
To: Mayor and Members of Council
Meeting Date: January 14, 2026
Subject: PLA 2026-002: Update on the New Official Plan Project

Recommendation

THAT Staff Report PLA 2026-002 dated January 14, 2026 regarding an update on the Township of Adjala-Tosorontio New Official Plan project, be received.

Purpose/Background

This report is to provide Council and the public with an update on the preparation of the new Township of Adjala-Tosorontio Official Plan, highlighting the progress that has been made in 2025, and identifying the next steps in the process, including additional opportunities for public input, and the finalization of the new Official Plan for adoption consideration by Council in 2026.

Analysis and Discussion

Staff Reports

On February 12, 2025, Staff Report PLA 2025-005 was presented to Council identifying the background and purpose of the Township's Official Plan update exercise which is to ensure that the new Plan is consistent with the Provincial Planning Statement that came into effect on October 20, 2024, and is in conformity with the Oak Ridges Moraine Conservation Plan and the County of Simcoe's Official Plan.

On March 12, 2025, Staff Report PLA 2025-010 was presented to Council highlighting the proposed key planning themes and Vision Statement that will frame the Township's New Official Plan. The themes are in keeping with contemporary Official Plan structure and will enhance the readability of the document, directly tying the policies to the goals, objectives and vision of the New Official Plan.

On May 14, 2025, Staff Report PLA 2025-011 was presented to Council to provide details of a Public Information Centre (PIC) regarding the proposed New Official Plan on June 12, 2025. The Report highlighted that the purpose of the PIC was to engage the public regarding the new Official Plan and would include a presentation introducing the key themes of Grow, Preserve, Protect, Connect, and Implement, along with key policy directions regarding the growth strategy, additional residential units (ARUs), lot creation, and urban design guidelines.

Public Information Centre

A Public Information Centre (PIC) was held on June 12, 2025, from 5:30 p.m. to 7:30 p.m. in the Public Room of the Township Municipal Office to present the “New Township of Adjala-Tosorontio Official Plan – May 2025 DRAFT”. This PIC was an opportunity to:

- Present the draft new Official Plan, highlighting its Vision, key policies, and proposed land use framework;
- Gather public feedback on the draft to inform refinements to the document; and
- Engage residents, businesses, landowners, agencies and Indigenous communities.

The event included a presentation introducing the draft Official Plan’s themes of Grow, Preserve, Protect, Connect and Implement and key policy directions (i.e. growth strategy, ARUs, lot creation and urban design guidelines). Interactive displays including current and proposed land use schedules were set up throughout the event space, with Township staff in attendance to answer any questions that the participants had and to receive public input directly.

Revised Official Plan Text

Input received in relation to the June 2025 PIC was considered in the updating of the policies of the New Official Plan throughout the summer and fall of 2025. Input was received from the County of Simcoe, Conservation Authorities, Simcoe County District School Board and the public.

Land use designation policies and permitted uses were amended to ensure consistency and conformity with provincial legislation and policy, and the County of Simcoe Official Plan.

Policies were added to the plan to address the following:

- housing, affordable housing, and additional residential units (ARUs)
- water, wastewater, and stormwater management
- natural heritage system
- natural hazards
- climate change
- broadband and internet services
- settlement area boundary expansions
- employment lands
- mineral aggregate resources
- secondary planning
- community planning permit system
- community benefit charges

The five core themes being Grow, Preserve, Protect, Connect, and Implement along with the new Vision Statement have been included in the current version of the New Official Plan – November 2025 DRAFT. This document was prepared in-house by Township Planning Staff.

The Township’s new Official Plan will provide policy direction that will inform decisions regarding growth and development in the Township over the next 25 years.

