
To: Mayor and Members of Council

Meeting Date: April 8, 2026

Subject: PLA 2026-005: Update on the Township Official Plan Review Project and related Public Meeting April 8, 2026

Recommendation

THAT Staff Report PLA 2026-005 dated April 8, 2026 regarding an update on the Township of Adjala-Tosorontio Official Plan Review Project and related April 8, 2026 Public Meeting, 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 2026, the holding of a Public Meeting on April 8, 2026, and identifying the next steps in the project, including the finalization of the new Official Plan for adoption consideration by Council in 2026.

Analysis and Discussion

Statutory Open House and Public Meeting – February 2026

The Township held a statutory Open House on February 11, 2026 and a statutory Public Meeting (Special Meeting of Council) on February 18, 2026 regarding the January 2026 draft of the new Official Plan. A Notice of Open House and Public Meeting was posted to the Township website on January 12, 2026 and January 19, 2026 respectively, and circulated by email to the prescribed persons and agencies, and subscribers to the project. The January 2026 Draft Official Plan text and map schedules were also posted to the Township's website on January 12, 2026. At both public engagement events, Township Planning Staff gave a presentation to provide an overview of the content of the proposed new Official Plan, and were available to answer any questions the attendees and Council had.

Prior to, and following the February 2026 Open House and Public Meeting, input was received from the County of Simcoe, Conservation Authorities, Simcoe County District School Board, Simcoe Muskoka District Catholic School Board, Town of New Tecumseth Planning Department, Enbridge Gas, consultants on behalf of property owners, and the public.

New Official Plan – Policies

Comments received generally related to the following subjects:

- Employment Lands permissions

- Sewage and water services policies
- Greenlands Overlay mapping and policies
- Rural designation and Consent policies
- Requests to redesignate Agricultural designated lands
- Additional residential unit policies
- Definition of affordable housing
- Neighbourhood design and school sites
- Source water protection policies
- Development charges
- Community benefit charges
- Holding provisions
- Infrastructure
- Financial securities
- Financial impact analysis
- Natural hazards mapping
- Mineral aggregate operations and site rehabilitation
- Broadband and internet services
- Settlement area boundary expansions
- Settlement area histories

Input received was considered in the updating of the text and policies of the proposed New Official Plan dated March 2026 – DRAFT that is the subject of the April 8, 2026 Public Meeting. Land use designation policies and permitted uses were amended to ensure the new Official Plan has regard to matters of provincial interest; is consistent with the Provincial Planning Statement, 2024; and conforms with the Oak Ridges Moraine Conservation Plan, provincial Source Protection Plans, and the County of Simcoe Official Plan.

Below is an overview of the various Sections and Policies that were amended.

- Section 2. Grow revised to introduce the concept of identifying strategic growth areas within the Urban Settlement Areas.
- Section 2.4 revised to clarify that Commercial buildings in the Commercial designation or in an identified strategic growth area may incorporate an accessory residential use.
- Section 2.9 Housing revised to ensure that an adequate supply and mix of housing options and densities is available at all times to contribute towards meeting the projected needs of current and future residents of the regional market area, with the Township contributing to the regional market area fifteen (15) year supply of land designated and available for residential development, redevelopment and residential intensification, and endeavoring to maintain a minimum three (3) year continuous supply of residential lands suitably zoned with servicing capacity in draft approved or registered plans.
- Section 2.10 Affordable Housing – “affordable” housing is defined in Section 8 Definitions of the Plan. In the case of ownership housing, affordable means the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low- and moderate-income households*; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

