

PLANNING JUSTIFICATION REPORT

DRAFT PLAN OF SUBDIVISION &
ZONING BY-LAW AMENDMENT

7723 Highway 89
Township of Adjala-Tosorontio

Date:

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Prepared for:

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CONTENTS

1.0	INTRODUCTION	1
2.0	SITE DESCRIPTION AND SURROUNDING LAND USES	2
3.0	PROPOSAL	3
3.1	Proposed Draft Plan	3
3.2	Proposed Zoning By-law Amendment	3
4.0	PLANNING ANALYSIS	4
4.1	Planning Act	4
4.2	Provincial Policy Statement (2020)	8
4.3	Growth Plan for the Greater Golden Horseshoe (2020)	13
4.4	County of Simcoe Official Plan (2016)	17
4.5	Township of Adjala-Tosorontio Official Plan (1999)	20
4.6	Town of Adjala-Tosorontio Zoning By-Law	24
5.0	SUPPORTING STUDIES	26
5.1	Functional Servicing and Preliminary Stormwater Management Report	26
5.1.1	Sanitary Servicing	26
5.1.2	Water Servicing	26
5.1.3	Stormwater Management	26
5.1.4	Headwater Drainage Feature	27
5.1.5	Erosion and Sediment Controls	27
5.1.6	Utilities	27
5.2	Transportation Letter of Support	27
5.3	D-5-4 & D-5-5 Investigation Report	28
5.4	Stage 1-2 Archaeological Property Assessment	29
6.0	SUMMARY & FINDINGS	30

FIGURES

Figure 1 – Location Map

Figure 2 – Aerial

Figure 3 – County Official Plan

Figure 4 – Township Official Plan

Figure 5 – Township Zoning By-law

APPENDICES

Appendix A Proposed Draft Plan of Subdivision

Appendix B Draft Zoning By-law Amendment

Appendix C Township Employment Lands Decision – Official Plan

Appendix D Township By-law 13-14

1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) has been retained by Pilla Investments Inc. (the “Owner”) to review the planning merits of a proposed Industrial/Commercial Draft Plan of Subdivision and associated Zoning By-law Amendment located at 7723 Highway 89, in the Township of Adjala-Tosorontio (the “Subject Lands”). The Proposed Draft Plan of Subdivision would have the effect of creating 25 blocks for industrial and commercial type uses, along with stormwater management facilities and Open Space (the “Proposed Development”). The Proposed Draft Plan and Zoning By-law Amendment are included as **Appendix A & Appendix B** respectively.

The Subject Lands are legally described as Part of Lot 32, Concession 6, in the geographic Township of Adjala, now in the Township of Adjala-Tosorontio, County of Simcoe. The Subject Lands are comprised of 29 hectares (71.7 acres) and include 447 metres of frontage on Highway 89 and 83 metres of frontage on Concession Road 7 (**Figure 1 & 2**).

The Subject Lands are designated “Employment” in the Township Adjala-Tosorontio Official Plan and are primarily zoned ‘Employment Hold (E1-(H1))’ By-law, with a small portion zoned ‘Open Space Conservation (OSC)’ in the Township of Adjala-Tosorontio Zoning By-law.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

This Section of the Report provides an overview of the Subject Lands as well as the surrounding land uses.

The Subject Lands are comprised of 29 hectares (71 acres) predominantly in crop rotation and are situated directly to the south of Highway 89 and west of Concession Road 7. The Subject Lands generally slope from west to east and are currently developed with an existing dwelling and a number of accessory buildings clustered accessed via a gravel driveway from Highway 89. A paved access off Concession Road 7 provides access to the existing Home Hardware on an eastern portion of the Subject Lands.

The Subject Lands are bounded by a variety of land uses, which can be summarized as follows:

- NORTH:** Highway 89, industrial and commercial uses, and agricultural uses;
- EAST:** Concession Road 7, industrial and commercial uses, existing single-detached residential dwellings, and the settlement area of Alliston.
- SOUTH:** Existing rural residential and agricultural uses.
- WEST:** Existing rural residential uses, and construction yard and concrete batching plant.

3.0 PROPOSAL

A Draft Plan of Subdivision Application and Zoning By-law Amendment applications have been submitted to the Township of Adjala-Tosorontio. This Section provides further details of the Proposed Development and the applications.

3.1 Proposed Draft Plan

The Proposed Draft Plan consists of twenty-two (22) lots for industrial/commercial uses, and is included as **Appendix A** to this Report. The proposed lots vary in size and dimensions and range in area from 8,100 square metres (0.81 ha) to 1,900 square metres (1.90 ha) with frontages ranging between 70.9 metres and 174.6 metres. The Proposed Draft Plan has been designed in accordance with the E1 Zone provisions established in the Township of Adjala-Tosorontio Zoning By-law. A review of Zoning By-law compliance is included in **Section 4.6** to this Report.

In addition to the industrial/commercial lots (Lots 1 to 22), the Proposed Draft Plan consists of one (1) open space block (Block 23), two (2) stormwater management areas (Blocks 24 and 25), one (1) 30 metres wide right-of-way (Street 'A') and three (3) 20 metre wide right-of-ways (Street 'B', Street 'C' and Street 'D'). Street 'A' will provide connection to Concession Road 7 to the East, with proposed Street 'D' providing connection to Highway 89 to the north. In addition to providing access to the Proposed Development, Street 'A' also serves to provide access to the existing commercial development to the north.

The Proposed Development will be serviced by private individual water and sanitary services.

3.2 Proposed Zoning By-law Amendment

The Subject Lands are primarily zoned 'Employment Hold (E1-(H1))' By-law, with a small portion zoned 'Open Space Conservation (OSC)' in the Township of Adjala-Tosorontio Zoning By-law. The OSC Zone is associated with a Headwater Drainage Feature that traverses the northern portion of the Subject Lands.

The Proposed Zoning By-law Amendment ("ZBA") seeks to rezone the OSC Zone to the E1-H1 Zone to facilitate the Proposed Development on the Subject Lands. As outlined in this Report, the proposed ZBA is in keeping with the conclusions of the technical work completed for the Proposed Development and Subject Lands in relation to the Headwater Drainage Feature.

The Draft ZBA and Schedule are included as **Appendix B** to this Report.

4.0 PLANNING ANALYSIS

The following is a review of the land use policy framework related to the subject lands and the potential implications for the subject site.

4.1 Planning Act

The *Planning Act* is the provincial legislation which establishes the framework for land use planning in Ontario, and effectively describes how land uses may be controlled, and who may control them. With respect to the applications made, Section 34(10) of the Planning Act provides for consideration of Zoning By-law Amendments. Additionally, Section 51(24) of the Planning Act identifies that a Plan of Subdivision is to have regard, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality. Furthermore, the criteria to be considered by an approval authority when contemplating a Draft Plan of Subdivision are outlined in Section 51(24), and include:

- a) *The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2* - The proposed development will have no undue negative impact on matters of Provincial interest.
 - a. *the protection of ecological systems, including natural areas, features and functions;* - The Subject Lands are currently designated and zoned for industrial development and no natural heritage features are currently identified on the site in the County and Township Official Plans. A headwater drainage feature does traverse a northern portion of the Subject Lands. A Headwater Drainage Feature Assessment was completed in April 2016 which confirmed that the headwater drainage feature is not a valued fish habitat and that mitigation to maintain or improve the infiltration characteristics of the existing feature was appropriate. As outlined in **Section 5.1** the proposed stormwater management solution for the Proposed Development will maintain the infiltration provided by the existing headwater drainage feature.
 - b. *the protection of the agricultural resources of the Province;* - The Subject Lands are currently designated and zoned for industrial development and are not identified as prime agricultural lands in the County Official Plan.
 - c. *The conservation and management of natural resources and the mineral resource base;* - The Subject Lands are currently designated and zoned for industrial development, and are not identified as a high potential mineral aggregate resource area in County of Simcoe Official Plan or an area of aggregate potential in the Township of Adjala-Tosorontio Official Plan.
 - d. *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;* - Stage 1-2 Archaeological Assessment was completed for the Subject Lands by AMICK Consultants Limited May 12, 2021. The Assessment concluded no archaeological resources were encountered and that

the approved Draft Plan could be considered cleared of any further requirement for archaeological fieldwork.

- e. *the supply, efficient use and conservation of energy and water;* - The Proposed Development will use private, individual water and sanitary services. The technical requirements of the site design have been reviewed and confirmed through a Functional Servicing and Preliminary Stormwater Management Report and D-5-4 & D-5-5 Investigation Report, detailed in **Sections 5.1** and **5.3** of this Report.
- f. *the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;* - The Functional Servicing and Preliminary Stormwater Management Report and Transportation Letter of Support have confirmed that the Proposed Development can be appropriately serviced as outlined in **Sections 5.1** and **5.2** of this Report.
- g. *the minimization of waste;* - The waste generated from the Proposed Development is anticipated to be typical of light industrial development and will have access to local recycling and waste diversion programs (public and private).
- h. *the orderly development of safe and healthy communities;* - The Subject Lands are designated for employment development and are adjacent to existing industrial and commercial sites within the Township of Adjala-Tosorontio. The Proposed Development represents logical and orderly development.
 - h. 1) *the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;* - Municipal right-of-ways will be designed in accordance with Township engineering standards. Site design accessible considerations are a matter to be dealt with at site plan.
- i. *the adequate provision and distribution of educational, health, social, cultural and recreational facilities;* - The Proposed Development is for employment uses.
- j. *the adequate provision of a full range of housing, including affordable housing;* - The Proposed Development is for employment uses.
- k. *the adequate provision of employment opportunities;* The Proposed Development will facilitate opportunities for additional employment uses within the Township of Adjala- Tosorontio though the provision of twenty-two (22) lots for employment uses.
- l. *the protection of the financial and economic well-being of the Province and its municipalities;* - The Proposed Development will promote economic activity within the Township of Adjala-Tosorontio on lands designated for employment development, and represents logical and orderly development.
- m. *the co-ordination of planning activities of public bodies;* - The Proposed Development conforms with Provincial, County and Township Planning Policy and will be reviewed by the applicable agencies as part of the planning application approval process.

- n. *the resolution of planning conflicts involving public and private interests*; - There do not appear to be any conflicts between public and private interests.
- o. *the protection of public health and safety*; There are no anticipated concerns with respect to public health and safety. The proposed road pattern is supported by the Transportation Letter of Support detailed in **Section 5.2** of this Report. The future development of the proposed individual employment lots will be reviewed further through the Town's site plan control process. A small area in the southwest portion of the Subject Lands is identified as within the NVCA Fill Area.
- p. *the appropriate location of growth and development*; The Subject Lands are currently designated and zoned for employment uses.
- q. *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians*; Not applicable. The proposed development implements the planned function of the subject lands as permitted in the Township Official Plan.
- r. *the promotion of built form that,*
 - i. *is well-designed*, - It is the opinion of the undersigned that the Proposed Draft Plan will facilitate a built form that makes efficient use of the lands, is well designed and compatible with existing development in the area.
 - ii. *encourages a sense of place, and* – *The Proposed Development has been integrated with existing adjacent industrial development and provides connection to the surrounding area.*
 - iii. *provides for public spaces that are of high quality, safe, accessible, attractive and vibrant*; - *The Proposed Development is for employment uses. The proposed road network and stormwater management block will be designed and developed to Township standards.*
- s. *the mitigation of greenhouse gas emissions and adaptation to a changing climate.* – *Stormwater facilities have been proposed and will be required to comply to MECP requirements.*
- b) *whether the proposed subdivision is premature or in the public interest* – *The Subject Lands are designated and zoned for employment development, and the Proposed Draft Plan implements the planned function of the area and provides a logical expansion to existing industrial development in the immediate area.*
- c) *whether the plan conforms to the official plan and adjacent plans of subdivision, if any* – *The Subject Lands are designated for employment development in the Township Official Plan. The Proposed Development is a logical expansion to existing industrial development in the immediate area and will be integrated from a road network and stormwater perspective.*

- d) *the suitability of the land for the purposes for which it is to be subdivided – The Township Official Plan designates the Subject Lands for employment uses and encourages development of this nature. Several technical studies were completed for the Subject Lands, which concluded that the Proposed Development is suitable for the lands.*
- d.1) *if any affordable housing units are being proposed the suitability of the proposed units for affordable housing – The Proposed Development is for employment uses.*
- e) *the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them – The Proposed Development will provide a connection to Highway 89 to the north and Concession Road 7 to the east. The streets within the Proposed Development will be developed to a full municipal standard and have been supported by the Transportation Letter of Support includes as part of the submission.*
- f) *the dimensions and shapes of the proposed lots - The proposed blocks are appropriate in size to accommodate the intended uses, and make efficient use of the lands and existing infrastructure.*
- g) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land – The Subject Lands are subject to an existing easement along the existing paved access from Concession Road 7.*
- h) *conservation of natural resources and flood control – As noted, a headwater drainage feature does traverse a northern portion of the Subject Lands. A Headwater Drainage Feature Assessment was completed in April 2016 which confirmed that the headwater drainage feature is not a valued fish habitat and that mitigation to maintain or improve the infiltration characteristics of the existing feature was appropriate. As outlined in Section 5.1, the proposed stormwater management solution for the Proposed Development will maintain the infiltration provided by the existing headwater drainage feature and there no concerns with respect to stormwater management. There are no identified flood concerns on the Subject Lands.*
- i) *the adequacy of utilities and municipal services - The Site is proposed to be serviced by private, individual water and sewage service and no limitations with servicing the Proposed Development with secondary utilities is anticipated as confirmed in the Functional Servicing Report.*
- j) *the adequacy of school sites – The Proposed Development is for employment uses.*
- k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes – The proposed municipal right-of-ways and stormwater facilities will be conveyed to the Township.*
- l) *the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy – The Subject Lands are adjacent to Highway 89 and will be able to optimize the use of this existing infrastructure.*
- m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan*

control area designated under subsection 41 (2) of this Act - The Proposed Development includes twenty-two (22) lots for future development as employment use. Sufficient land has been provided on the proposed blocks for proper development of a variety of future industrial/commercial employment uses and end users. The road pattern and block layout includes one (1) new 30 metre wide road and three (3) new 20 metre wide roads, which will provide two (2) points of access to the Subject Lands. It is anticipated the future development of individual lots for specific end users will be reviewed further through the Town's site plan control process.

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement ("PPS") is the statement of the government's policies on land use planning, and is intended to provide policy direction on land use matters which are in the Provincial interest. All land use planning decisions are required to be consistent with the PPS.

Section 1.0 provides policies with respect to building strong healthy communities and states that:

Ontario's long term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns.

Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Building off this policy direction, Section 1.1 provides further guidance on the location of growth and land uses in the Province.

Section 1.1.1 includes:

Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-*

effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

- h) promoting development and land use patterns that conserve biodiversity; and*
- i) preparing for the regional and local impacts of a changing climate.*

The Proposed Development is located within an area of existing industrial and commercial development, on lands designated and zoned for employment uses. The Subject Lands are adjacent to Highway 89 and the Proposed Development will result in the provision of twenty-two (22) lots for industrial and commercial development in the Township. The Proposed Development will make efficient use of land and infrastructure through the provision of shared road and stormwater infrastructure with existing commercial development to the northeast and an efficient internal road and lot layout.

The PPS defines employment areas as,

Those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

The Subject Lands are designated 'Employment Lands (Commercial/Industrial)' in the Township of Adjala-Tosorontio Official Plan. Accordingly, the Subject Lands would be considered an employment area in the context of the PPS.

Policies related to employment areas are outlined in Section 1.3.2 of the PPS, with policies broadly directing for the protection and preservation of employment areas for current and future uses. Additional policies seek to maintain separation or mitigation from sensitive land uses to maintain land use compatibility and the planned function of these areas.

In the context of the PPS the Subject Lands are located within a rural area on rural lands. Rural areas in municipalities are described in Section 1.1.4 of the PPS, with Section 1.1.4.1 stating that,

Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- e) using rural infrastructure and public service facilities efficiently;*
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- h) conserving biodiversity and considering the ecological benefits provided by nature;*

Furthermore, Section 1.1.4.4 of the PPS states that,

Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.

In accordance with Section 1.1.5.2, the following uses are permitted on rural lands:

- a) the management or use of resources;*

- b) *resource-based recreational uses (including recreational dwellings);*
- c) *residential development, including lot creation, that is locally appropriate;*
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) *home occupations and home industries;*
- f) *cemeteries; and*
- g) *other rural land uses.*

1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) *facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*

The Subject Lands are designated and zoned for employment uses and would be considered a rural employment area in the PPS. 'Other rural land uses' are a permitted use on the Subject Lands in the context of Section 1.1.5.2. The Proposed Development would promote diversification of the local economic base through the provision of twenty-two (22) lots suitable for a variety of industrial and commercial end users along a significant transportation corridor in the Township. The Subject Lands are designated and zoned for employment uses, located within an area of existing industrial and commercial development, and can be appropriately serviced as outlined in **Section 5.1** of this Report.

Section 1.6.6 contains policy relating to sewage, water and stormwater, and establishes a servicing hierarchy that directs development towards municipal sewage and water as the preferred form of servicing. However, Section 1.6.6.4 states that,

Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site

conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.

The Subject Lands are not located within a settlement area and full municipal services are not available, planned or feasible. Accordingly, individual on-site services are proposed for the Proposed Development. A D-5-4 & D-5-5 Investigation Report and Functional Servicing Report have confirmed the suitability and feasibility of such services as outlined in **Sections 5.3** and **5.1** of this Report.

1.6.6.7 Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
- b) minimize, or, where possible, prevent increases in contaminant loads;*
- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces; and*
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

The Functional Servicing and Preliminary Stormwater Management Report prepared for the Proposed Development identified that the proposed stormwater solution will provide the required quality and quantity control in accordance with Ministry of Environment guidelines. The details of the stormwater management report are outlined in **Section 5.1** of this Report.

With respect to Transportation Systems section 1.6.7.1 of the PPS states:

Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.

A Transportation Letter of Support was completed which confirms that the Proposed Development can be supported from a traffic operations perspective and safety perspective in accordance with the Highway Access Management Plan previously completed. A summary of the Transportation Letter of Support is included in **Section 5.2** of this Report.

