

New Official Plan Open House - February 11, 2026

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Manager of Planning Services*



Overview

- The Official Plan – What is it?
- Why are we updating the Official Plan?
- Release of the Draft New Official Plan
- Community and Stakeholder Engagement
- Comments Received
- New Official Plan Structure
- Next Steps



The Official Plan – What is it?

- This Official Plan is a statement of the goals, objectives and land use policies intended to guide future land use, physical development and change, and the effects on the social, economic, and natural environment within the Township during the 25-year planning period.
- The Plan provides direction on matters such as:
 - Development within the urban and rural settlement areas
 - The provision of a range and mix of housing types, including affordable and attainable housing
 - Planning for water, wastewater and stormwater infrastructure to support growth
 - The protection of the natural environment
 - The conservation of cultural heritage and archaeological resources
 - The development of parks, recreational facilities, open spaces and trails
 - Mineral aggregate resources
 - Maintaining an effective transportation system, including active transportation
 - Improving broadband and internet infrastructure
 - The subdivision and lot creation process
 - Community design guidelines

Why are we updating the Official Plan?

- It is a legislative requirement under Section 26 (1) of the Planning Act, for the council of a municipality to revise their official plan every 10 years and to update the Plan every 5 years thereafter.
- The Township's current Official Plan:
 - adopted by Township Council November 2, 1998;
 - approved with modifications by the County of Simcoe on October 28, 1999, and
 - consolidated to include Ontario Municipal Board decisions November 2000.
- While there have been 27 amendments to the Official Plan over the years, the Official Plan needs to be updated so that it is consistent with the Provincial Planning Statement that came into effect on October 20, 2024, and conforms with the Oak Ridges Moraine Conservation Plan (2017), provincial source water protection plans, and the County of Simcoe Official Plan.
- The new Official Plan will replace the Township's current Official Plan and modernize land use planning policy to responsibly and sustainably guide the Township's growth until the year 2051.

Release of the Draft New Official Plan

- In June of 2015, Township launched its Official Plan Review project; a significant, Township-wide planning initiative.
- Over the years, the project has faced delays due to changes in planning staff and ongoing updates to provincial planning legislation and policy.
- Four drafts of the proposed new Official Plan released for comment
 - First draft released December 2023
 - Second draft released June 4, 2025
 - Third draft released December 1, 2025
 - Fourth draft released January 12, 2026
- With each release of the draft Official Plan, the related documents were made available to the public on the Township's website and through viewing at the Municipal Administration Centre



January 2026 - DRAFT



Community and stakeholder engagement

- Regular updates posted to the Township's Planning and Land Use webpage
- Email distribution with OP project updates to the County of Simcoe, prescribed agencies, Indigenous communities and individuals who subscribed for updates.
- Public Information Centre – June 12, 2025
- Open House – December 9, 2025
- Project promoted through multiple channels, including:
 - Township's website;
 - Township's Community Board;
 - Social media (e.g., Facebook, Instagram, X); and
 - Notices in community newsletters.

Comments received

- Following the circulations and public engagement opportunities, comments were received from the County of Simcoe, Simcoe County District School Board, Toronto and Region Conservation Authority, Nottawasaga Valley Conservation Authority, Simcoe Muskoka District Health Unit, Canada Post, Enbridge Gas, planning consultants on behalf of the development community/private landowners, and the public.
- Comments received by subject:
 - Secondary plans and settlement form and design
 - Planning for new public service facilities, including schools
 - Increased recreation, parks and trail opportunities
 - More housing options, including affordable housing and additional residential units
 - Increase the number and variety of commercial and retail businesses
 - Employment lands development
 - Protecting the environment (natural heritage, source water protection, watershed planning)
 - Protecting people and property from natural hazards
 - Climate change
 - Transportation system and active transportation

New Official Plan Structure

Section 1 – Introduction

- Outlines the purpose, Vision, structure, and the legislative and policy basis of the Plan.

Section 2 – Grow

- Directs where and how growth and development is to occur to support sustainable, complete and resilient communities.

Section 3 – Land Use Designations

- Identifies permitted uses and development policies for each land use designation, along with site-specific exceptions.