In the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area. This definition mirrors the definition of affordable in the Provincial Planning Statement.
- Section 2.11 Additional Residential Units policies were revised to provide clarity on where these units are permitted, and criteria for consideration.
 - Section 3.1 Agricultural revised to clarify the description of lands designated Agricultural, and to revise the policies related to non-agricultural use permissions.
 - Section 3.2 Rural revised to identify that all development and redevelopment within the Rural designation is subject to the Greenlands Overlay policies of Section 3.14 of the Plan, where the Greenlands Overlay exists. The Rural lot creation policies were also revised to identify that new rural residential lots shall be generally no more than 1 hectare in size, that a maximum of 3 lots may be created by Consent, and that new rural residential subdivisions will not be permitted. These revisions are required to demonstrate conformity with the Rural policies of Section 3.7 of the County of Simcoe Official Plan.
 - Section 12 Mineral Aggregate Resource Extraction was revised to add a new policy 3.12.8.3 regarding mineral aggregate site rehabilitation and the surrender of an aggregate licence or permit.
 - Section 3.13 Employment Lands was revised to clarify the planned function of the area to support industrial and commercial uses, outside of a serviced settlement area.
 - Section 4.4.2 Source Water Protection revised to update the list of prescribed drinking water threats as identified in O. Reg. 287/07. Wellhead protection area and significant groundwater recharge area policies also revised based on input from the Toronto & Region Conservation Authority.
 - Section 6.8.8 Active Transportation policies revised in relation to neighbourhood design and schools.
 - Section 6.10 Broadband revised to add a policy regarding the maintenance of the Township's *Protocol for the Establishment of Telecommunication Facilities* to ensure it reflects current legislative requirements and industry practices and supports the effective creation of new broadband *infrastructure* to improve access to the internet.
 - Section 7.10 Holding Provisions revised to identify additional criteria that may need to be considered in relation to the application of a Hold, and before the Holding provision can be removed.
 - Section 7.20 Community Benefits Charges revised to identify the situations when a community benefits charge may be collected.
 - New Section 7.25 Development Charges added.
 - "Subwatershed" definition added.

Please note that research into the history of the settlement areas is underway and will be added to an update to the proposed new Official Plan when complete.

New Official Plan – Map Schedules

A number of required minor edits have been identified by Township Planning Staff, Conservation Authorities, County of Simcoe, and by individuals related to certain Schedules to the proposed new

Official Plan. Planning staff are currently working with its mapping consultant to make the necessary changes, with updated mapping to be publicly released following the Public Meeting on April 8, 2026. The public will be able to comment on the updated Map Schedules for two weeks after their release later this month.

Public Meeting – April 8, 2026

The purpose of the Public Meeting is to provide an update on the comments received in relation to the draft of the proposed new Official Plan released in January 2026, including input received at the statutory Open House and Public Meeting held on February 11, 2026 and February 18, 2026, respectively, and how that input informed updates to the current draft of the Official Plan released in March 2026. Planning staff will provide a presentation to Council and the public in this regard. The Public Meeting is also an opportunity for Council and the public to ask questions and provide any input they have on the updated version of the proposed new Official Plan.

On March 18, 2026, the updated [March 2026 - DRAFT](#) of the proposed new Official Plan was posted to the Township's [Planning and Land Use](#) webpage. That same day, the [Notice of Public Meeting](#) was posted to the Township's website under News and Notices, and was also circulated by email to the County of Simcoe, prescribed persons and public bodies, Indigenous communities, and those individuals who have subscribed to receive updates on the project.

Strategic Plan Alignment

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

- Operations and Good Governance
- Financial Sustainability
- Community Vitality and Planning
- Communications
- Infrastructure
- Environmental Sustainability

Next Steps

Following the April 8, 2026 Public Meeting, any feedback received regarding the proposed New Official Plan dated March 2026 – DRAFT 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. This Staff Report will include a complete and detailed summary of the Official Plan Review project including input received and how that input was addressed, with a copy of the final Official Plan including map schedules, as a schedule to the Staff Report.

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 approval consideration.

Conclusion

Section 26 of the Planning Act requires all municipalities to review and update their Official Plans every 5 years to ensure consistency with the Provincial Planning Statement, conformity with provincial plans, and has regard for provincial interests. A significant amount of work has been

completed to comprehensively update the Township's Official Plan as part of the Section 26 Official Plan update exercise and to achieve the Township's vision for the growth of the municipality over the next 25 years. It is anticipated that a Staff Report recommending adoption of the finalized new Official Plan will be brought to Council for consideration in the Spring of 2026.

Prepared By: Greg Marek, Manager of Planning

Approved By:

Robin Reid, Director of Corporate Services/Clerk

Approved - 30 Mar 2026

Debbie Anderson, Director of Building, Planning and By-law/
CBO

Approved - 30 Mar 2026

Brent Andreychuk, Director of Finance/ Treasurer

Approved - 31 Mar 2026

Christopher Kalimootoo, CAO

Approved - 01 Apr 2026