Policies pertaining to energy conservation, air quality and climate change are contained within Section 1.8 of the PPS, with Section 1.8.1 stating that,

Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- a) promote compact form and a structure of nodes and corridors;*
- b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*
- c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;*
- f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure;*

The Proposed Draft Plan is located adjacent to Highway 89 and is in proximity to existing commercial and industrial development to the west, north, and east. The Proposed Development has been designed to provide a compact form while satisfying the applicable zoning standards, and will contribute towards bolstering this location as an important employment node along Highway 89. Vegetation will be provided through future landscaping plans that will be prepared as required within the detailed design process.

Section 2.0 of the PPS speaks to the wise use and management of resources, with Section 2.1 establishing the policies for natural features and areas, and directing their protection for the long term. In particular Section 2.1.2 states,

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Further, Section 2.1.2 states that,

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

With respect to fish habitat Section 2.1.6 states that,

Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

Section 2.2.1 of the PPS addresses the quality and quantity of water and includes:

Planning authorities shall protect, improve or restore the quality and quantity of water by:

- a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*

d) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;

e) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;

g) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;

i) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

There are no natural heritage features currently identified on the site in the County and Township Official Plans. As noted, a headwater drainage feature does traverse a northern portion of the Subject Lands. A Headwater Drainage Feature Assessment was completed in April 2016 which confirmed that the headwater drainage feature is not a valued fish habitat and that mitigation to maintain or improve the infiltration characteristics of the existing feature was appropriate. As outlined in **Section 5.1** the proposed stormwater management solution for the Proposed Development will maintain the infiltration provided by the existing headwater drainage feature and balance pre- to post-development infiltration which will maintain the ground water regime.

The Proposed Development will provide for stormwater management through the implementation of a two (2) stormwater management and will be designed to meet all standards of the Township and other agencies.

Section 2.6 of the PPS contains policies related to cultural heritage and archaeology. Section 2.6.2 states that,

Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

A Stage 1-2 Archaeological Assessment was completed in support of the currently approved Draft Plan by AMICK Consultants Limited dated May 12, 2021 and has been submitted to the Ontario Ministry of Tourism, Culture and Sport. The Assessment concluded no archaeological resources were encountered and that the draft plan area be considered cleared of any further requirement for archaeological fieldwork.

Based on the above, it is concluded that the Proposed Development is consistent with the PPS.

4.3 Growth Plan for the Greater Golden Horseshoe (2020)

The Subject Lands are within the planning area subject to the Growth Plan for the Greater Golden Horseshoe (the "Growth Plan"). The Growth Plan seeks to guide growth and development in the Greater Golden Horseshoe and to support the achievement of complete communities that are healthier, safer and more equitable.

The vision and guiding principles for growth and land use planning in the Greater Golden Horseshoe (“GGH”) are established in Section 1.2 of the Growth Plan. Broadly, these principles support the achievement of complete communities, efficient use of land and infrastructure, provision of a diversity of opportunities for working, and the protection and enhancement of natural heritage and hydrologic features.

Consistent with the definition outlined in the PPS, ‘Employment Area’ is defined in the Growth Plan as,

Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (PPS, 2020)

The Subject Lands are designated ‘Employment Lands (Commercial/Industrial)’ in the Township of Adjala-Tosorontio Official Plan. Accordingly, the Subject Lands would be considered an employment area in the context of the Growth Plan.

Section 2 of the Growth Plan contains the policy framework for managing growth in the GGH, and identifies that generally development is to be directed to settlement areas. In particular, Section 2.2.1.1 of the Growth Plan states that,

Forecasted growth to the horizon of this Plan will be allocated based on the following:

- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*

The Subject Lands are located outside of a settlement area on lands designated and zoned for employment uses. As outlined below, the Proposed Development is a permitted use in accordance with Section 2.2.9 of the Growth Plan.

Section 2.2.1.4 of the Growth Plan, among other items, directs that complete communities feature a diverse mix of land uses, including employment; provide for a compact built form; mitigate and adapt to climate change impacts, and contribute to environmental sustainability; and integrate green infrastructure and appropriate low impact development.

The Proposed Development will contribute towards diversifying the employment land uses in the Township and local area through the provision of twenty-two (22) lots for industrial and commercial uses within an existing employment area. Furthermore, the Proposed Draft Plan will provide for development in a compact form, while providing blocks suitable to support a variety of potential end users and consistent with zoning provisions. The supporting technical studies identify no concerns with respect to natural heritage features and demonstrate that the proposed stormwater management solution is appropriate.

Section 2.2.5 of the Growth Plan provides policies related to Employment, with Section 2.2.5.1 stating that,

Economic development and competitiveness in the GGH will be promoted by:

- a) *making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
- b) *ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
- c) *planning to better connect areas with high employment densities to transit; and*
- d) *integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.*

The Subject Lands are currently designated and zoned for employment uses in the Township of Adjala-Tosorontio Official Plan and Zoning By-law. The Proposed Draft Plan makes efficient use of the lands through the provision of integrated transportation and stormwater infrastructure with existing commercial development to the northeast, and will promote economic development in the Township and local area. Furthermore, the Site is adjacent to Highway 89, an important transportation corridor.

Section 2.2.9 of the Growth Plan contains policies for rural areas. The Subject Lands are considered to be an employment area on rural lands. As it relates to the Proposed Development, Section 2.2.9.3 states that,

Subject to the policies in Section 4, development outside of settlement areas may be permitted on rural lands for:

- a) *the management or use of resources;*
- b) *resource-based recreational uses; and*
- c) *other rural land uses that are not appropriate in settlement areas provided they:*
 - i. *are compatible with the rural landscape and surrounding local land uses;*
 - ii. *will be sustained by rural service levels; and*
 - iii. *will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.*

In the context of Section 2.2.9.3, the Proposed Development would be considered an 'other rural land use'. The Subject Lands situated within an area of existing industrial and commercial uses along Highway 89 and are designated and zoned for employment development in the Township Official Plan and Zoning By-law. The Proposed Development can be appropriately serviced as outlined in **Section 5.1** of this Report and the use is compatible with the rural and landscape and surrounding local land uses. In addition, the use of the lands will not adversely affect the protection of agricultural uses or other resource-based uses. The proposed development conforms to Section 2.2.9.3 of the Growth Plan.

Section 3 of the Growth Plan contains the infrastructure policies for the GGH. In general, these policies direct for an integrated approach to land use planning, infrastructure investments, and environmental protection to achieve the principles of the Growth Plan. As it relates to

transportation, policies in Section 3.2.2 of the Growth Plan seek to plan transportation systems such that they, among other items, provide connectivity, offer a balance of transportation choices and are safe for system users.

The Subject Lands are proposed to be accessed from Highway 89 to the north and Concession Road 7 to the east. The proposed right-of-ways will provide connectivity with the broader road network and the Transportation Letter of Support has confirmed that the Proposed Development can be supported from a traffic operations perspective and safety perspective as outlined in **Section 5.2**.

As it relates to water and wastewater systems, Section 3.2.6 of the Growth Plan prioritizes efficiency within existing systems and the protection of water quantity and quality. The Subject Lands are not located within a settlement area and full municipal services are not available, planned or feasible. Accordingly, individual on-site services are proposed for the Proposed Development. A D-5-4 & D-5-5 Investigation Report and Functional Servicing Report have confirmed the suitability of such services to maintain the protection of water quantity and quality as outlined in **Sections 5.3** and **5.1** of this Report.

Section 3.2.7 of the Growth Plan speaks to stormwater management and identifies that development proceeding by way of a plan of subdivision will be supported by a stormwater management plan. A Functional Servicing and Preliminary Stormwater Management Report was prepared which confirmed that stormwater management can be achieved which maintains pre-development flows and infiltration volumes, as well as ensures quality and quantity control. The details of the stormwater management report are outlined in **Section 5.1** of this Report.

Section 4.2.2 of the Growth Plan contains policies pertaining to key natural heritage features and the identified natural heritage system and their protection.

The Subject Lands are not identified within the mapped Provincial Natural Heritage system or the County of Simcoe's Greenlands designation. Further, the County and Township Official Plans identify no natural heritage features on the Subject Lands. A headwater drainage feature does traverse a northern portion of the Subject Lands. A Headwater Drainage Feature Assessment was completed in April 2016 which confirmed that the headwater drainage feature is not a valued fish habitat. The proposed stormwater management solution for the Subject Lands will maintain the infiltration provided by the existing headwater drainage feature and balance pre- to post-development infiltration.

As it relates to Sections 4.2.6 and 4.2.7 of the Growth Plan, the Subject Lands are not identified as prime agricultural lands in the County of Simcoe Official Plan and are situated within an area of existing industrial and commercial development along Highway 89. A Stage 1-2 Archaeological Assessment has cleared the lands of any archaeological potential.

The Township of Adjala-Tosorontio is located within the Simcoe Sub-area, and therefore the policies contained within Section 6 of the Growth Plan apply. Overall, Section 6 of the Growth Plan provides additional policy pertaining to the allocation and management of Growth in Simcoe County, and generally directs that a significant portion of growth be directed to communities where development can be effectively serviced and where growth improves the range of opportunities for people to live, work and play. Among other items, the appropriate supply of land for employment growth, and making the best use of existing infrastructure is further identified as important to the prosperity of the Simcoe Sub-area.

Overall, the Subject Lands and designated and zoned for employment uses, and technical work completed as identified that the Proposed Development can be appropriately serviced. The Proposed Development will implement the planned function of the Subject Lands and contribute towards the achievement of complete communities through the provision of a strategic cluster of employment growth located in close proximity to Highway 89. Furthermore, the Proposed Draft Plan will facilitate a built form which is compatible with adjacent industrial and commercial development and suitable for a variety of end users.

Based on the above, it is concluded that the Proposed Development conforms to the Growth Plan.

4.4 County of Simcoe Official Plan (2016)

The County of Simcoe Official Plan ("County OP") is the upper tier planning document that guides planning policy and development on a regional basis. At a broad level, the County OP seeks to protect the County's natural and cultural heritage, wisely manage resources, and promote efficient growth which achieves a high lifestyle quality, coordinate land use planning among lower tier municipalities and other jurisdictions, provide opportunities for economic development, and promote and enhance public health and safety.

The County OP is intended to play a critical role in guiding growth and development in the County of Simcoe over the next 20 years and provides a framework for coordinated planning with adjacent municipalities, agencies and other levels of government.

Within the County OP, the Subject Lands are designated 'Rural' on Schedule 5.1 (**Figure 3**).The County OP defines 'employment area' as,

areas in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

The Subject Lands are designated and zoned for employment uses in the Township of Adjala-Tosorontio Official Plan. Accordingly, the Subject Lands would be considered a rural 'employment area' in accordance with the County OP.

Policies pertaining to the rural designation are contained within Section 3.7 of the County OP. Section 3.7.4 identifies the following permitted uses in the rural designation,

- a) *those land uses permitted in the Agricultural designation;*
- b) *development related to the management or use of resources (subject to section 4.4 and other policies of this Plan as applicable);*
- c) *resource-based recreational activities (including recreational dwellings);*
- d) *limited residential development, subject to Section 3.7.11;*
- e) *home occupations and home industries;*
- f) *cemeteries; and,*
- g) *other rural land uses.*

The Proposed Development would be considered an 'other rural land use' in the context of Section 3.7.4.

Section 3.7.5 contains policies pertinent to 'other rural land uses', however, Section 3.7.6 specifically applies where designated rural employment areas exist. As a result, Section 3.7.6 is the operative policy and states:

Rural employment areas that are identified in local municipal official plans as of November 25, 2008 may continue to be recognized, at the discretion of the local municipality. Such rural employment areas may expand in accordance with Section 3.7.7.

As noted, the Subject Lands are designated for employment uses in the Township of Adjala-Tosorontio Official Plan. The local land use policies applicable to the Subject Lands were in effect as of November 25, 2008 and continue to be applicable. The Proposed Development does not seek to expand the existing employment area, but rather implement the planned function for the Subject Lands through a Draft Plan of Subdivision.

Section 3.7.10 states that,

Development in rural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and to minimize any negative impact on significant natural heritage features and areas and cultural features.

The Subject Lands are not identified as prime agricultural lands in the County of Simcoe Official Plan and are situated within an area of existing industrial and commercial development along Highway 89. No significant natural heritage features have been identified on the Subject Lands and a Stage 1-2 Archaeological Assessment has cleared the lands of any archaeological potential.

Section 3.1.4 of the County OP identifies the development of communities with diversified economic functions as part of the growth management strategy for the County, including the provision of a wide range of business and employment opportunities to meet the needs of a growing population and changing global economics. The Proposed Development would promote diversification of the local economic base through the provision of twenty-two (22) lots suitable for a variety of industrial and commercial end users.

Within the Growth Management Framework in the County OP, Section 3.2.5 recognizes that certain types of development will occur outside of settlement areas, with Section 3.2.9 stating that each local municipality will identify, plan for, protect and preserve employment areas in their official plans for current and future employment uses. As noted, the Subject Lands are designated for employment uses in the Township of Adjala-Tosorontio Official Plan.

Section 3.3 of the County OP outlines the General Development policies applicable to all land use designations in the County. As it relates to the subdivision of land, Section 3.3.2 states that,

Subdivision of land by plan of subdivision or consent, or plans of condominium, are permitted only for the land uses permitted in the designation or that maintain the intent of the Plan's objectives and policies.

The Subject Lands are currently designated and zoned for employment uses in the Township Official Plan and Zoning By-law, a location intended for future employment growth and development. In accordance with Section 3.7.6 of the County OP, rural employment uses identified in local municipal Official Plans may continue to be recognized. On this basis, the Proposed Draft Plan of Subdivision is consistent with the objectives of the County OP.

Section 3.3.19 contains policies pertinent to Stormwater Management and identifies that large scale commercial, industrial and institutional development will require a supporting stormwater management report. Similarly, Section 3.3.20 of the County OP identifies that where 5 or more lots are proposed for commercial, industrial, institutional, or residential, a Traffic Impact Study will be required.

A Functional Servicing and Preliminary Stormwater Management Report and Transportation Letter of support were prepared which confirmed that the Proposed Development can be appropriately serviced from a stormwater and transportation perspective. The details of these reports are outlined in **Sections 5.1** and **5.2** of this Report.

The Cultural Heritage Conservation policies are outlined in Section 4.6 of the County OP and provide policy guidance with respect to cultural heritage resources in the County. A Stage 1-2 Archaeological Assessment was completed in support of the currently approved Draft Plan by AMICK Consultants Limited dated May 12, 2021 and was submitted to the Ontario Ministry of Tourism, Culture and Sport. The Assessment concluded no archaeological resources were encountered and that the draft plan area be considered cleared of any further requirement for archaeological fieldwork.

Section 4.7 contains policies related to sewage and water services, with Section 4.7.6 stating that,

Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided and where a study concludes that the provision of full municipal sewage services and municipal water services or private communal sewage services and private communal water services cannot be implemented, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling or minor rounding out of existing development.

Furthermore, Section 4.7.10 states that,

Where a servicing feasibility study supports development on individual services, a proposed development must be supported by a hydrogeological study which will, among other things, provide for site specific implementation of the findings/recommendations of the servicing feasibility study, including the determination of specific site-related minimum lot sizes. Should an extension of a draft plan approval be requested, the recommendations of the hydrogeological study may be required to be reconfirmed.

The Subject Lands are not located within a settlement area and full municipal services are not available, planned or feasible. Accordingly, individual on-site services are proposed for the Proposed Development. A D-5-4 & D-5-5 Investigation Report and Functional Servicing Report have confirmed the suitability and feasibility of such services in relation to the Proposed Draft Plan as outlined in **Sections 5.3** and **5.1** of this Report.

The Transportation policies are contained within Section 4.8 of the County OP, and seek to provide direction for a comprehensive and sustainable transportation network in the County. The Proposed Draft Plan includes a right-of-way via the existing access from Concession Road 7 to the east and a new access from Highway 89 to the north. The proposed streets will provide connection to the broader community, and the Transportation Letter of Support has confirmed that the Proposed

Draft Plan is consistent with the conclusions of the previously completed Highway Access Management Plan and can be supported from a traffic operations perspective and safety perspective.

Based on the above, it is concluded that the Proposed Development conforms to the County OP.

4.5 Township of Adjala-Tosorontio Official Plan (1999)

The Township of Adjala-Tosorontio Official Plan (“Township OP”) was adopted by Council on November 2, 1998, and subsequently approved by the County of Simcoe on October 28, 1999. On April 22, 2008, the County of Simcoe approved policies to designate the general area along Highway 89, including the Subject Land, as ‘Employment Lands (Commercial/Industrial)’ in the Township OP (**Figure 4**).

These lands along Highway 89 were initially identified as ‘Simcoe Non-decision No. 4’ upon approval of the Township’s Official Plan in 1999. In support of the designation of the lands, the Township prepared a Growth Management Strategy, which confirmed the need for additional employment lands. Further work was subsequently completed to supplement the Growth Management Strategy, and the culmination of this work resulted in County Approval to designate the area previously identified as a ‘Simcoe Non-decision No. 4’ to ‘Employment Lands’. The implementing policies of the ‘Employment Lands’ designation were also approved as part of this decision and are contained within Section 4.9 of the Township OP (**Appendix C**).

Section 2.3 of the Township OP establishes the growth management policies for the Township, including Section 2.3.9 which *encourages economic activities that will increase the overall employment activity rate in the Township*, and Section 2.3.11 which identifies that *it is anticipated that a mix of employment uses by directed to the Highway 89 corridor*. The Proposed Development will facilitate the provision of twenty-two (22) new employment lots suitable for a variety of industrial and commercial end users in a location intended to support such development along Highway 89.

Section 4.2 of the Township OP outlines development policies. Section 4.2.3.1 recognizes that development outside of settlement areas will generally proceed on the basis of private individual wells and private individual sewage disposal systems.

The Subject Lands are located outside of a settlement area and proposed to be serviced by individual on-site wells and sewage system. A D-5-4 & D-5-5 Investigation Report and Functional Servicing Report have confirmed the suitability and feasibility of such services from the Subject Lands as outlined in **Sections 5.3** and **5.1** of this Report.