New Official Plan Schedules

In October of 2025, the Township re-engaged SGL Planning to assist in the preparation of the map Schedules for the New Official Plan. Data sharing agreements were entered into with the County of Simcoe, Nottawasaga Valley Conservation Authority and the Toronto and Region Conservation Authority to obtain the GIS data that was required to prepare the new map Schedules. A total of twenty-three (23) new map Schedules were created to identify the following:

- Municipal structure, including the agricultural and rural areas, urban and rural settlement areas, the Oak Ridges Moraine Conservation Plan area, Earl Rowe Provincial Park, and the Highway 89 Employment Lands;
- Land use designations for lands outside and inside the Township's seven settlement areas;
- Township's Natural Heritage System comprised of watercourses, fish habitat, significant valleylands, wetlands, woodlands, areas of natural and scientific interest, provincial parks, the Oak Ridges Moraine, and the County Greenlands;
- Areas subject to natural hazards including flooding and erosion;
- Source water protection areas including wellhead protection areas, significant groundwater recharge areas, and highly vulnerable aquifers;
- Township's transportation system; and
- Mineral aggregate resources areas.

Website Updates

The "New Township of Adjala-Tosorontio Official Plan – November 2025 DRAFT" including both text and map Schedules was uploaded to the Planning and Land Use page of the Township website on December 1, 2025.

Also at this time, a feature was added to the Planning and Land Use page, allowing individuals to subscribe to receive email updates on the New Official Plan project, including notices of future open houses and public meetings, and notice of adoption.

Emails were also sent to the County of Simcoe, prescribed persons and public bodies, Indigenous communities, and those individuals who have subscribed to receive updates on the project, to advise them of the public release of the updated Plan and of the upcoming Public Open House.

Public Open House

A Public Open House was held on December 9, 2025, from 6:00 p.m. to 8:00 p.m. in the Public Room of the Township Municipal Office to present the "New Township of Adjala-Tosorontio Official Plan - November 2025 DRAFT". This Public Open House was an opportunity to:

- Present the updated draft new Official Plan policies;
- Present the twenty-three (23) new Official Plan map schedules in large-scale 2x3' format;
- Gather public feedback on the draft text and mapping to inform any required refinements to the documents; and
- Engage residents, businesses, landowners, agencies and Indigenous communities.

A Comment Form and Questionnaire was made available for visitors to the Public Open House.

Promotion:

To ensure meaningful engagement and to encourage attendance at the PIC and Public Open House, the release of the draft New Official Plan was promoted through multiple channels, including:

- Township's website;
- Social media (e.g., Facebook, Instagram, X);
- Notices in community newsletters; and
- Email distribution to prescribed agencies and individuals who subscribed for OP updates.

Strategic Plan Alignment

This aligns with the following Strategic Plan Pillar(s):

- Operations and Good Governance
- Community Vitality and Planning
- Environmental Sustainability

Next Steps

The Township will hold a statutory Open House in the new year on **February 11, 2026** with a Public Meeting (Special Meeting of Council) to be held on **February 18, 2026**.

In advance of these public engagement opportunities, the Township will be releasing an updated version of the new Official Plan that has considered the public and agency feedback received in relation to the December 9th, 2025 Public Open House and agency circulation. The updated version of the New Official Plan will be posted to the Township's website and circulated to the prescribed persons and public bodies, Indigenous communities, and those individuals who have subscribed to receive updates on the project.

Following the February 2026 Open House and Public Meeting, any feedback received will be considered in the preparation of a final version of the New Official Plan. Planning Staff will then provide Council with a report recommending adoption of the New Official Plan.

The County of Simcoe is the approval authority for the New Township of Adjala-Tosorontio Official Plan. Following Township Council's adoption of a New Official Plan, Township Planning staff will prepare the necessary adoption record for the County's consideration.

Conclusion

Section 26 of the Planning Act requires all municipalities to review and update their Official Plans every 5 years to ensure their Plan is consistent with the Provincial Planning Statement, is in conformity with provincial plans, and has regard for provincial interests. Given the age of the current Official Plan, a comprehensive update is required to achieve the Township's vision for the growth of the municipality over the next 25 years. The Township's new Official Plan will provide policy direction that will inform decisions regarding growth and development with the goal of building safe, vibrant and complete communities, while preserving its rich agricultural and rural heritage.

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Approved - 18 Dec 2025

Approved - 19 Dec 2025

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Approved - 19 Dec 2025