



**THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO**

**NOTICE OF PARTICULARS AND PUBLIC ACCESS FOR APPLICATIONS**

Filed under the Planning Act, R.S.O. 1990

**ZONING BY-LAW AMENDMENT APPLICATION**

**Z/03/17**

**SYNOPSIS: To allow an oversized garage in front of the existing house, a minimum of 35m from the front lot line (2074 Concession Road 3).**

**IN FULFILLMENT** of Section 34(12) of the Planning Act, please be advised that an application has been received concerning a proposed zoning by-law amendment, as indicated below.

**AN EXPLANATION** of the Purpose and Effect of the proposed amendment, describing the lands to which it applies, and a key map showing the location of the lands, accompany this notice.

**INFORMATION** relating to the proposed zoning by-law amendment, including a full scale map, is available from the Planning Department during regular office hours (8:30am to 4:30pm), 7855 Sideroad 30, Alliston, Ontario, L9R 1V1, Telephone (705) 434-5055.

**IF YOU WISH TO MAKE ANY COMMENTS** or have any questions, please contact the Planning Department by **June 12, 2017**.

**NOTICE** of Public Meetings for these applications, as required by Section 34 of the Planning Act, will be given at a future date.

**Dated** at the Township of Adjala-Tosorontio this 26<sup>th</sup> day of May, 2016.



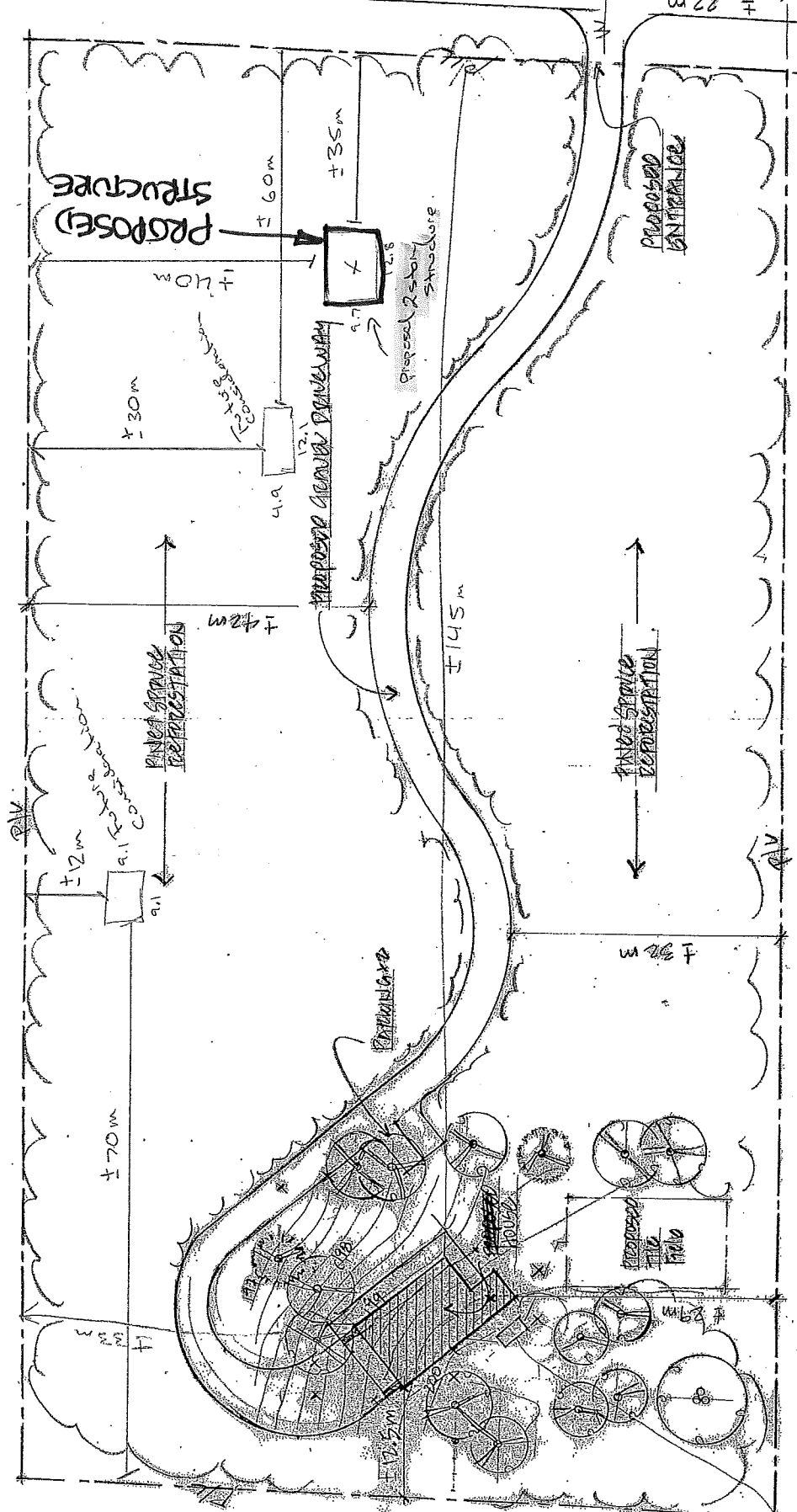
**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED ZONING AMENDMENT  
Z/03/17 (2074 Concession Road 3)**