Section 4.2.4.5 identifies that,

All new development shall front on a public year round maintained road and shall have safe driveway access, to the satisfaction of the Township Public Works Superintendent.

The Subject Lands are proposed to be accessed from Highway 89 to the north and Concession Road 7 to the east, with the proposed right-of-ways providing connectivity with the broader road network. All lots in the Proposed Development will front on a public year round maintained road. A Transportation Letter of Support has been prepared which confirms that the Proposed

Development can be supported from a traffic operations perspective and safety perspective in accordance with the Highway Access Management Plan previously completed. A summary of the Transportation Letter of Support is included in **Section 5.2** of this Report.

Furthermore, Section 4.2.4.6 states that,

Where required by the Township, storm water management (SWM) facilities that incorporate Best Management Practices shall be provided for new development of more than five (5) lots and shall be accompanied by a SWM report. Development of Commercial, Industrial and Institutional uses shall also require the submission of a SWM report where large impervious surfaces are being provided. The SWM report shall be prepared in accordance with the Storm water Management Planning and Design Manual (2003), or its successor, and the Guidelines for the Protection of Fish Habitat (2000) if applicable, or its successor, as prepared by the Province of Ontario. SWM plans and facilities shall address the following:

- d) Maintain pre-development water quality and improve run-off quality where appropriate;*
- e) Accommodate flows as outlined in the Township's Engineering design guidelines to the satisfaction of the Township, the County of Simcoe and other approval authorities where appropriate;*
- f) At minimum, maintain current flow rate beyond property boundary;*
- g) Other matters that are considered appropriate based on characteristics of the area; and,*
- h) Determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impacts of development.*

A Functional Servicing and Preliminary Stormwater Management Report was prepared which confirmed that stormwater management can be achieved which maintains pre-development flows and infiltration volumes, as well as ensures quality and quantity control. Recommendations for erosion and sediment control to be implemented during construction are outlined in the report. The details of the stormwater management report are outlined in **Section 5.1** of this Report.

Policies for the 'Employment Lands' designation are outlined in Section 4.9 of the Township OP. The general policies outlined in Section 4.9.1 identify that local employment lands be designated in appropriate locations within the Township with a major focus of employment lands being directed towards the Employment Lands Corridor along Highway No.89 west to County Road 50. Section 4.9.1.2 further states that,

The goal of the Employment Lands designation is to provide for environmentally sound and sustainable commercial/industrial development within appropriate locations throughout the Municipality to create opportunities for a diversified economic base which supports and enhances employment opportunities.

New employment uses are permitted on existing lots of record on lands designated as 'Employment Lands' on Schedule A-4 and A-5 in accordance with Section 4.9.1.3 of the Township OP, with Section 4.9.13 further stating that,

New Employment development will be permitted on existing lots of record in accordance with Schedules A-4 and A-5 and subject to the policies contained in Section 4.9 of this Plan. Any redesignations for Employment (Commercial/Industrial & Light Industrial) Lands outside of

Schedules A-4 and A-5 will require an Amendment to this Plan and be subject to the policies contained in Section 4.9 of this Plan.

In accordance with Section 4.9.1 of the Township OP the Subject Lands are intended to be a major focus of employment uses due to their location along the Employment Lands Corridor along Highway 89. As noted, the Proposed Development would facilitate the development of twenty-two (22) new employment lots suitable for a variety of industrial and commercial end uses. The Proposed Development is a permitted use on the Subject Lands in accordance with the Town OP.

As it relates to servicing, Section 4.9.1.6 states that,

All developments in the Employment Lands shall be serviced with private on-site sewage disposal and potable water facilities unless full municipal services have been provided by the Township. Developers will be encouraged to site buildings in such a manner so as to permit future infill should full municipal servicing be installed at a later time. Limited infilling and creation of new lots for commercial and/or industrial development, may be permitted provided the site can provide adequate servicing and access.

The Proposed Development will be serviced by individual on-site services.

Further, Section 4.9.1.8 of the Township OP states that,

Prior to the approval of any site development within the Employment Lands of the Municipality, the proponent shall be required to demonstrate through the creation of a functional servicing study to the satisfaction of the Township, which examines the ability of the site to support the proposed development as it relates to the following:

- *stormwater management controls for both quantity and quality considerations;*
- *hydrogeological studies*
- *potable water supplies;*
- *sewage treatment options;*
- *a Market Study if the size of any single use structure proposed within the Commercial or Industrial land uses is greater than 35,000 gross ft² (3252 m²) in area; and*
- *a traffic impact study as it relates to the proposed development.*

A Functional Servicing and Preliminary Stormwater Management Report, D-5-4 & D-5-5 Investigation Report (Hydrogeological Report), and Transportation Letter of Support have all been completed and confirmed the suitability of the Subject Lands to support the Proposed Development. Summaries of the technical studies are outlined in **Section 5** to this Report. As the scale of end-users is not known at this time, a market study was not completed as part of the Draft Plan of Subdivision submission.

As it relates to access to the Subject Lands, Section 4.9.1.9 states that,

No new private entrances will be permitted from Highway 89 or County Road 50 without written consent by the appropriate approval authorities. The creation/upgrade of new commercial entrances and/or the upgrading of existing residential or farm entrances to commercial standards will need to be supported by a Traffic Impact Study and be subject to review and approval of MTO and the County of Simcoe at current MTO or County standards.

Section 4.9.1.10 further states that,

New service roads or access from intersecting public roads may be appropriate but subject to a Traffic Impact Study (TIS) to the satisfaction of the Township and approval authorities. The TIS will have regard to spacing requirements between intersections according to MTO, County and Township standards. Joint accesses for adjacent lots may be considered to provide safe access to properties.

The Proposed Draft Plan includes an access to Highway 89 from the Proposed Development. The proposed access is generally in the same location as an existing farm entrance and is proposed to be upgraded to a 20-metre right-of-way to support employment development on the Subject Lands. Further, the Highway Access Management Plan completed in 2017 identified that the preferred access from the Subject Lands to Highway 89 would be 400 metres west of Highway 89, which is consistent with the Proposed Draft Plan. The Transportation Letter of Support has confirmed that the Proposed Draft Plan is consistent with the conclusions of the previously completed Highway Access Management Plan and can be supported from a traffic operations perspective and safety perspective.

Section 4.9.2 of the Township OP outlines policies specific to the Commercial Industrial Areas within the Employment Lands designation. The policies outlined in Section 4.9.2 build off those outlined in Section 4.9.1 of the Township OP and identify that the Commercial Industrial designation permits a range of primary uses appropriate to the available servicing which accommodates industrial, wholesale, office and service establishments, as well as uses which are considered complimentary or supportive of the Employment Land uses, appropriate to available servicing may also be considered such as recreational facilities, restaurants or catering facilities, day care facilities, business-related retail and appropriate highway commercial uses.

Section 4.9.2.2 states that,

Highway 89 is classified as a special controlled access highway. No new private entrances will be permitted from Highway 89 unless permitted by MTO and supported by a Traffic Impact Study.

With Section 4.9.2.3 further identifying that,

All future commercial and/or industrial developments will be subject to MTO requirements as amended from time to time.

As noted, a Highway Access Management Plan has been completed and the Transportation Letter of Support has confirmed that the Proposed Draft Plan can be supported from a traffic operations perspective and safety perspective.

Section 6 of the Township OP contains conservation, hazard and natural heritage policies. A small southwestern portion of the Subject Lands are identified as lands that are within the fill lines set out under the Conservation Authorities Act. The Subject Lands do not contain any hazards or natural heritage features as identified in the Township OP. A headwater drainage feature does traverse a northern portion of the Subject Lands. A Headwater Drainage Feature Assessment was completed in April 2016 which confirmed that the headwater drainage feature is not a valued fish habitat and the proposed stormwater management solution will maintain the infiltration provided by the existing headwater drainage feature and balance pre- to post-development infiltration.

An Archaeological Assessment has been completed in accordance with Section 8.17 of the Township OP and concluded no archaeological resources were encountered and that the draft plan area be considered cleared of any further requirement for archaeological fieldwork.

Based on the above, it is concluded that the Proposed Development conforms to the Township OP.

4.6 Town of Adjala-Tosorontio Zoning By-Law

The Township of Adjala-Tosorontio Zoning By-law (the "Town ZBL") is applicable to the Subject Lands. The Town ZBL No. 03-57 was enacted in October of 2003, with the Subject Lands subsequently rezoned through By-Law 13-14 as part of the implementation of the employment corridor along the north and south sides of Highway 89 in the Township. By-law 13-14 was approved by the Ontario Municipal Board on October 30, 2013 (**Appendix D**).

The Subject Lands are currently zoned 'Employment One Hold (E1-(H1))', with a small linear portion associated with a headwater drainage feature zoned 'Open Space Conservation (OSC)' zone on Schedule B8 of Township ZBL (**Figure 5**).

The E1 Zone permits a variety of light industrial and commercial type uses. The Proposed Draft Plan has generally been designed within the parameters of the M1 Zone provisions and a Zoning By-law compliance review has been included as Table 1. The Hold (H1) component of the zone relates to a requirement for the completion of flood plain mapping and/or a meander belt study pertaining to an identified watercourse that dissects the Site. In addition, a general Hold provision applies to all employment zoned lands in this area which make it necessary to complete Site Plan Approval. Within the OSC Zone, permitted uses are limited to conservation, forest management, existing agricultural uses and wildlife management.

A Headwater Drainage Feature (HDF) Assessment was completed in April 2016 by Tarandus Associates Limited in relation to the HDF associated with the OSC zoning on the Subject Lands. Overall, the Assessment concluded that the HDF is not a valued fish habitat and concluded that the "mitigation" management option was the most appropriate.

The mitigation strategy as outlined in the Functional Servicing and Preliminary Stormwater Management Report prepared by Crozier would maintain or improve the infiltration characteristics of the existing HDF. In post-development conditions, runoff from the Subject Lands will drain to either open channels or roadside ditches, which will allow for conveyed runoff to infiltrate, maintaining the infiltration provided by the existing HDF.

Based on the conclusions of the HDF Assessment and the proposed stormwater strategy outlined in the Functional Servicing and Preliminary Stormwater Management Report, the HDF is proposed to be removed through the Proposed Development, with the function of the HDF maintained through proposed stormwater management features (i.e. ditches/open channels). The feature has previously been rerouted on neighbouring lands. Accordingly, the Proposed ZBA seeks to remove the OSC Zone from the Subject Lands. A copy of the draft Zoning By-law Amendment has been included as **Appendix B**.

Table 1 – Zoning By-law Compliance Review

Provision	E1 Zone Requirement (Private Services)	Proposed in Draft Plan
Minimum Lot Frontage (m)	60 metres	70.9 metres to 174.6 metres
Minimum Lot Area (ha)	0.80 hectares	0.8 hectares to 1.9 hectares
Maximum Lot Coverage	25%	-
Minimum Front Yard	15.0 metres	-
Minimum Interior Side Yard	5.0 metres	-
Minimum Exterior Side Yard	15.0 metres	-
Minimum Rear Yard	7.5 metres	-

All of the proposed development lots will meet the minimum lot area requirements with sizes ranging from 0.8 hectares to 1.9 hectares. Furthermore, all of the blocks will satisfy the minimum frontage requirements, with frontages ranging between 70.9 metres to 174.6 metres.

Additionally, while no buildings or structures are proposed at this time, it is anticipated that future development can be accommodated on each of the blocks in a manner that conforms to the lot coverage, setbacks, height requirements and other provisions of the E1 Zone.

Overall, the layout of the Proposed Draft Plan makes efficient use of the lands, while accounting for stormwater management requirements, irregular property shape, and the existing E1 Zone requirements.

Based on the above, it is concluded that the Proposed Draft Plan complies to the Town ZBL as proposed to be amended.

5.0 SUPPORTING STUDIES

5.1 Functional Servicing and Preliminary Stormwater Management Report

A Functional Servicing and Preliminary Servicing and Stormwater Management Report was prepared by C.F. Crozier & Associates Inc. to review how the Proposed Development would be serviced with respect to sanitary and water services, as well as stormwater infrastructure. Overall, the Proposed Development will be serviced by private individual sanitary and water infrastructure. Two (2) stormwater management ponds located in the southeast corner and the southeast corner of the Subject Property.

5.1.1 Sanitary Servicing

Municipal sanitary infrastructure is not available within Highway 89 or Concession Road 7. The nearest municipal sanitary servicing infrastructure is located approximately 1.3 kilometres northeast of the Subject Development on Young Street. Accordingly, sanitary servicing for the Proposed Development will be provided through individual on-site sewage systems consisting of a septic tank and filter bed for each lot. The location and extent of the existing onsite sewage system will be confirmed during detailed design.

5.1.2 Water Servicing

The Proposed Development will be serviced by individual on-site water supply wells as municipal water servicing is not available within the vicinity of the Subject Lands. Existing aquifer conditions are suitable from both a quantity and quality perspective to service the Proposed Development via private individual wells. Water storage will be provided if required. The capacity and location of the water supply well and storage will be determined through coordination with the hydrogeological consultant and the mechanical engineer during the detailed design stages.

5.1.3 Stormwater Management

Runoff from the Subject Lands currently drains to the Spring Creek via one of three outlets based on existing topography, an existing 600 mm diameter culvert at the northeast corner of the site, a ditch along Concession Road 7 draining south, and the Spring Creek tributary southwest of the Subject Lands.

The Proposed Development will be constructed with ditches with 3:1 side slopes, which will provide overland flow routes for stormwater runoff. Minor and major storms will be conveyed to either a wet pond (SWM facility 1) or a dry pond (SWM facility 2) to be treated and controlled. SWM Facility 1 will be located in the southeast corner and SWM Facility 2 will be located in the southwest corner of the Subject Lands. The proposed stormwater management solution has been designed to attenuate post development run-off for storm events up to and including the 100-year event and will ensure post-development flows and infiltration volumes are consistent with pre-development values. Overall, the proposed SWM Facilities will provide the required stormwater quantity, quality and erosion controls.

5.1.4 Headwater Drainage Feature

A Headwater Drainage Feature (HDF) Assessment was completed in April 2016 by Tarandus Associates Limited in relation to the HDF which traverses the Subject Lands. The Assessment concluded that the HDF is not a valued fish habitat and concluded that the “mitigation” management option was the most appropriate.

The mitigation strategy as outlined in the Functional Servicing and Preliminary Stormwater Management Report would maintain or improve the infiltration characteristics of the existing HDF. In post-development conditions, runoff from the Subject Lands will drain to either open channels or roadside ditches, which will allow for conveyed runoff to infiltrate, maintaining the infiltration provided by the existing HDF.

5.1.5 Erosion and Sediment Controls

The following measures are recommended to minimize potential impacts from erosion and sedimentation during construction:

- Silt fence will be installed where required to intercept sheet flow. Heavy duty silt fence will be located around the perimeter of the work zone limits.
- Mud mats will be installed at the main access points to the site on Concession Road 7 and Highway 89 to reduce the amount of mud tracking onto existing paved roadways during site servicing operations.
- Temporary check dams will be utilized on-site in order to prevent any silt mitigation off site during and after construction activities.
- During earthwork activities, the Contractor will ensure that measures for dust suppression are provided as required, such as the application of water or lime.

5.1.6 Utilities

Natural gas, telephone, cable TV and hydro will be available for the Proposed Development. The design of such utilities will be coordinated with the local utility companies servicing the Township. Utilities are proposed to follow the alignment of the internal road network, with individual service connections to each lot.

5.2 Transportation Letter of Support

A Highway Access Management Plan (HAMP) was completed by C.F. Crozier & Associates Inc. in November 2017 to review and forecast the potential future trip generation of the Proposed Development. Overall, the HAMP concluded that the addition of traffic from the Proposed Development was anticipated to have minimal impact on the boundary road network.

Further, the HAMP identified that the preferred access to the Subject Lands from Highway 89 would be 400 metres west of Concession Road 7, with a secondary access provided through the existing connection to Concession Road 7.

As part of the HAMP, the following recommendations were made:

- Signalization and construction of an exclusive westbound left-turn lane with 15 m of storage at the intersection of Highway 89 and Street B.
 - Recommended for completion by 2026 by the applicant.
- A southbound left-turn lane with 40 metres of storage at the intersection of Country Road 50 and Street C.
 - Recommended for completion by 2036 by a future applicant for 7845 Highway 89.
- Signalization of the intersection of Highway 89 and Concession Road 7/ Dean Drive.
 - Recommended for completion by 2026 by the MTO/ Township of Adjala-Tosorontio.
- Signalization of the intersection of Highway 89 and Concession Road 7/ Elizabeth Street
 - Recommended for completion by 2026 by the MTO/ Township of Adjala-Tosorontio.

The Proposed Draft Plan remains consistent with the conclusions of the HAMP and the conclusions outlined in the HAMP are therefore applicable. The Proposed Development can be supported from a traffic operations perspective and safety perspective, provided the recommendations outlined in the HAMP are implemented.

5.3 D-5-4 & D-5-5 Investigation Report

To determine the potential for the Proposed Development to impact existing soil and groundwater conditions a Hydrogeologic Report was completed by C.F. Crozier & Associates Inc. for the Proposed Development. As part of this assessment, a drilling program, installation of monitoring wells, groundwater quality sampling, groundwater level monitoring and hydraulic testing were undertaken. Results from the pumping test analysis indicate exceedance of the D-5-5 Assessment requirements for water quantity in four (4) of the five (5) wells tested, with the fifth well exhibiting quick recharge. Results from the water quality sampling determined that the property meets all health-related quality criteria of D-5-5 and Ontario Drinking Water Quality Standards, with the exception of total coliforms. It is suggested that since the water in the deeper test wells were stagnant for a few weeks to months since drilled, bacteria formed in the casing storage water. It is recommended that the test wells be shock chlorinated and resampled for biological indicators to determine if further treatment units will be required for the future water supply well. There is no suggestion of fecal or alternative contamination.

