential infilling lots represents the wise use and management of 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, the Growth Plan for the Greater Golden Horseshoe; and conforms to the Official Plans of the County of Simcoe and the Township of Adjala-Tosorontio.

B. Amendment No. 26

a. Introduction

The purpose of this amendment is to redesignate the lands to "Residential" to facilitate the creation of four (4) residential infilling lots by applications for Consent pursuant to Section 53 of the Planning Act, R.S.O., 1990, as amended.

b. Details of the Amendment

1. Schedule B-1 – Colgan Land Use plan of the Township of Adjala-Tosorontio Official Plan is amended by redesignating the Subject Lands from “Agricultural” to “Residential”, as shown on Schedule 1, attached; and
2. Section 4.6.1 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 4.6.1.11, residential development by infilling may take place for the creation of four (4) new lots by way of Consent pursuant to Section 53 of the Planning Act, R.S.O., 1990, as amended.”

**Schedule 1
To Official Plan Amendment #26**

