

# New Official Plan Public Meeting - April 8, 2026

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Manager of Planning Services*



# Overview

- Why are we holding this Public Meeting?
- February 2026 Open House and Public Meeting - Comments Received
- Overview of text revisions included in March 2026 – DRAFT of new Official Plan
- Map Schedules Updates
- Next Steps



# Why are we holding this Public Meeting?

- The purpose of the Public Meeting is to provide an update on the comments received in relation to the [January 2026 – DRAFT](#) of the proposed new Official Plan, 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 [March 2026 - DRAFT](#) of the proposed new Official Plan.
- It is also an opportunity for the public and Council to ask questions, make comments or seek clarification on the [March 2026 - DRAFT](#) of the new Official Plan.
- The [March 2026 - DRAFT](#) of the proposed new Official Plan was posted to the Township's [Planning and Land Use](#) webpage on March 18, 2026. 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.

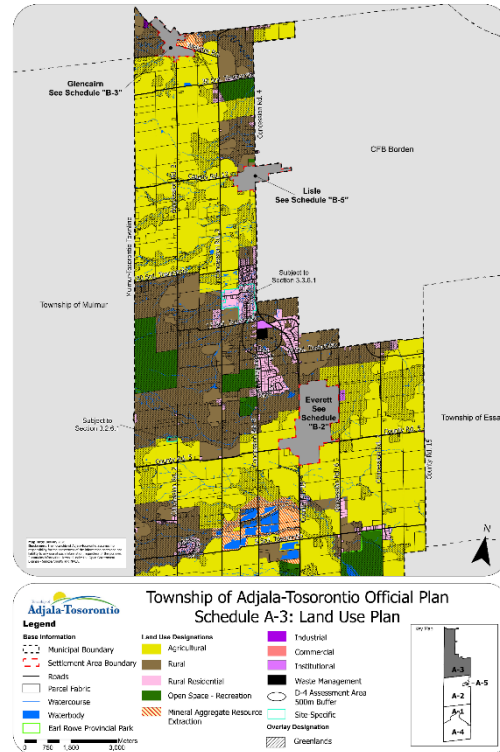
# February 2026 Open House & Public Meeting - Comments received

- Prior to, and following the February 2026 public engagement opportunities, comments were received from the County of Simcoe, SCDSB, SMCDSB, Town of New Tecumseth Planning Department, Toronto and Region Conservation Authority, Enbridge Gas, planning consultants on behalf of the development community/private landowners, and the public.
- Comments received generally related to the following subjects:
  - Sewage and water services infrastructure and policies
  - Greenlands Overlay mapping and policies
  - Rural designation and Consent policies
  - Employment Lands permissions including two-zone floodplain policies
  - Requests to redesignate Agricultural designated lands
  - Additional Residential Unit policies
  - Definition of affordable housing
  - Neighbourhood design and school sites
  - Source water protection policies and mapping
  - Development Charges and Community Benefit Charges
  - Holding provisions
  - Financial securities and financial impact analysis
  - Natural hazards mapping
  - Mineral aggregate operations and site rehabilitation
  - Broadband and internet services
  - Settlement area boundary expansions
  - Settlement area histories

# New Official Plan Structure – Land Use Designations and Overlays

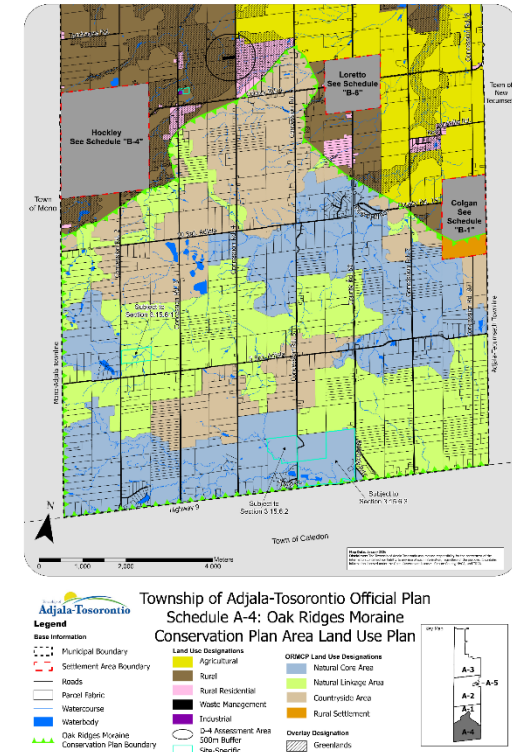
## Land Use Designations and Overlays (Outside the Oak Ridges Moraine Conservation Plan Area)

- Agricultural
- Rural
- Rural Residential
- Residential
- Future Development
- Open Space – Recreation
- Open Space – Conservation
- Commercial
- Light Industrial
- Institutional
- Waste Management
- Mineral Aggregate Resource Extraction
- 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 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
- Schedules 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

## Revisions included in March 2026 DRAFT of New Official Plan

- Section 2. Grow - revised to introduce the concept of identifying strategic growth areas within the Urban Settlement Areas.
- Section 2.4 Urban Settlement Areas - 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 identify 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.

## Revisions included in March 2026 DRAFT of New Official Plan

- Section 2.10 Affordable Housing – definition of “affordable” housing included in Section 8 Definitions of the Plan.
- Section 2.11 Additional Residential Units - policies 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.

## Revisions included in March 2026 DRAFT of New Official Plan

- Section 3.8 Commercial, Section 3.9 Institutional, and Section 3.10 Light Industrial – policies revised to permit lot creation where the provisions of the Zoning By-law can be met.
- Section 12 Mineral Aggregate Resource Extraction - 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 - 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.

## Revisions included in March 2026 DRAFT of New Official Plan

- 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.
- Note: Research into the history of the settlement areas is underway and will be added to the proposed new Official Plan when complete.

# Map Schedules Updates

- A few required edits to the map schedules 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.
- Required updates include:
  - Revised hazard lands mapping based on new layers available through the CA's (Schedule D)
  - Updating source water protection mapping based on new layers available through the County (Schedules E1-E-3)
  - Removing ORMCP boundary identifier from southern and western municipal boundary
  - Refinements to the Greenlands Overlay layer within the settlement areas
  - Adding Greenlands Overlay to the Legend of the Natural Heritage System Schedules C-1 to C-3.
  - Correcting site-specific land use designations (Schedules A-5 and B1-B-7)
  - Adjusting Rosemont settlement area boundary to match County OP Land Use Schedule 5.1
  - Updating the Transportation System Schedules to revise the road classification in specific areas
- 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.

## Next Steps

- Following the April 8, 2026 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 finalized New Official Plan. It is anticipated that this report will be presented to Council at their regular scheduled Council meeting on May 13, 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 approve 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](http://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](mailto: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?