The Proposed Development will be serviced with individual onsite sewage systems. Accordingly, a D-5-4 Assessment was completed to evaluate the cumulative impact of the proposed sewage systems on the local groundwater regime. Based on the analysis, the combined effluent discharged from all of the individual onsite sewage systems in this development will have a minimal effect on the groundwater. The resulting concentration of theoretical total nitrogen at the Site boundary is predicted to be below the maximum allowable concentration of 10 mg/L. The Proposed Development, consisting of twenty-two (22) lots can be serviced by individual onsite sewage systems.

Source Protection Information mapping notes that the subject property is not located within a Wellhead Protection Area, Intake Protection Zone, Significant Groundwater Recharge Area or Highly Vulnerable Aquifer.

5.4 Stage 1-2 Archaeological Property Assessment

A Stage 1-2 Archaeological Assessment was completed by AMICK Consultants Limited to review the potential for archaeological resources on the Site. The Assessment consisted of property inspection and photographic documentation, concurrently with high intensity test pit methodology at 5 metre intervals between individual test pits, and by test pit survey at a ten metre interval to confirm disturbance.

No archaeological resources were encountered through the Assessment, and as a result, the following recommendations are made:

1. No further archaeological assessment of the study area is warranted;
2. The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;
3. The proposed undertaking is clear of any archaeological concern.

The Stage 1-2 Archaeological Assessment has been submitted and accepted by the Ministry of Heritage, Sport, Tourism, and Culture Industries ("MHSTCI") into the Ontario Public Register of Archaeological Reports. A copy of the MHSTCI Acceptance Letter has been included as part of the submission.

6.0 SUMMARY & FINDINGS

Based on the analysis outlined throughout this Report and the conclusions of the other supporting studies, the Proposed Draft Plan of Subdivision and Zoning By-law Amendment to facilitate development of an Industrial/Commercial Draft Plan of Subdivision represents good planning for the following reasons:

- It has regard to the Planning Act;
- It is consistent with the PPS and conforms to the Growth Plan for the Greater Golden Horseshoe;
- It conforms to the County of Simcoe Official Plan and Township of Adjala-Tosorontio Official Plan;
- The Proposed Draft Plan complies with the E1 Zone provisions in the Township ZBL and it is anticipated that future development can be accommodated in a manner which complies with other applicable provisions within the Township ZBL; and
- The technical work completed has confirmed that the headwater drainage feature on the Subject Lands is not valued fish habitat and the proposed stormwater management strategy will maintain the function of the existing headwater drainage feature through proposed stormwater management features (i.e. ditches/open channels). On this basis, the Proposed ZBA is appropriate.

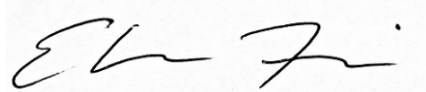
Should you have any questions, please do not hesitate to contact the undersigned.

Respectfully submitted,

MHBC

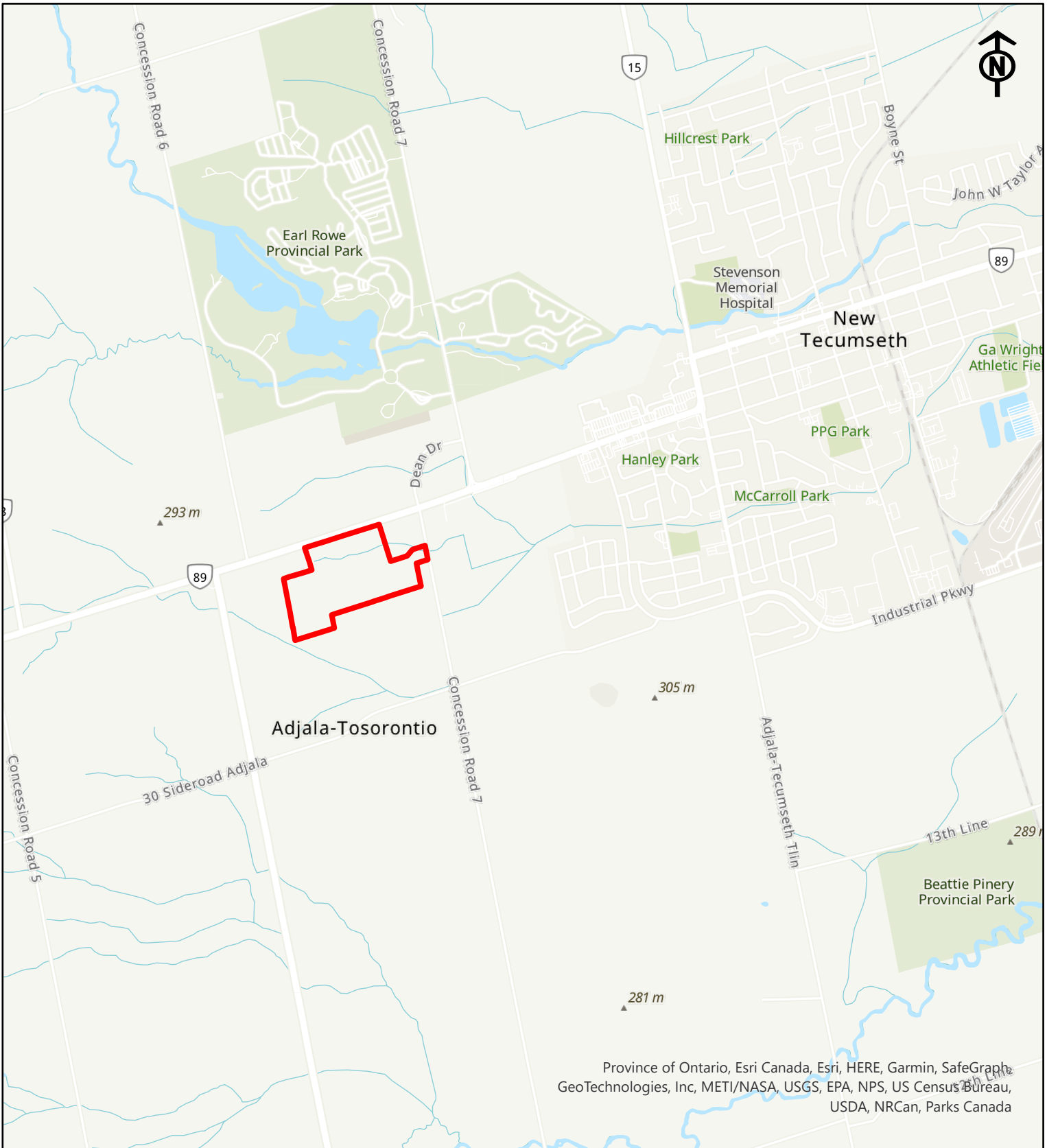


Jamie Robinson, BES, MCIP, RPP
Partner



Ellen Ferris, BSc., MSc., MCIP, RPP
Associate

Figures



Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

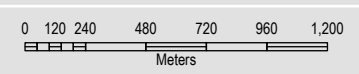
**FIGURE 1
LOCATION**

LEGEND

 Site Area

DATE Oct. 11, 2022

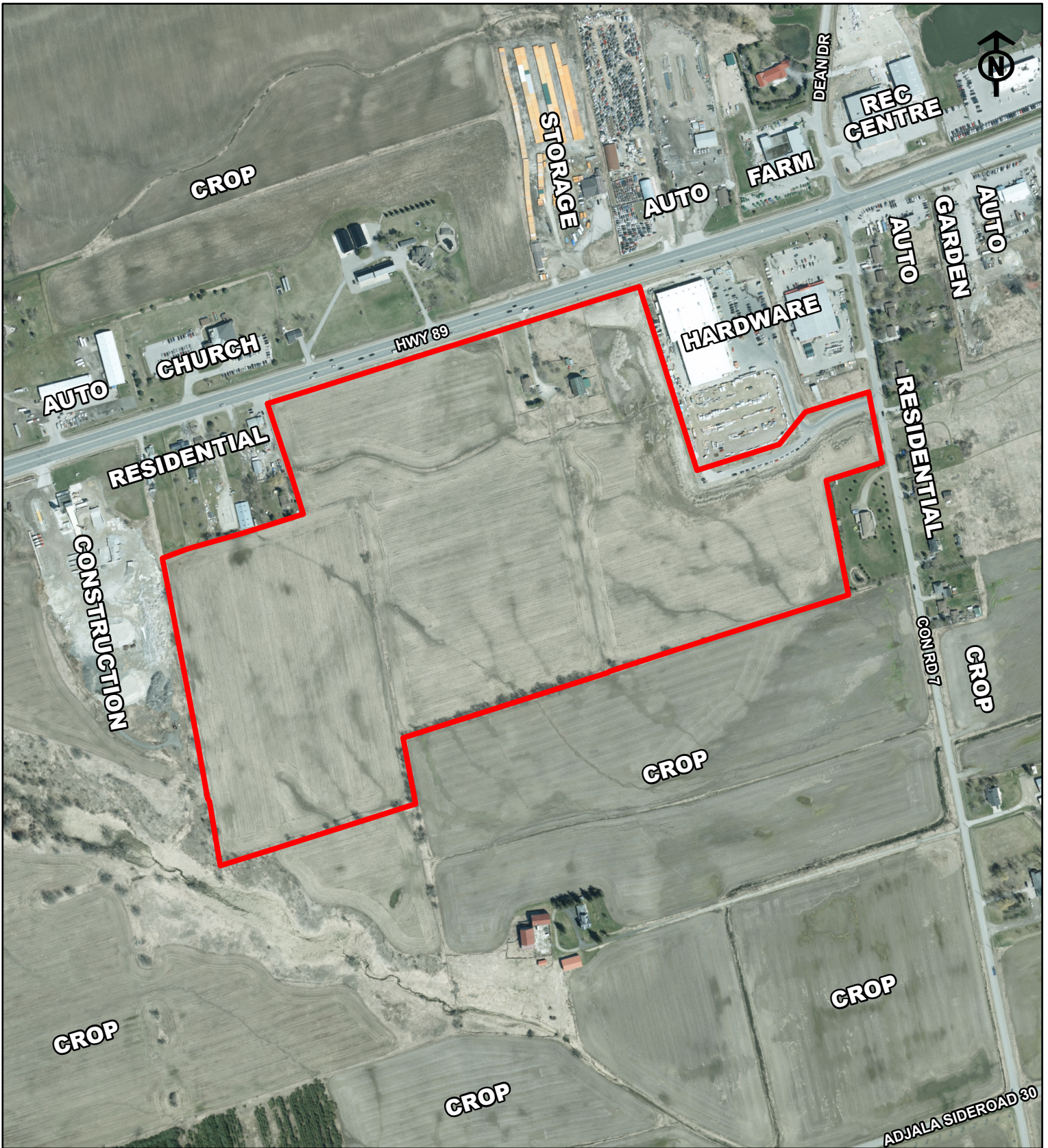
SOURCES ESRI



15191D - Report Figures

Pilla Industrial Subdivision
7723 Highway 89
Township of Adjala-Tosorontio
County of Simcoe





**FIGURE 2
AERIAL CONTEXT**

Pilla Industrial Subdivision
7723 Highway 89
Township of Adjala-Tosorontio
County of Simcoe

LEGEND

 Site Area

DATE Oct. 11, 2022

SOURCES County of Simcoe
Land Information Ontario

0 20 40 80 120 160 200
Meters

15191D - Report Figures

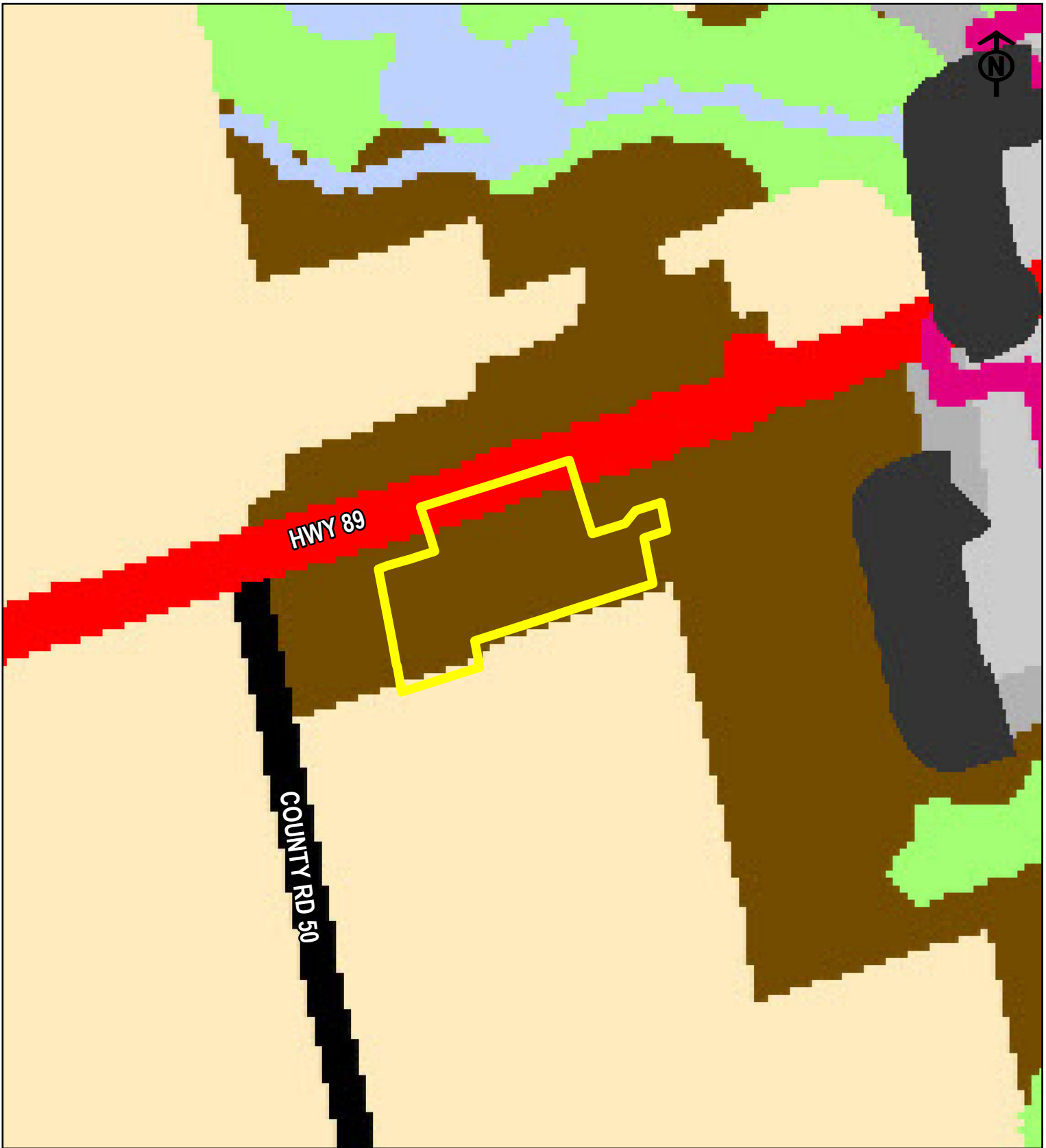


FIGURE 3
COUNTY LAND USE DESIGNATIONS
 COUNTY OF SIMCOE
 OFFICIAL PLAN - SCHEDULE 5.1
Pilla Industrial Subdivision
 7723 Highway 89
 Township of Adjala-Tosorontio
 County of Simcoe

- LEGEND**
- Site Area
 - Settlements
 - Greenfields
 - Agricultural
 - Rural

DATE	Oct. 11, 2022
SOURCES	County of Simcoe Land Information Ontario
15191D - Report Figures	

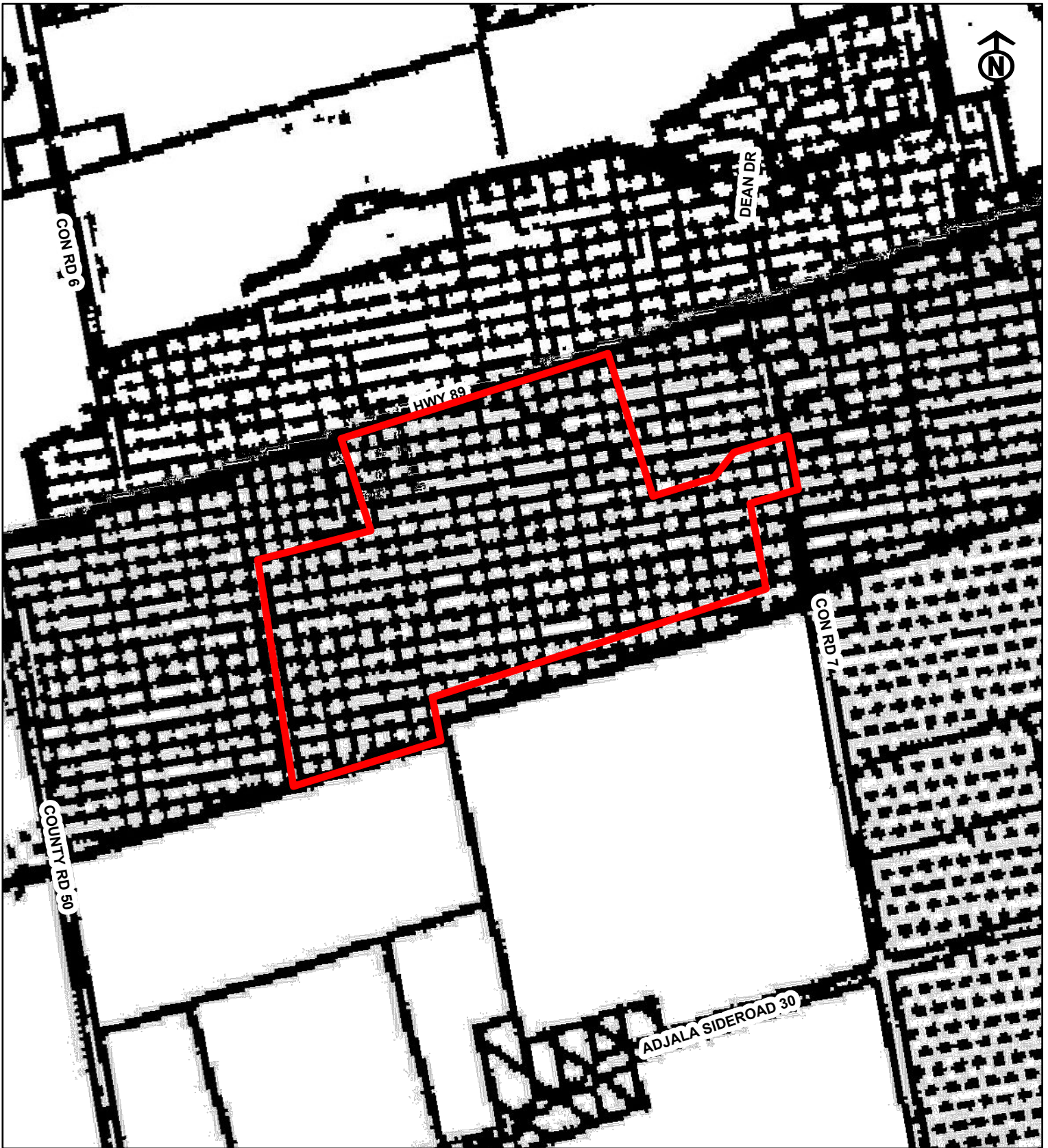
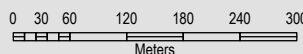