Section 4 – Preserve

- Focuses on the wise use and management of resources within the Township.

Section 5 – Protect

- Directs development away from natural and man-made hazards to protect public health and safety, and to avoid property damage.

Section 6 – Connect

- Promotes connectivity through transportation, infrastructure, public service facilities, and community networks.

Section 7 – Implement

- Provides tools and processes to ensure the Plan's policies are effectively applied.

Section 8 – Definitions

Section 9 – Schedules

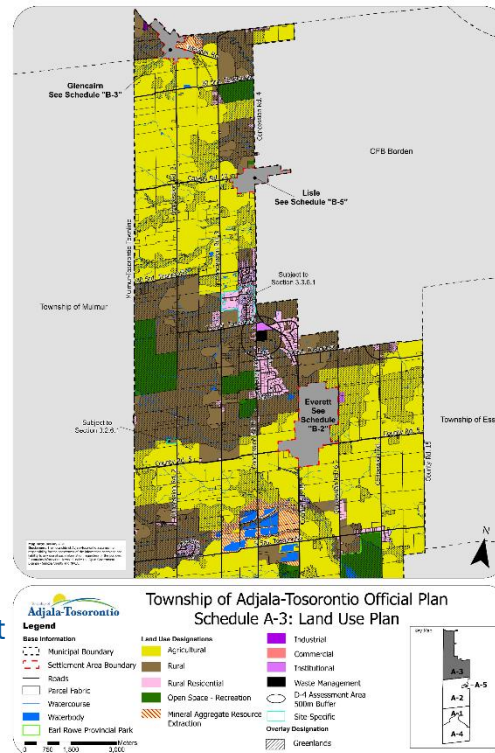
New Official Plan Structure

- The Plan will provide policy direction that will inform decisions regarding growth and development in the Township over the next 25 years
- Plan is structured with the key themes of Grow, Preserve, Protect, Connect and Implement
- Hierarchy of settlement areas established
 - Urban Settlement Areas – Colgan and Everett
 - Rural Settlement Areas – Glencairn, Hockley, Lisle, Loretto, Rosemont
- Complete implementation section included to address the use of a variety of planning tools to support responsible growth and development

New Official Plan Structure – Land Use Designations

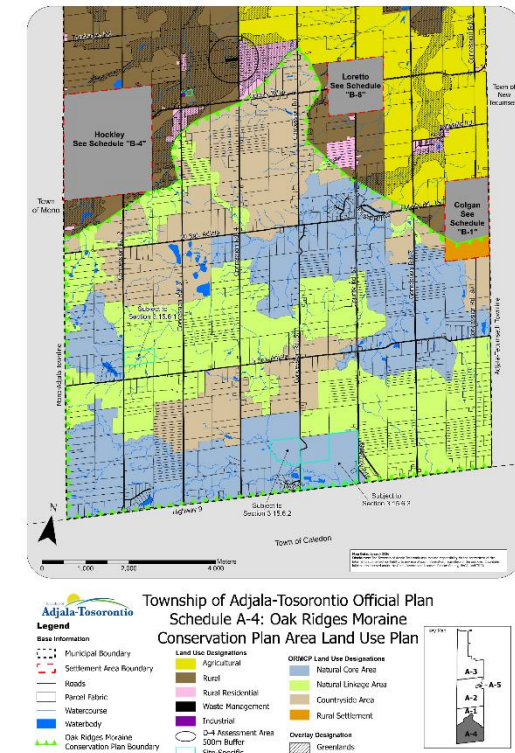
Land Use Designations (Outside the Oak Ridges Moraine Conservation Plan Area)

- Agricultural
- Rural
- Rural Residential
- Residential
- Future Development
- Open Space – Recreation
- Open Space – Conservation
- Commercial
- Light Industrial
- Institutional
- Waste Management
- Mineral Aggregate Resource Extract
- Employment Lands
- Greenlands Overlay



Land Use Designations (Within the Oak Ridges Moraine Conservation Plan Area)