Application has been made for rezoning (Z/03/17) on lands located on Part of Lot 9, Concession 2, geographic Township of Adjala, Township of Adjala-Tosorontio (2074 Concession Road 6). The proposal is to re-zone the lands to permit an accessory structure with a maximum footprint of 125m<sup>2</sup> and a maximum gross floor of 250m<sup>2</sup>. To be located in front of the existing dwelling, a minimum of 35m from the front lot line. The property is under site plan control.





ROAD - 3rd Concession Ad. Info.



30m

GR

PROPOSED STRUCTURE

±30m

±42m

±60m

±35m

±145m

±70m

±14m

±22m

PROPOSED DRIVEWAY

±32m

SITE PLAN

Scale: 1:1000

Waterhouse Business

1957-0054

1957-0055



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 17 -

**A BY-LAW TO AMEND ZONING BY-LAW NO. 03-56, AS AMENDED,  
OF THE TOWNSHIP OF ADJALA-TOSORONTIO**

**Part of Lot 9, Concession 2, geographic Township of Adjala  
2074 Concession Road 3 (4301-010-004-08450)**

**WHEREAS** Zoning By-law No. 03-56, as amended, constitutes the comprehensive Zoning By-law for the Township of Adjala-Tosorontio for those lands within the Oak Ridges Moraine area;

**AND WHEREAS** it is deemed necessary and desirable to further amend By-law No. 03-56, 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-1" of By-law No. 03-56, as amended, is hereby further amended by changing the zoning on Part of Lot 14, Concession 2 of the geographic Township of Adjala, from an Oak Ridges Moraine Conservation Zone to a Site Specific Zone Exception 14.9 Zone, as shown hatched on Schedule "A", attached hereto.
2. THAT Section 14.0 – Site Specific Zone Exception under By-law No. 03-56, as amended, is hereby further amended as follows:

**Section 14.9 2074 Concession Road 3 Adjala**

Notwithstanding anything contrary found in this By-law, one accessory structure with a maximum footprint of 125m<sup>2</sup> and a maximum gross floor area of 250m<sup>2</sup> located in the front yard a minimum of 35m from the front lot line is a permitted use.

3. THAT Schedule "A" is hereby declared to form part of this By-law.
4. 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 Section 24(2) of the Planning Act, R.S.O. 1990, Ch. P.13, as amended.
5. THAT, notwithstanding anything contrary to the rules of procedure, this By-law, having been introduced and read a first and second time, be considered read a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR MARY SMALL BRETT

\_\_\_\_\_  
CLERK BARBARA KANE

Schedule "A"  
To  
By-law No. 17 -