FIGURE 4
TOWNSHIP LAND USE
 TOWNSHIP OF ADJALA-TOSORONTIO
 OFFICIAL PLAN - SCHEDULE A-4 & A-5

Pilla Industrial Subdivision
 7723 Highway 89
 Township of Adjala-Tosorontio
 County of Simcoe

- LEGEND**
-  Site Area
 -  Employment Lands (Commercial /Industrial)
 -  Rural
 -  Agricultural

DATE	Oct. 11, 2022
SOURCES	Township of Adjala-Tosorontio Land Information Ontario
	

15191D - Report Figures



**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

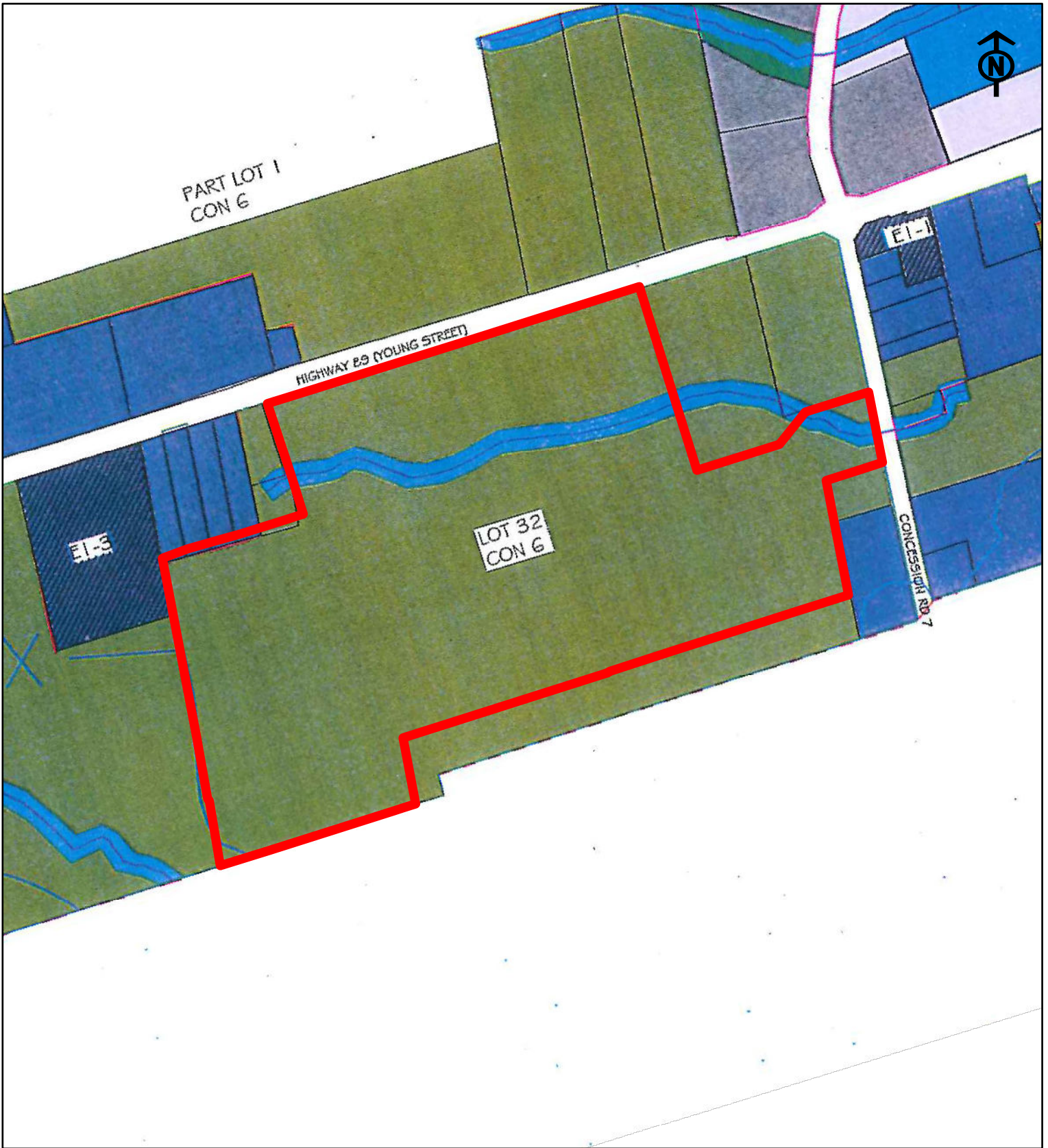


FIGURE 5
TOWNSHIP ZONING
 TOWNSHIP OF ADJALA-TOSORONTIO
 SCHEDULE A TO BY-LAW No. 03-57

Pilla Industrial Subdivision
 7723 Highway 89
 Township of Adjala-Tosorontio
 County of Simcoe

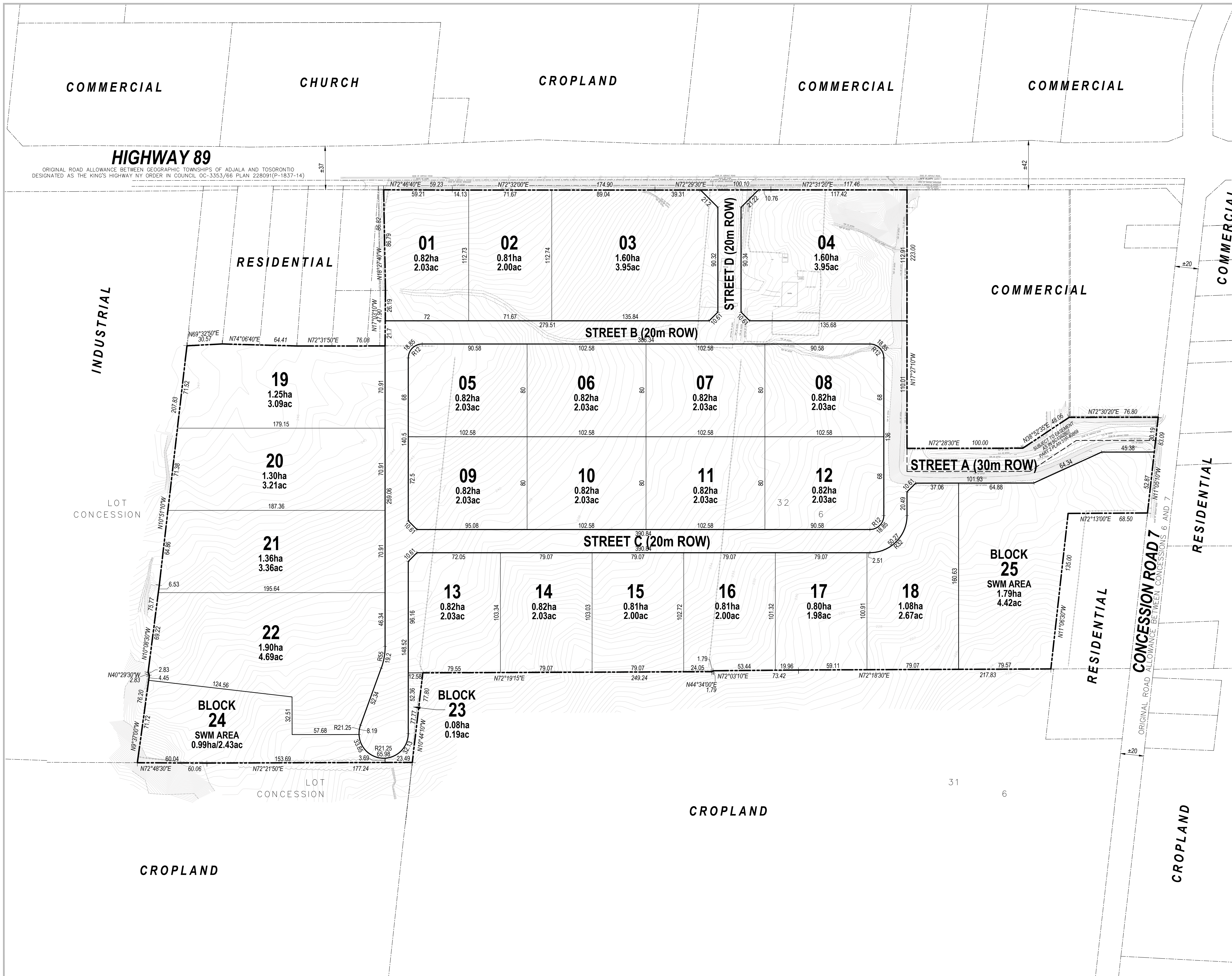
LEGEND

- Site Area
- Employment (E1) Zone
- Employment Hold (E1-(H1)) Zone
- Employment (E2) Zone
- Employment Hold (E2-(H1)) Zone
- Open Space Recreation (OSR) Zone
- Open Space Conservation (OSC) Zone

DATE	Oct. 11, 2022
SOURCES	Township of Adjala-Tosorontio Land Information Ontario
	<p>0 20 40 80 120 160 200 Meters</p>
	15191D - Report Figures
PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	

Appendices

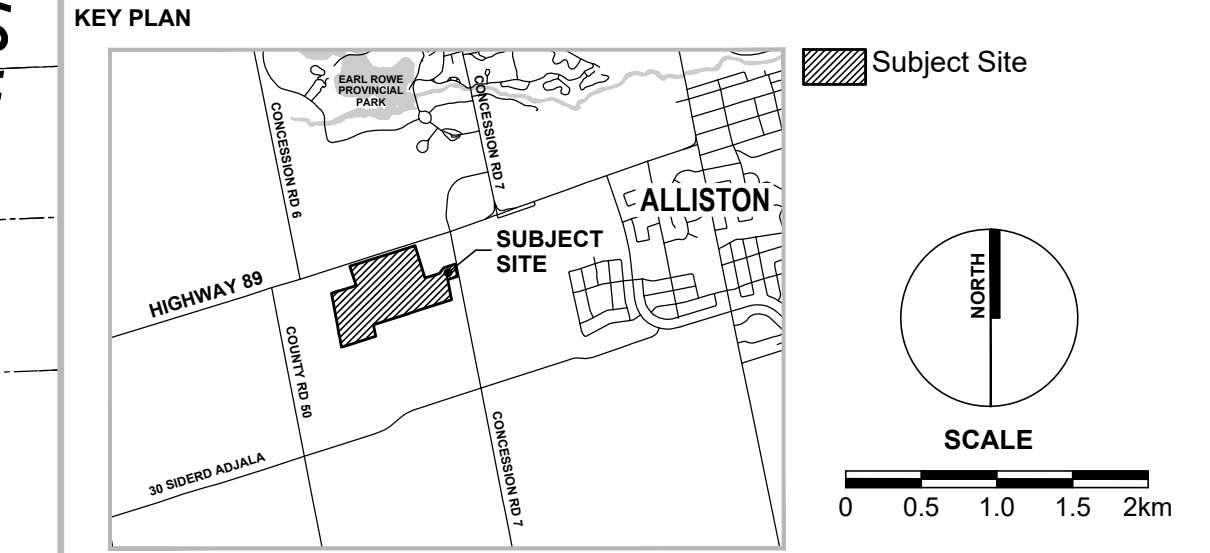
Appendix **A**



LEGAL DESCRIPTION
 PART OF LOT 32
 CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF ADJALA
 TOWNSHIP OF ADJALA-TOSORONTIO
 COUNTY OF SIMCOE

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.
 DATE: _____

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 DATE: _____



LEGEND

— RIGHT OF WAY LINE - - - PROJECT BOUNDARY LINE
 — BLOCK LINE - - - PARCEL FABRIC
 — LOT LINE

LAND USE SUMMARY

LAND USE	LOT / BLOCK #	UNITS	AREA
INDUSTRIAL	01-22	22	22.33ha
OPEN SPACE	23		0.08ha
STORMWATER MANAGEMENT AREA	24, 25		2.78ha
RIGHT OF WAY			3.84ha
TOTALS		22	29.03ha

REVISION No. DATE ISSUED / REVISION BY

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990 C.P. 13 AS AMENDED

A. AS SHOWN	F. AS SHOWN	K. ALL PRIVATE SERVICES
B. AS SHOWN	G. AS SHOWN	L. AS SHOWN
C. AS SHOWN	H. PRIVATE WATER SUPPLY	
D. 22 INDUSTRIAL LOTS	I. SILT CLAY LOAM & SILT LOAM	
E. AS SHOWN	J. AS SHOWN	

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC PLANNING

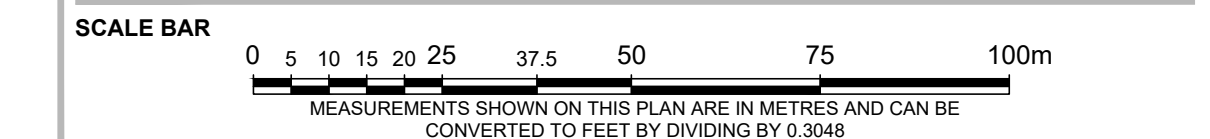
113 COLLIER STREET
 8 A R R L E - O N - L 4 M - 1 H 2
 P: 705 728 0045 F: 705 728 2010
 WWW.MHBCPLAN.COM

STAMP

DATE	MAY 16, 2022
FILE No.	15191D
SCALE	1:1,000 (ARCH D)
DRAWN BY	M.M.
CHECKED BY	J.R.
OTHER	

PROJECT
PILLA INDUSTRIAL
 PILLA INVESTMENTS INCORPORATED.
 7723 HIGHWAY 89
 ALLISTON, ON L9R 1V1
 P:(416) 420-7709

FILE NAME DRAFT PLAN OF SUBDIVISION **DWG No.** 1 of 1



N:\Adjala-Tosorontio\Pilla - Industrial Subdivision - 15191D\Drawings\Draft Plan\CAD\15191D - Draft Plan - 2021-10-27.dwg

Appendix **B**

The Corporation of The Township of Adjala-Tosorontio

By-law No. 22-XX

A By-law to amend Zoning By-law 03-57, as amended, of the Township of Adjala-Tosorontio

Part of Lot 32, Concession 6, geographic Township of Adjala, 7723 Highway 89 (4301-010-003-092-00)

Whereas Zoning By-law No. 03-57, as amended, constitutes the comprehensive Zoning By-law for the Township of Adjala-Tosorontio save and except those lands within the Oak Ridges Moraine area;

And Whereas it is deemed necessary and desirable to further amend By-law No. 03-57, as amended;

And Whereas this amendment will conform to the Official Plan of the Township of Adjala-Tosorontio;

Now Therefore THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO ENACTS AS FOLLOWS:

1. **THAT** Schedule 'A' of By-law No. 03-57, as amended, is hereby further amended by changing the zone symbol applying to the lands located at Part of Lot 32, Concession 6, geographic Township of Adjala, from the Open Space Conservation (OSC) Zone to the Employment Hold (E1-(H1)) Zone, as shown on Schedule "A1" attached and forming part of this By-law.

By-law read a First, Second and Third Time, and Passes this ____ Day of _____, 2022.