- Natural Core Area
- Natural Linkage Area
- Countryside Area
- Rural Settlement



New Official Plan – Land Use Designations Continued

- Most of the land use designations from the current Official Plan have been maintained in the new Official Plan.
- Within the settlement areas, there are no longer any lands designated Rural or Agricultural. Lands currently designated Rural or Agricultural have been updated to the Residential or Future Development designations. The Future Development designation is intended as a “holding” category for lands within the settlement areas that are not needed to accommodate near-term growth but are considered logical locations for eventual future growth, subject to meeting certain criteria.
- The new Waste Management designation has been created to recognize existing County-owned waste management sites, and for any future County or private waste management site.
- The new Employment Lands – Category 1 and Employment Lands – Category 2 designations have been created to recognize those commercial and industrial zoned lands within the Highway 89 Employment Lands area.

New Official Plan Structure – Greenlands Overlay

- The new Greenlands Overlay designation applies to lands within, and outside of the settlement area boundaries, but not within the ORMCP area.
- The addition of the Greenlands Overlay and related policies of the new Official Plan ensures conformity to the Greenlands policies of the County of Simcoe Official Plan and consistency with the natural heritage policies of the Provincial Planning Statement.
- Outside of settlement areas, the Greenlands Overlay applies to those lands within the natural heritage system of the County of Simcoe, which is generally identified as the Greenlands designation in the County Official Plan.
- Within the settlement areas and the Highway 89 Employment Lands, the Greenlands Overlay is a consolidated layer made up of natural heritage features and natural hazard lands.
- The Greenlands Overlay designation provides a layer of planning policy over top of the underlying land use designation, and as such, all uses and forms of *development* remain subject to the policies of the underlying land use designation as identified on the Land Use Plan Schedules to this Plan. However, where new *development* or *redevelopment* is proposed in the Overlay designation, the Township shall review the application in consideration of the natural heritage features and functions; and/or the natural hazard constraints that apply to the subject lands, in consultation with the County of Simcoe and the Conservation Authority, where applicable. This is already the current process the Township follows in consideration of development applications.
- Legally existing uses within the Greenlands Overlay will be recognized and may continue.

New Official Plan Structure – Schedules (23 in total)

- Schedule A - Municipal Structure
 - Identifies 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
- Schedules A-1 to A-5 and B-1 to B-7 - Land Use Plans
 - Land use designations for lands outside and inside the Township's seven settlement areas
- Schedule C-1 to C-3 - Natural Heritage System
 - Identifies watercourses, fish habitat, significant valleylands, wetlands, woodlands, areas of natural and scientific interest, the provincial park, the Oak Ridges Moraine, and the County Greenlands
- Schedule D - Natural Hazards
 - Identifies lands subject to flooding and erosion
- Schedules E-1 to E-3 - Source Water Protection
 - Identifies wellhead protection areas, significant groundwater recharge areas, and highly vulnerable aquifers
- Schedule F - Mineral Aggregate Resources
- Schedules G-1 and G-2 - Transportation System

Next Steps

- Following this Open House, the Township will have a statutory Public Meeting on February 18, 2026.
- All feedback received in association with the Open House and Public Meeting 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 finalized New Official Plan. It is anticipated that this report will be presented to Council at a regular scheduled Council meeting in early spring 2026.
- The County of Simcoe is the approval authority for the Township of Adjala-Tosorontio's Official Plan. Following Township Council's adoption of a New Official Plan, Township Planning staff will prepare the necessary adoption record of the new Official Plan for the County's approval consideration.
- The County may approve the new Official Plan as adopted, or with any necessary modifications.
- Following approval of the new Official Plan by the County, the Township will commence amending its Comprehensive Zoning By-law to bring it into conformity with the new Official Plan. This must be completed within three years of the new Official Plan coming into effect.

Thank You!

- A copy of the proposed new Official Plan and additional information is available on the Township's website at adjtos.ca/draftop.
- If you have any questions, or would like to submit comments to the Township regarding the new Official Plan, please send an email to planning@adjtos.ca or mail or hand deliver your comments to the Planning Department, Township Municipal Centre, 7855 Sideroad 30, Alliston, L9R1V1. Comments will be received up to the date of adoption of the new Official Plan by Township Council.

Questions?