The Corporation of the Township of Adjala-Tosorontio

Mayor,

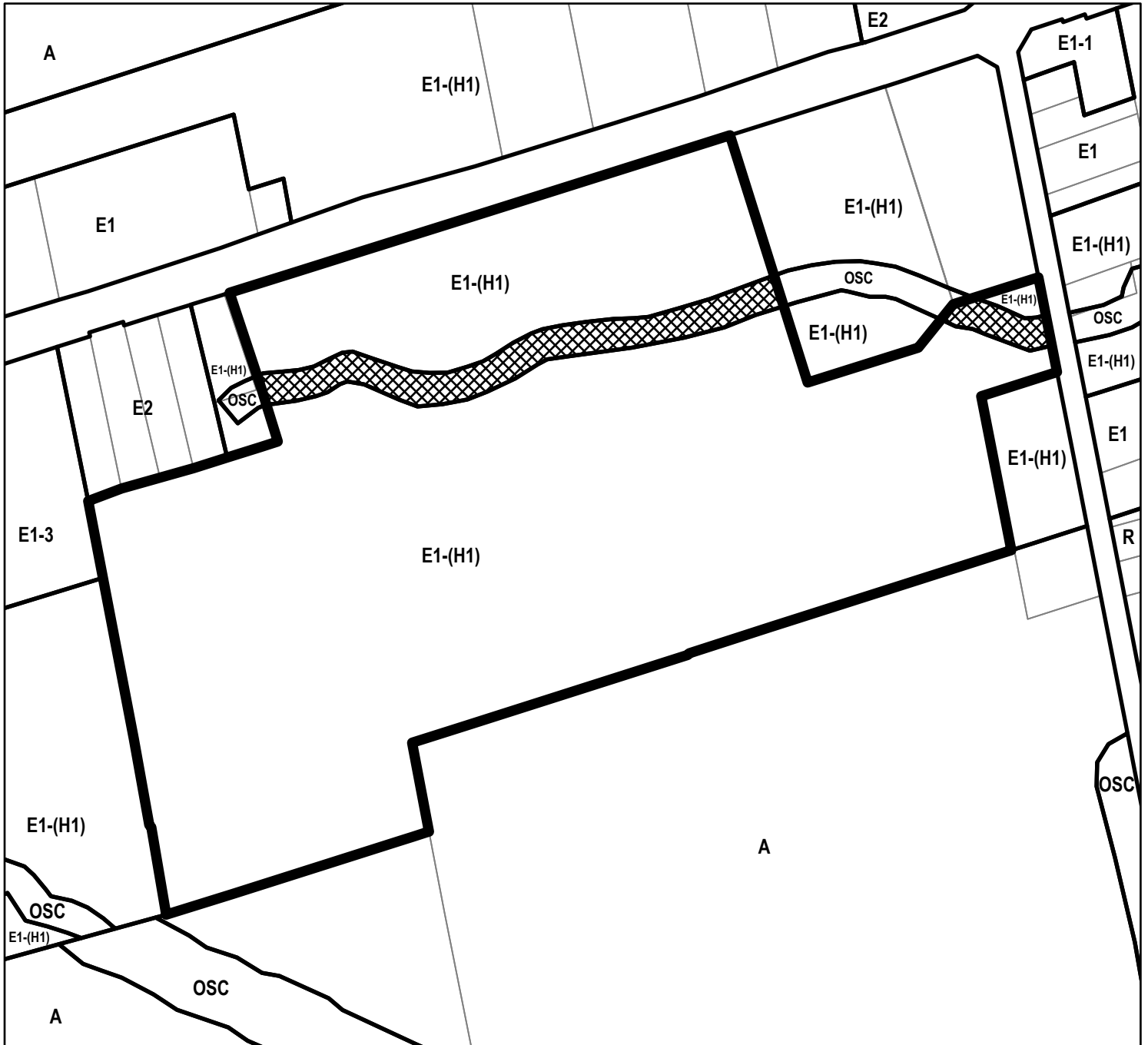
Clerk,


Schedule "A"
To
By-law No. 22-XX

DRAFT

Schedule 'A1'

Part of Lot 32, Concession 6
Township of Adjala-Tosorontio
County of Simcoe



 Lands to be rezoned from Open Space Conservation (OSC) Zone to Employment Hold (E1-(H1)) Zone

This is Schedule 'A1' to Zoning By-law 03-57
Passed this ___ day of _____, 2022

Mayor

Clerk

Appendix C

File No: AT-OP-3834
Municipality: Township of Adjala-Tosorontio
Subject Lands: Special Policy Areas on Schedules
A-4 and A-5 of the Township of
Adjala-Tosorontio Official Plan

Date of Decision: April 22, 2008
Date of Notice: April 24, 2008
Last Date of Appeal: May 14, 2008

RECEIVED
APR 28 2008

NOTICE OF DECISION
With Respect to an Official Plan
Subsection 17 and 21 of the Planning Act

A decision was made on Section 4.9 and Schedules A-4 and A-5 of the Township of Adjala-Tosorontio Official Plan, as adopted by Township By-law 98-65, and being Part B, Number 3 and 4 of the County Council Decision of October 28, 1999 as modified by CS 08-093.

Purpose and Effect of the Official Plan

The purpose of this decision is the Decision on Non-decision No. 4 relating to the proposed 'Industrial/commercial Area'- Special Policy Area designation on Schedules A4 and A5 of the Township's Official Plan and Non-decision No. 3 relating to Section 4.9 of the Official Plan, which provided the policies of the 'Industrial/Commercial Area'. And the 'Special Policy Areas' be renamed 'Employment Lands' and that the change be appropriately reflected on Schedules A-4 and A-5 and the associated Section 4.9 policies.

A copy of the decision is attached.

A copy of Item No. CS 08-093 is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Clerk of the County of Simcoe no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal should be sent to the attention of Glen R. Knox, County Clerk, at the address shown below and it must:

- (1) set out the specific part of the proposed approval of the non-decisions of the official plan to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00, payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal the decision of the County of Simcoe to the Ontario Municipal Board. An appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Getting Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Simcoe at the address noted below, from the office of the municipality noted above, or by contacting the County of Simcoe Planning Department at (705) 735-6901.

Mailing address for Filing a Notice of Appeal

County of Simcoe
Administration Centre,
1110 Highway 26,
Midhurst, ON
L0L 1X0

Attention: Glen R. Knox, County Clerk

COUNTY OF SIMCOE

ITEM FOR: CORPORATE SERVICES COMMITTEE
SECTION: Planning – Delegated Authority
ITEM NO. CS 08-093
MEETING DATE: April 9, 2008
SUBJECT: Non-Decision Numbers 3 and 4 of the Township of Adjala-Tosorontio Official Plan

RECOMMENDATION:

THAT Section 4.9 and Schedules A-4 and A-5 of the Township of Adjala-Tosorontio Official Plan, as adopted by Township By-law 98-65, and being Part B, Number 3 and 4 of the County Council Decision of October 28, 1999, be approved as modified by CS 08-093;

AND THAT notice of decision be provided in accordance with the Planning Act.

BACKGROUND:

The following summary provides information on the Township's Official Plan Amendment:

Location: Special Policy Areas on Schedules A-4 and A-5 of the Township of Adjala-Tosorontio Official Plan (Schedule 1)
Applicant: Township of Adjala-Tosorntio
File: AT-OP-3834

The Township of Ajala-Tosorontio Official Plan was approved as modified on October 28, 1999 by County Council. Part of the approval of this Official Plan was six non-decisions items (Schedule 2). Non-decision No. 4 related to the proposed 'Industrial/commercial Area' designation on Schedules A4 and A5 of the Township's Official Plan. Non-decision No. 3 related to Section 4.9 of the Official Plan, which provided the policies of the 'Industrial/Commercial Area'.

The subject lands are designated Rural & Agricultural in the County of Simcoe Official Plan. It was the opinion of the County that insufficient justification for the designation of the subject lands to 'Industrial-Commercial Area' and the applicable policies had been provided. Subsequently, the Township requested in its letter dated May 24, 2005 (Schedule 3), that based on the information provided in its Growth Management study as adopted by Township Council on April 12, 2005, non-decision No. 4 be withdrawn. Additional information to justify the designation of the subject lands and Section 4.9 was considered in the following reports/studies:

- 'Highway 89 Industrial/Commercial Corridor Background Report' (prepared for the Township by the Adjala-Tosorontio Management Team in Association with R.J. Burnside and Associates Ltd.), dated April 13, 2007 and submitted to the County on April 17, 2007;

-
- at the request of the Ministry of the Environment, a 'Hydrogeological Assessment Highway 89 Industrial Commercial Corridor' (prepared for the Township by R.J. Burnside and Associates Ltd.) and submitted to the County on April 17, 2007; and,

 - a 'Highway 89 Corridor Servicing Study - Amendment for Stormwater Management and Sewage Disposal' (prepared for the Township by R.J. Burnside and Associates Ltd.) and was received by the County on January 7, 2008.

Since that time, specific land use policies have been considered by the Township and County planning staff and are being brought forward as proposed in Schedule 4. The Township has recently proposed the 'Special Policy Areas' be renamed 'Employment Lands' and that the change be appropriately reflected on Schedules A-4 and A-5 and the associated Section 4.9 policies.

Employment areas are promoted in Section 1.3 of the Provincial Policy Statement and are encouraged to provide an appropriate mix and range of employment including industrial, commercial and institutional uses. Due to the proximity of Alliston in the Town of New Tecumseth, Provincial Policy Statement policy 1.7.1 b), which states "*Long-term economic prosperity should be supported by maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets*", has been considered to establish the appropriate permitted uses in the Township for Adjala-Tosorontio Official Plan Employment Lands designation on Schedules A-4 and A-5.

In addition, for the Employment Lands at this location to be in conformity with the County of Simcoe Official Plan, the following policies 3.6.10 and 3.6.12 have also been addressed. The primary use of the proposed Employment Lands shall be industrial and commercial uses, however limited retail uses that can be accommodated on individual services and require extensive outdoor storage may be permitted. Secondary business uses that are complementary or supportive of the Employment Land uses may also be permitted. Discussions between adjacent municipalities have been ongoing in order to establish compatible land uses at this location.

It is now appropriate to proceed with the decision on Adjala-Tosorontio Official Plan "Non Decision Nos. 3 and 4" regarding the subject portion of land as shown in proposed Schedules A-4 and A-5 to the Township's Official Plan. (Schedules 5 & 6)

The proposal is in keeping with the policies of the County Official Plan and is consistent with the Provincial Policy Statement.

FINANCIAL ANALYSIS:

The development proposed by the decision will generate both assessment revenue and servicing costs for the Township and County.

SCHEDULES:

The following schedules are attached and form part of this Item.

Schedule 1 - Location Map.













Schedule 2 - Copy of County Decision - Part B - October 28, 1999.

Schedule 3 - Township Letter to the County.

Schedule 4 - Section 4.9 Land Use Policies.

Schedule 5 - Schedule A-4.

Schedule 6 - Schedule A-5.

					
					
CS 08-093 Schedule	CS 08-093 Schedule	CS 08-093 Schedule	CS 08-093 Schedule	CS 08-093 Schedule	CS 08-093 Schedule
1	2	3	4	5	6

PREPARED BY: Rachelle Hamelin, Planner II

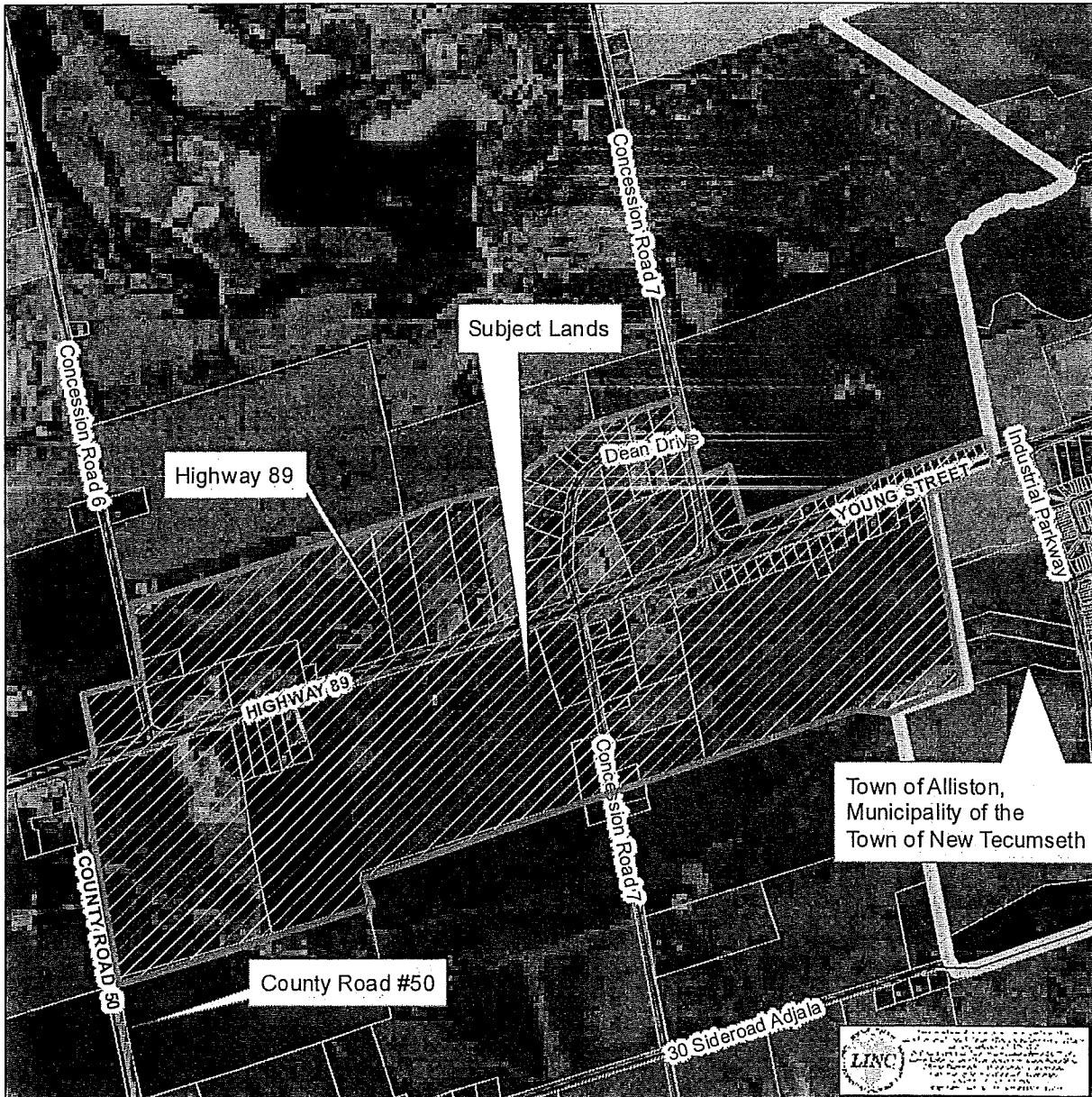
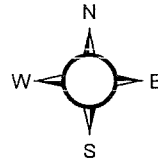
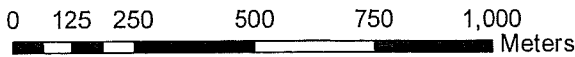
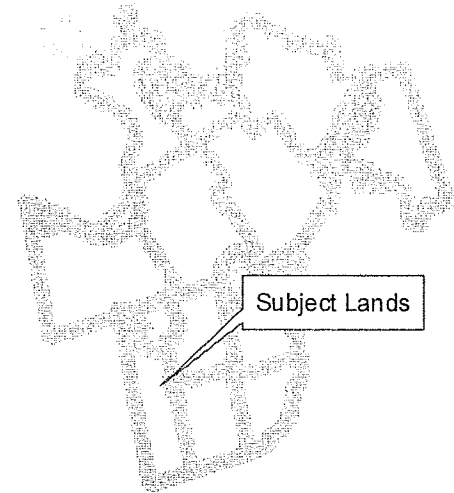
APPROVALS:

Ian Bender, Director of Planning
Rick Newlove, General Manager of Corporate Services
Craig Elliott, General Manager of Finance and Administration
Mark Aitken, Chief Administrative Officer

Date:
April 2, 2008
April 2, 2008
April 2, 2008
April 2, 2008

Township of Adjala-Tosorontio Non-Decisions No. 3 & 4

Employment (Commercial/Industrial and Light Industrial) Lands Highway 89 Corridor




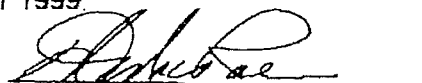
Part B

A decision is not being made on the following parts of the proposed Official Plan:

1. Section 4.4.5.4
"South Part of the East Half of Lot 12, Concession 4, Tosorontio (Blue Hills Farm) (Roll No. 020-003-00800).
This Plan recognizes the continuing institutional uses within the buildings on the above noted property, including training and education for youths and adults, and recreational uses that do not conflict with the ongoing agricultural uses of the property. The Township will regulate the use of the property and buildings through appropriate zoning provisions."
2. Section 4.5.5.1
"Part of the West Half of Lot 19, Concession 3, and Part of the East Half of Lot 19, Concession 3, and Part of the East Half of Lot 18, Concession 3, former Tosorontio.
This Plan permits a residential/golf course development on the described lands, provided that the design of the development is consistent with the objectives of Council with respect to the approval of the residential component of the development being contingent on the approval of the golf course and that the design of the development integrate the lotting within the fabric of the golf course fairways, giving the development a unique character consistent with cluster residential/recreational developments. The total number of residential lots permitted on the lands described herein is not to exceed 46."
3. All of Section 4.9 - Industrial/Commercial Area
4. Schedules A4 and A5 as they relate to the proposed "Industrial Commercial Area" designation.
5. Schedule A6 as it relates to section 4.5.5.1, Part of Lots 18, 19 & 20, Concession 3, Tosorontio, owned by Silverbrooke, and subject to subdivision file AT-T-99017.
6. Schedule A6 as it relates to section 4.3.5.4, the East Half of Part of Lot 12, Concession 1, Tosorontio, the former Blue Hills Academy.

Dated at Midhurst this 24th of November 1999.


Warden
County of Simcoe


Clerk
County of Simcoe



THE CORPORATION OF THE
TOWNSHIP OF ADJALA-TOSORONTIO

7855 Sideroad 30 • R.R. #1 • Alliston, Ontario • L9R 1V1

Telephone: (705) 434-5055 Fax: (705) 434-5051

May 24, 2005

PLANNING DEPARTMENT

County of Simcoe
1110 Highway 26
Midhurst, ON
L0L 1X0

RECEIVED

MAY 25 2005

Attn: Ian Bender
Director of Planning

COUNTY OF SIMCOE
CORPORATE SERVICES DEPARTMENT

Dear Sir:

RE: Municipal Growth Management Study
And
Removal of the Simcoe County Non-Decision No. 3 and 4
Township of Adjala-Tosorontio's Official Plan
Section 4.9 Industrial/Commercial Area and Schedules A-4 & A-5

The Council of the Corporation of the Township of Adjala-Tosorontio adopted the Growth Management Study (GMS) provided by Rudy and Associates at a meeting on April 12, 2005. Subsequently you have verbally indicated to our municipal solicitor, Ian Rowe that you are in agreement with the portion of the GMS addressing the potential growth for the settlement area of Everett in order to facilitate an appeal before the Ontario Municipal Board.

We would request that written approval of the entire GMS be provided by the County of Simcoe.

Also, based on the information provided in the GMS, that the County consider removing Non-decision Nos. 3 and 4 in the Township's Official Plan in order to implement these policies and designate these areas as Industrial/Commercial.

Thank you in advance for consideration of these items.

Yours truly,

Gerry Caterer, C.P.T., A.C.S.T.
Director of Planning

4.9 EMPLOYMENT (COMMERCIAL/ INDUSTRIAL + LIGHT INDUSTRIAL) LANDS

4.9.1 GENERAL POLICIES

- 4.9.1.1 The County of Simcoe undertook a Population, Households & Employment Forecasts Update that indicated that although Simcoe County was experiencing significant growth pressure, there was a lack of a marketable supply of employment lands. In response, the Township approved Growth Management Study (GMS) (March 2005), based upon forecasted employment land needs up to the year 2026, determined a need for additional employment lands. The GMS recommended local employment lands be designated in appropriate locations within the Township with a major focus of employment lands being directed towards the Commercial/Industrial Corridor along Highway No.89 west to County Road 50.
- 4.9.1.2 The goal of the Employment Lands designation is to provide for environmentally sound and sustainable commercial/industrial development within appropriate locations throughout the Municipality to create opportunities for a diversified economic base which supports and enhances employment opportunities.
- 4.9.1.3 New Employment development will be permitted on existing lots of record in accordance with Schedules A-4 and A-5 and subject to the policies contained in Section 4.9 of this Plan. Any redesignations for Employment (Commercial/Industrial & Light Industrial) Lands outside of Schedules A-4 and A-5 will require an Amendment to this Plan and be subject to the policies contained in Section 4.9 of this Plan.
- 4.9.1.4 New Employment land uses will be permitted on existing lots in accordance regulations established in the Zoning By-law and if not appropriately zoned for the proposed commercial and/or industrial land uses, will require a zoning by-law amendment and site plan control. New zoning by-law amendments may be subject to conditions which may include the regulating of the size of the proposed uses.
- 4.9.1.5 Generally, no outdoor storage of material or inventory shall be permitted within the front or side yards of developments, however the requirements of the specific zone provision(s) shall apply to open storage of goods and materials. All outside storage shall be visually screened using a combination of berming, opaque fencing and/or effective landscape treatment.
- 4.9.1.6 All developments in the Employment Lands shall be serviced with private on-site sewage disposal and potable water facilities unless full municipal services have been provided by the Township. Developers will be encouraged to site buildings in such a manner so as to permit future infill should full municipal servicing be installed at a later time. Limited infilling and creation of new lots for commercial and/or industrial development, may be permitted provided the site can provide adequate servicing and access.
- 4.9.1.7 Strip development will be discouraged on Provincial and County Roads through control of entrances, placement of berms and landscaping.
- 4.9.1.8 Prior to the approval of any site development within the Employment Lands of the Municipality, the proponent shall be required to demonstrate to the satisfaction of the Township, which examines the ability of the site to support the proposed development as it relates to the following:

- stormwater management controls for both quantity and quality considerations;
 - hydrogeological studies
 - potable water supplies;
 - sewage treatment options;
 - a Market Study if the size of any single use structure proposed within the Commercial or Industrial land uses is greater than 35,000 gross ft² (3,252m²) in area; and,
 - a traffic impact study as it relates to the proposed development.
- 4.9.1.9 No new private entrances will be permitted from Highway 89 or County Road 50 without written consent by the appropriate approval authority. The creation/upgrade of new commercial entrances and/or the upgrading of existing residential or farm entrances to commercial standards will need to be supported by a Traffic Impact Study and be subject to review and approval of MTO or the County of Simcoe at current MTO or County standards.
- 4.9.1.10 New service roads or access from intersecting public roads may be appropriate but subject to a Traffic Impact Study (TIS) to the satisfaction of the Township and approval authorities. The TIS will have regard to spacing requirements between intersections according to MTO, County and Township standards. Joint accesses for adjacent lots may be considered to provide safe access to properties.
- 4.9.1.11 In assessing an application for commercial/industrial or light industrial development, consideration will be given to the following:
1. Access to be from an internal paved road;
 2. Adequate access, off street parking and loading facilities to be provided;
 3. Adequate landscape buffering and setbacks, appropriate lighting, external design and signs to minimize conflict with other uses;
 4. Fencing shall be required where necessary to ensure safety and screening; and
 5. Developments are encouraged to provide suitable design standards, site layout and landscaping in order to contribute to an attractive light industrial and commercial development.
- 4.9.1.12 All new Employment development will be subject to Site Plan Control as per the requirements of Section 4.9.1.13 of this Plan.
- 4.9.1.13 Conditions for Site Plan Approval may be circulated to the appropriate agencies for comment/approval as required, and may include the following requirements completed to the satisfaction of the Township:
- Building Use and Building Design Statement for use by the Fire and Building Departments to evaluate fire access requirements and the adequacy of water supply for the proposed building/addition use;
 - Feasibility studies that will review the impact of new developments on existing uses or new developments that would be adversely affected by existing uses which may include such impacts such as noise, odour, vibration, particulates or emissions and corresponding mitigative measures;
 - A Site-specific hydrogeological study which satisfies the Ministry of the Environment *Procedure D-5-5, Technical Guideline for Private Wells: Water Supply Assessment*;

- Environmental Impact Study (EIS) if within 120m of Provincially significant environmental features, 50m all other identified environmental features and from 30m from all water courses;
- Traffic Impact Study;
- Functional Drainage/Storm Water Management Report;
- Presentation drawings, preferably in colour format;
- Metric scale of no more than 1:500 for general drawings;
- General Drawing(s) including items identified in the Township of Adjala-Tosorontio "Site Plan Application Guidelines";
- Site Plan/Layout Plan prepared by a qualified professional including items identified in the "Site Plan Application Guidelines";
- Grading/Servicing Plan;
- Landscaping/Tree Preservation Plan;
- Architectural Plans; and,
- Estimate of Cost of Construction.

4.9.1.14 All proposed developments may at the Township's discretion, require detailed study of and mitigation measures for stormwater management to meet the drainage objectives established by the latest Township policy and appropriate agency standards.

4.9.1.15 Environmental protection of on site natural features shall be dealt with through site specific studies outlining current conditions and limiting factors that might prohibit development, to the satisfaction of the Township and Conservation Authority .

4.9.1.16 The Township, in its review of supporting studies and/or documents, may retain peer review consultants, at the applicant's expense, in order to fully assess the completeness, accuracy and acceptability of the supporting studies.

4.9.1.17 All new commercial and/or industrial development and applications for expansions of existing commercial and/or industrial development that are proposed adjacent to an existing residential land use shall be subject to landscape screening and/or fencing as per the requirements of the specific zone provision(s) for the proposed commercial and/or industrial land use(s).

4.9.1.18 All storage and disposal of industrial wastes and all emissions to the environment including dust, noise and vibration must satisfy the requirements of the Ministry of the Environment and the Township of Adjala-Tosorontio.

4.9.1.19 All proposed developments that are located within the Conservation Authority Regulation Area must satisfy the Conservation Authority and comply with the permit requirements.

4.9.1.20 No new commercial or industrial development shall occur on the Oak Ridges Moraine in the Natural Core Area and Natural Linkage Area designations as identified on Schedule 'E-2' of this Plan. New small-scale commercial, industrial, and institutional uses may be located in the Countryside Area and Rural Settlement Area designations subject to the policies of Section 4.12 of this Plan.

4.9.2 COMMERCIAL INDUSTRIAL AREA

- 4.9.2.1 Commercial/Industrial uses are generally located adjacent to Highway 89/County Road 50 in accordance with Schedule A-4 and A-5 of the Adjala-Tosorontio Official Plan. The Commercial Industrial designation permits a range of primary uses, appropriate to the available servicing which accommodates industrial, wholesale, office, service establishments and uses existing at the date of approval of this Policy. Uses which are considered complementary or supportive of the Employment Land uses, appropriate to the available servicing may also be considered such as recreational facilities, restaurants or catering facilities, day care facilities, business-related retail and appropriate highway commercial uses. Any redesignations for Employment (Commercial/Industrial) Lands outside of Schedules A-4 and A-5 will require an Amendment to this Plan and be subject to the policies contained in Section 4.9 of this Plan.
- 4.9.2.2 Highway 89 is classified as a special controlled access highway. No new private entrances will be permitted from Highway 89 unless permitted by MTO and supported by a Traffic Impact Study.
- 4.9.2.3 All future commercial and/or industrial developments will be subject to MTO requirements as amended from time to time.
- 4.9.2.4 The Industrial/Commercial Area shall be subject to the general principles and policies of Section 4.9.1 of this Plan, where applicable, including Site Plan Approval.

4.9.3 LIGHT INDUSTRIAL PARK

- 4.9.3.1 Light Industrial uses are generally located north of Highway 89 on both sides of Dean Drive to Concession Road #7 in accordance with Schedule A-5 of the Adjala-Tosorontio Official Plan. Any redesignations for Employment (Light Industrial Park) Lands outside of Schedule A-5 will require an Amendment to this Plan and be subject to the policies contained in Section 4.9 of this Plan.
- 4.9.3.2 Light Industrial Park designation permits a range of light industrial uses appropriate to available servicing, within enclosed buildings which may include manufacturing, processing, fabricating and assembly of materials, warehousing, servicing, repair, storage and distribution. Uses which are considered complementary or supportive of the employment land uses may also be considered such as recreational facilities, restaurants, day care facilities and business related retail. Heavy industrial uses, salvage or wrecking yards, slaughter houses, or industrial uses which generate extensive heavy truck traffic or extensive outdoor storage are not permitted uses. In addition, given the facilities, uses that generate noise and/or air emissions that cannot meet the Ministry of the Environment are not permitted.
- 4.9.3.3 Secondary uses which are complementary to the light industrial uses such as public uses and open space areas are permitted.
- 4.9.3.4 The Industrial/Commercial Area shall be subject to the general principles and policies of Section 4.9.1 of this Plan, where applicable, including Site Plan Approval.

4.9.4 SPECIAL EXCEPTIONS

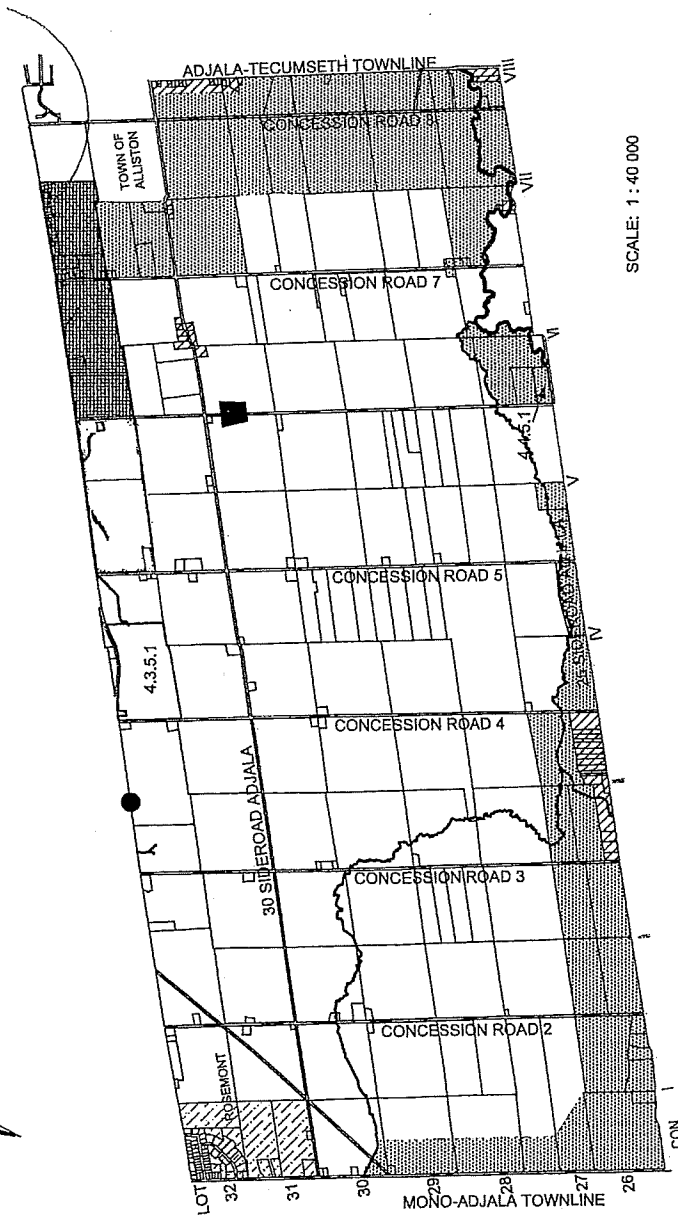
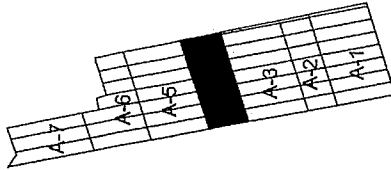
4.9.4.1 On 8.8 hectares of land in Part of the East Half of Lot 1, Concession VI at the northwest corner of the 7th Line and Highway #89, the following policies will apply:

- a) The primary use of land shall be for light industrial uses within enclosed buildings for the manufacturing, processing, fabricating and assembly of materials, warehousing, servicing, repair and distribution. Uses which are considered complementary or supportive of the employment land uses may also be considered such as recreational facilities, restaurants, day care facilities and business related retail. Heavy industrial uses, salvage or wrecking yards, slaughter houses, or industrial uses which generate extensive heavy truck traffic or extensive outdoor storage are not permitted uses. In addition, given the facilities, uses that generate noise and/or air emissions that cannot meet the Ministry of the Environment Standards are not permitted.
- b) Secondary uses which are complementary to the light industrial and commercial uses are permitted such as public uses and open space areas.
- c) In assessing an application for light industrial or commercial development, consideration will be given to the following:
 1. Access to be from an internal paved road;
 2. Adequate access, off street parking and loading facilities to be provided;
 3. Adequate landscape buffering and setbacks, appropriate lighting, external design and signs to minimize conflict with other uses;
 4. Fencing shall be required where necessary to ensure safety and screening; and
 5. Developments are encouraged to provide suitable design standards, site layout and landscaping in order to contribute to an attractive light industrial and commercial development.

TOWNSHIP OF ADJALA-TOSORONTO OFFICIAL PLAN Schedule A-4 LAND USE

Corporate Services Committee 08-093

Schedule 5



SCALE: 1 : 40 000



LEGEND

- OAK RIDGES MORaine (Approximate North Limit)
- ENVIRONMENTAL PROTECTION AREA
- CANADIAN FORCES BASE BORDEN (Federal Lands)
- AGRICULTURAL
- RURAL
- RURAL RESIDENTIAL
- HAMLETS (See Schedule B1 to B7 for land use details)
- PROTECTED AGGREGATE RESOURCE
- LICENSED PIT
- OPEN SPACE - RECREATION
- EMPLOYMENT LANDS (COMMERCIAL/INDUSTRIAL)
- LICENSED WASTE DISPOSAL AREA (County of Simcoe - S / Closed - C) 1000 metre setback for landfill sites denoted by circle
- SUBJECT TO SPECIAL PROVISIONS 4.3.5.1
- SUBJECT TO SPECIAL PROVISIONS 4.4.5.1

Prepared By:
WALTON & HUNTER Planning Associates
Drawing No. 100-08-093
Nov. 2, 1998, with revisions to Oct. 28, 1999
Consultated to November, 2000

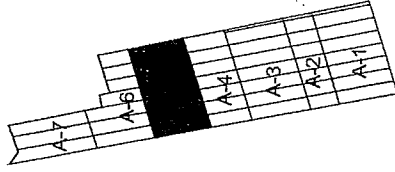
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TOWNSHIP OF ADJALA-TOSORONTIO

OFFICIAL PLAN Schedule A-5 LAND USE



SCALE: 1 : 40 000



LEGEND

- OAK RIDGES MORaine (Approximate North Limit)
- ENVIRONMENTAL PROTECTION AREA
- CANADIAN FORCES BASE BORDEN (Federal Lands)
- AGRICULTURAL
- RURAL
- RURAL RESIDENTIAL
- HAMLETS (See Schedule B1 to B7 for land use details)
- PROTECTED AGGREGATE RESOURCE
- LICENSED PIT
- OPEN SPACE - RECREATION
- EMPLOYMENT LANDS (COMMERCIAL/INDUSTRIAL)
- EMPLOYMENT LANDS (LIGHT INDUSTRIAL)
- LICENSED WASTE DISPOSAL AREA (County of Simcoe - S / Closed - C) 1000 metre setback for landfill site denoted by circle

Prepared By:
 WALTON & HUNTER Planning Associates
 Brantford, Ont.
 Nov. 2, 1998, with revisions to Oct. 28, 1999
 Consolidated to November, 2000

DRAFT

Appendix D

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 13-14

A BY-LAW TO AMEND ZONING BY-LAW NO. 03-57, AS AMENDED OF THE TOWNSHIP OF ADJALA-TOSORONTIO TO REZONE CERTAIN LANDS ALONG BOTH NORTH AND SOUTH SIDES OF HIGHWAY 89 BETWEEN COUNTY ROAD #50 AND THE LANDS BORDERING THE TOWN OF NEW TECUMSETH SITUATED AT LOT 32 CONCESSIONS 6 & 7 IN THE FORMER TOWNSHIP OF ADJALA AND PART OF LOT 1 CONCESSIONS 6 & 7 IN THE FORMER TOWNSHIP OF TOSORONTIO FOR THE PURPOSES OF IMPLEMENTING AN EMPLOYMENT CORRIDOR

WHEREAS Zoning By-law No. 03-57, as amended, constitutes the comprehensive Zoning By-law for the Township of Adjala-Tosorontio save and except those lands within the Oak Ridges Moraine area and regulates the use of lands and the character, location and the use of buildings and structures within the Township of Adjala-Tosorontio;

AND WHEREAS it is deemed necessary and desirable to further amend By-law No. 03-57, as amended by rezoning the lands described above from their existing zone to the Employment (E) Zone;

AND WHEREAS authority to pass this By-law is provided pursuant to Section 34 of the Planning Act, R.S.O. 1990 c.P. 13, as amended;

AND WHEREAS this By-law amendment will conform to the Official Plan of the Township of Adjala-Tosorontio;

NOW THEREFORE the Council of the Corporation of the Township of Adjala-Tosorontio enacts as follows:

1. **THAT** Schedule "B-8" to By-law 03-57, as amended, is hereby further amended by changing the zoning of Lot 32 Concession 6 and Lot 32 Concession 7 in the former Adjala Township and in Part of Lot 1 Concession 6 and Part of Lot 1 Concession 7 in the former Tosorontio Township from Agriculture (A) Zone, General Commercial (C1) Zone, General Commercial Exceptions 1, 4, and 7 (C1-1, C1-4, C1-7), Highway Service Commercial (C2) Zone, Institutional (I) Zone, Hamlet Residential (HR1) Zone, Hamlet Residential Exceptions 10, 11, and 13 (HR1-10, HR1-11, HR1-13), Estate Residential Zone, General Industrial (M1) Zone, and General Industrial Exceptions 1, 4, and 9 (M1-1, M1-4, M1-9) Zone to Employment (E) Zone, subzone E1, E1 Exceptions (E1-1, E1-2, E1-3) Zone, E-1 Hold (E1(H-1)) Zone, subzone E2, (E2 Exception E2-1) Zone and E-2 Hold (E2(H-1)) on Schedule "A", attached hereto.

2. **THAT** Section 2 Definitions, of By-law 03-57, as amended, is hereby further amended by adding the following:

"2.4 a) Agricultural Supply Outlet shall mean wholesale sales and/or service of agricultural-related products in support of the farming community."

"2.5 a) Animal Hospital or Veterinary Clinic shall mean an office use for the temporary accommodation, care and impoundment of animals within an enclosed building but does not include a kennel."

"2.7 a) Auction Facility shall mean the premises used for the sale of items from time to time, in which the price is determined through bidding and may include a staging area for large items on the day of the sale."

"2.14 a) Cardlock Facility means an unmanned premise where petroleum and propane products are purchased for the use of fleet and/or professional drivers."

"2.29 a) Distribution Facility means a building or structure used to store products for re-distribution, and may include facilities for the service and repair of the vehicles used for distribution."

"2.30 a) Dry Use means a use which uses water for domestic purposes only and results only in the production of domestic sewage. Domestic Sewage includes waste from toilet, kitchen, shower and sink waste from offices, factories, institutions, retail or other similar places of employment and restaurants and banquet halls. Domestic sewage does not include chemical or industrial plant effluent that is used in the manufacturing, fabricating, production or assembly processes nor waste as a result of the wholesale processing of food (such as canning or meat packing)."

"2.44 a) Greenhouses shall mean a building with a glass or plastic roof used for the growing of flowers, fruit, vegetables, plants, shrubs, trees and similar vegetation for any purpose which may include associated retail of plants, supplies and seasonal items."

"2.68 a) Machinery and Equipment Sales and Service shall mean the use of any lot, structure or building where new and/or used equipment for agricultural or construction uses are stored or displayed for sale, rent, or repair."

"2.68 b) Manufacturing, fabricating, assembling and/or processing and operations of materials shall mean the creation or assembling of standardized material by skill or labour for the making or treatment of a product but shall not mean an outdoor bulk storage yard used for materials for storage or sale."

"2.89 a) A Self-Storage Facility shall mean a facility for the temporary storage of household, recreational, commercial or seasonal equipment, vehicles or boats and will generally have a secured storage unit or locker with access by way of a loading door."

"2.90 a) Service Station shall mean a building or structure used for the servicing and repairing of motorized vehicles and trailers, but does not include the sale of petroleum or hydrogen products."

"2.104 a) Wholesale Establishment shall mean the building and premises for the wholesale distribution of products or goods to other wholesale or retail establishments but not including wholesale directly for public retail."

3. **THAT** By-law 03-57, as amended, be further amended by adding Section 21 – Employment (E) Zone comprised of subzones E1 and E2. The E1 Zone is comprised of commercial industrial uses and the E2 Zone is comprised of light industrial park uses :

"Section 21 Employment (E) Zone

21.1 Permitted Uses within the Employment Zone are identified on the following Table 1. Permitted uses in a zone are marked with a letter 'x' in the column for that zone corresponding with the row for that permitted use.

Within the Employment Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

Zone	E1 Zone	E2 Zone
Agricultural and Related Uses		
An agricultural supply outlet	X	
An animal hospital or veterinary clinic	X	X
A farm produce storage facility	X	
A feed mill	X	X
Greenhouses	X	
A welding or machine shop	X	
Machinery & equipment sales and service establishment	X	
A seed cleaning plant	X	
Automotive and Related Uses		
A bus or trucking operation	X	X
Cardlock Facility	X	X
Distribution Facility		X
A parking lot, parking structure or commuter lot	X	X
Service Station	X	X
Building Trades and Related Uses		
A contractor or trades shop	X	
A saw mill	X	X
General Industrial and Related Uses		
An auction facility	X	
Manufacturing, fabricating, assembling and/or processing of materials and operations		X
A self storage facility	X	X
A warehouse	X	X
A wholesale establishment	X	
Existing uses at the time of passage of the By-law	X	X

21.2 Zone Requirements

Within the Employment (E) Zone, no person shall use any lot, or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

Zone	Use	Lot Standard (m)			Yard Standard (m)			
		Frontage (metres)	Area (ha)	Maximum Coverage	Front	Int Side	Ex Side	Rear
E1	Private services	60m	.8	25%	15.0	5.0	15.0	7.5
	Municipal Services	30m	.4	50%	10.0	5.0	10.0	7.5
E2	Private Services	60m	.8	30%	15.0	5.0	15.0	5.0
	Municipal Services	30m	.4	50%	10.0	5.0	10.0	5.0

21.2.1 All development is subject to Ministry of Transportation review and approval within the required MTO setbacks. All development fronting County Road #50 is subject to County of Simcoe review and approval within their required setbacks;

21.2.2 Building Heights shall correspond with provisions set out in Section 3 General Provisions of By-law 03-57.

21.3 Parking and Loading Spaces shall be provided in accordance with Section 3.12 and 3.24 of By-law 03-57, and the following:

21.3.1 All entrances, aisles, loading and parking areas shall be surfaced with a hard surface such as asphalt, concrete or interlock paving stone so as to provide a surface that is durable and dust free.

21.3.2 Parking and loading areas shall not be located between Highway 89 and the closest building exterior. Parking and loading areas located on the interior or exterior side yards shall be effectively screened with suitable landscaping.

21.3.3 Minimum parking requirements for the E1 and E2 zones are set out in Table 2 below. In the event of a conflict with Section 3.24 of Zoning By-law 03-57, the more stringent parking standard shall apply:

.1	Agricultural Supply Outlet, Greenhouses and Self-Storage Facility	1 space per 35m ² (377 ft ²) of total gross floor area with a minimum of 25 spaces
.2	Auction Facility	1 space per 30m ² (323 ft ²) of gross floor area
.3	Service Station	3 spaces / service bay plus one space for every 20m ² (215 ft ²) of net floor space for office uses
.4	Cardlock Facility	3 spaces (minimum)
.5	Distribution Facility	1 space per 20m ² (215ft ²) of gross floor area plus 1 space for every 150m ² (1615ft ²) of gross floor area of non-office component
.6	Bus or Trucking Operation	1 parking space per 100m ² (1076 ft ²) of gross floor area or 1.5 spaces per employee per shift, whichever is more stringent
.7	Contractor, Trades Shop including a Welding or Machine Shop	1 parking space per 35m ² (377 ft ²) of gross floor area
.8	Farm Produce Storage Facility, Feed Mill, Saw Mill and Seed Cleaning Plant	1 parking space per 50m ² (538 ft ²) of gross floor area
.9	Animal Hospital or Veterinary Clinic	5 spaces per practitioner
.10	Machinery and Equipment Sales and Service Establishment	1 parking space per 19m ² (204.5 ft ²) of gross floor area
.11	Manufacturing, Fabricating, Assembling and/or Processing of Material and Operations	1 parking space per 50m ² (538 ft ²) of gross floor area or 1.5 spaces per employee per shift, whichever is more stringent
.12	Parking Lot, Parking Structure	1.5 spaces per employee
.13	Warehouse or Wholesale Establishment	1 parking space per 100 m ² (1076 ft ²) of gross floor area or 1.5 parking spaces per employee per shift, whichever is more stringent

21.4 Special Provisions

21.4.1 Where development abuts a zone permitting residential uses, either a continuous landscape buffer having a minimum width of 2.0 metre (6.6 feet) or a continuous 2.0 metre (6.6 feet) high tight board fence shall be provided on all common lot lines shall be provided as a minimum treatment.

21.4.2 Generally, no outside storage or inventory is to be permitted within any yard located between Highway 89 and the closest building exterior. Outside storage may be permitted through Site Plan so long as visual screening, using a combination of berming, opaque fencing and/or effective landscape treatment, is provided. The maximum height for permitted storage shall not exceed 5 m (16.4 ft).

21.4.3 In addition to landscape treatment required under Site Plan approval, a continuous 5.0m landscape buffer shall be provided to the satisfaction of the Township on all lots abutting Highway 89.

21.4.4 All development shall provide structures to contain garbage or refuse and be approved under Site Plan Control.

21.4.5 All development is subject to Site Plan Control as approved by Council or as delegated. Each site plan shall provide the appropriate Site Plan Layout, Site Grading/Servicing, Landscape and Architectural Plans by their respective qualified professional in accordance with By-law 01-17 as amended.

21.4.6 The continuation of existing residential uses are permitted.

21.4.7 Site Plan approval shall be subject to the completion and acceptance by the Township of a Market Study if the size of any single use structure proposed within the Employment (E) Zone is greater than 3,252m² (35,000 ft²) in area. The Market Study shall be peer reviewed in accordance with Township Official Plan policies.

21.4.8 Uses permitted under the Employment (E) Zone are permitted accessory retail for products created on-site.

21.5 Holding Provisions

21.5.1 The Holding provision, indicated by the symbol 'H' preceding a zone classification sets out that a holding by-law is in force and further development is held until Council is satisfied that certain conditions have been met. To remove the holding symbol 'H', it is necessary to amend this Zoning By-law.

21.5.2 Where an existing dwelling unit is located on lands subject to the Holding symbol 'H', an addition or alteration to that dwelling is permitted while the holding symbol is in effect. Such addition or alteration shall be undertaken in conformity with the provisions of Employment Lands (E) Zone.

21.5.3 Any land that is subject to the Holding symbol 'H' shall maintain its lot area and lot frontage as it existed on the day of passing of this zoning by-law.

21.5.4 All lands within the Employment Lands (E) Zone are subject to a Hold (H) provision which may only be considered for removal following the approval and registration of a Site Plan Agreement.

21.5.5 All lands abutting an Open Space Conservation (OSC) Zone or an Open Space Recreation (OSR) Zone will require the preparation and acceptance of Floodplain mapping and/or Meanderbelt or similar studies, as required, to the satisfaction of the Nottawasaga Valley Conservation Authority and the Township of Adjala-Tosorontio prior to the removal of any Hold (H-1).

21.6 Zone Exceptions:

21.6.1 Schedule B-8, Part of the West Part of Lot 32, Concession 7, Highway 89 (Adjala), PIF: 010-003-123-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned E1-1 shall be used for an Ambulance Service and accessory uses in addition to the permitted uses in the E Zone.

All other provisions of the Employment (E) Zone shall apply.

21.6.2 Schedule B-8, Part Lot 1, Concession 7, Tosorontio By-law 91-49, PIF: 020-002-073-00

Notwithstanding anything to the contrary found in this By-law, the lands zoned E1-2 shall be subject to the following provisions:

- i) The minimum lot frontage shall be 20 metres;
- ii) The minimum lot area shall be 800 square metres;
- iii) The minimum lot depth shall be 39 metres;
- iv) The buildings existing on the property on the date of passage of this By-law shall be deemed to comply with the interior side yard and rear setback requirements of the Employment Lands (E) Zone.

All other provisions of the Employment (E) Zone shall apply.

21.6.3 Schedule B-8, Part of the East Half of Lot 1, Concession 6 being Block 16 on Plan 51M-502, 4936 Dean Drive, Tosorontio By-law 00-5, PIF: 020-002-030-16-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to lands zoned E2-1:

The minimum distance between a light industrial use and any residential use shall be 30 metres.

All other requirements of the Employment (E) Zone shall apply.

21.6.4 Schedule B-8, Part of the West Part Lot 32, Concession 6 (Adjala) PIF: 010-003-086-00

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned E1-3:

A ready-mix concrete batching plant and portable asphalt plant shall be permitted uses on this site along with the necessary ancillary uses such as truck storage and outdoor storage of aggregate materials.

All other provisions of the Employment (E) Zoning shall apply.

21.7 **THAT** Schedule "A" is hereby declared to form part of this By-law.

21.8 **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 Municipal Board, and, in either case, in accordance with the provisions of the Planning Act, R.S.O. 1990, Ch. P.13, as amended.

21.9 **THAT**, notwithstanding anything contrary to the rules of procedure, this By-law, having been introduced and read a first and second time this 2nd day of April, 2013.

AS AMENDED BY ONTARIO MUNICIPAL BOARD DECISION PL130594 DATED OCTOBER 30, 2013

MAYOR TOM WALSH

AS AMENDED BY ONTARIO MUNICIPAL BOARD DECISION PL130594 DATED OCTOBER 30, 2013

CLERK BARBARA KANE

21.10 Read and considered a third time and finally passed this 6th day of May, 2013.

AS AMENDED BY ONTARIO MUNICIPAL BOARD DECISION PL130594 DATED OCTOBER 30, 2013

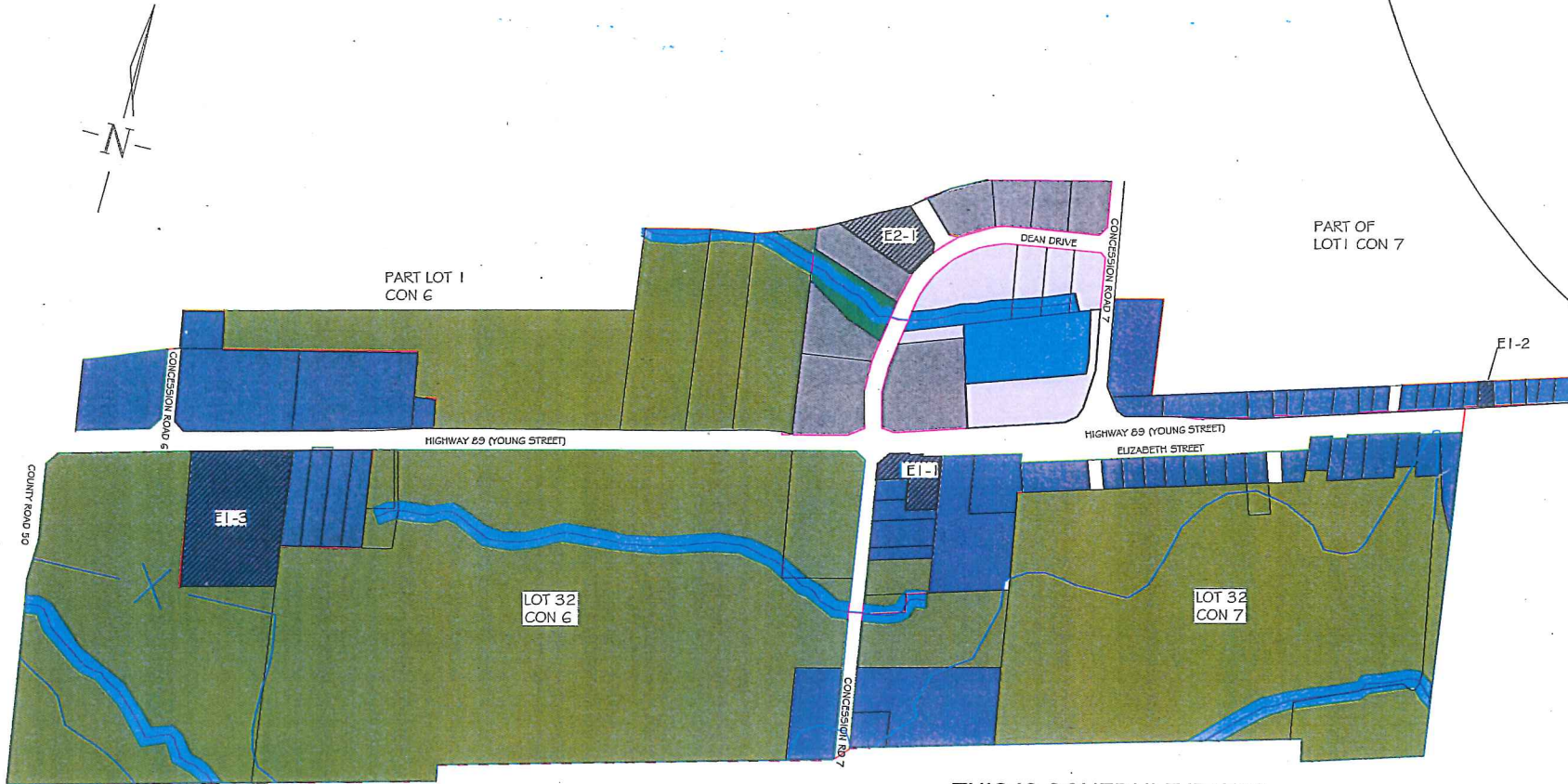
MAYOR TOM WALSH

AS AMENDED BY ONTARIO MUNICIPAL BOARD DECISION PL130594 DATED OCTOBER 30, 2013

CLERK BARBARA KANE

**TOWNSHIP OF
 ADJALA-TOSORONTIO**

**SCHEDULE 'A'
 to BY-LAW No.03-57
 Highway 89 Employment Zone**



THIS IS SCHEDULE 'B8' TO
 BY-LAW No. 13-14 PASSED
 THE 6th DAY OF May 2013.

Tom Walsh

Mayor Tom Walsh

Barbara Kane




Clerk Barbara Kane

Zones

-  Employment (E1) Zone
-  Employment Hold (E1-(H1)) Zone
-  Employment (E2) Zone
-  Employment Hold (E2-(H1)) Zone
-  Open Space Conservation (OSC) Zone
-  Open Space Recreation (OSR) Zone

E1-2 Site Specific Exception Zones

Overlays

-  NVCA Regulated Areas
-  Streams
-  Waste Management Site
500m Buffer - see Sec 3.16 By-law 03-56

Scale: **1:5,000**

Schedule 'A' to By-law No. 13-14