



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/05/18

SYNOPSIS: To allow additional storage structures to be constructed, and to recognize the existing use of the site (7927 30th Sideroad, Adjala).

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 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 **May 21, 2018**.

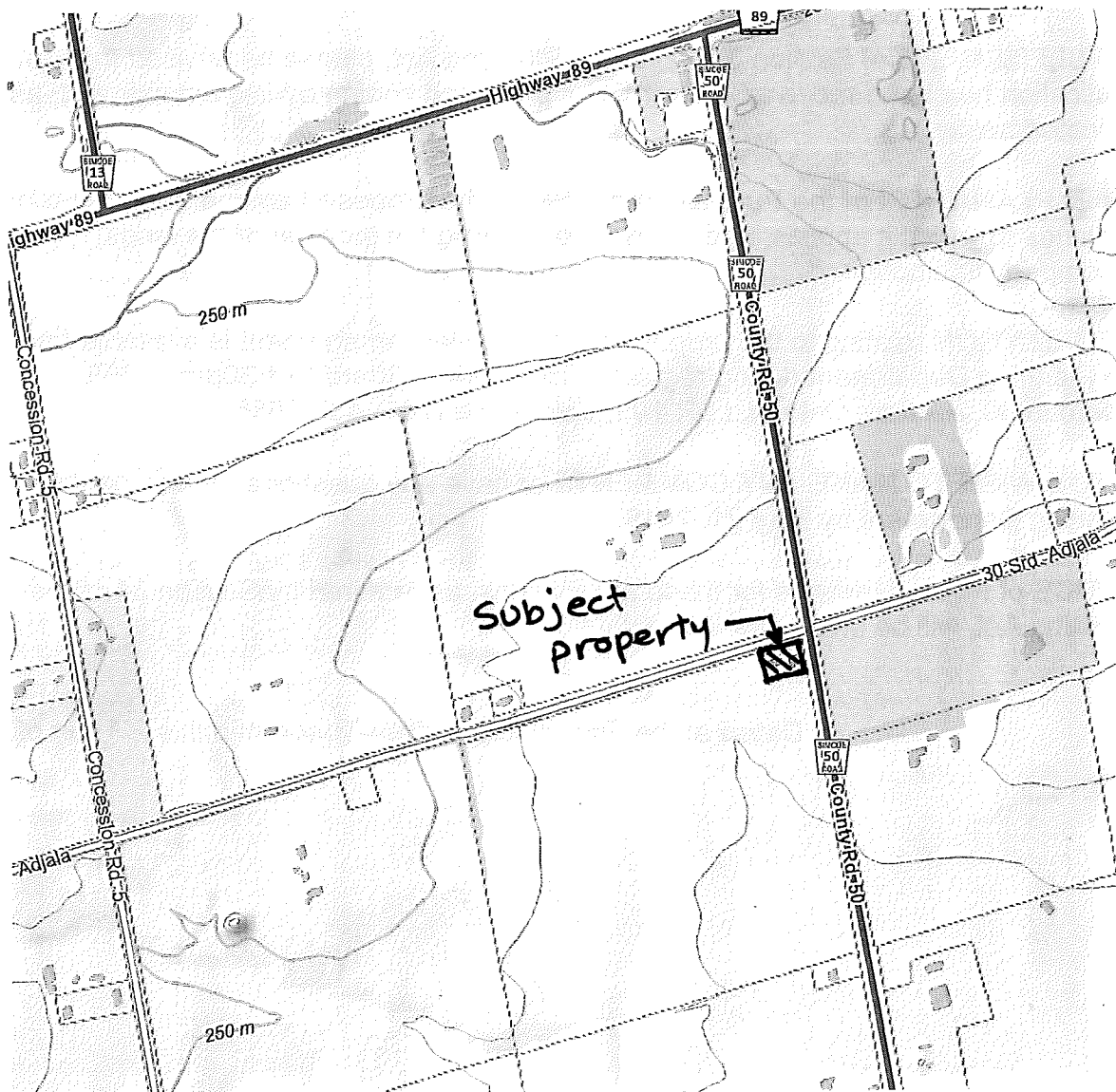
NOTICE of Public Meetings for these applications, as required by Section 34 of the Planning Act, will be given at a future date.

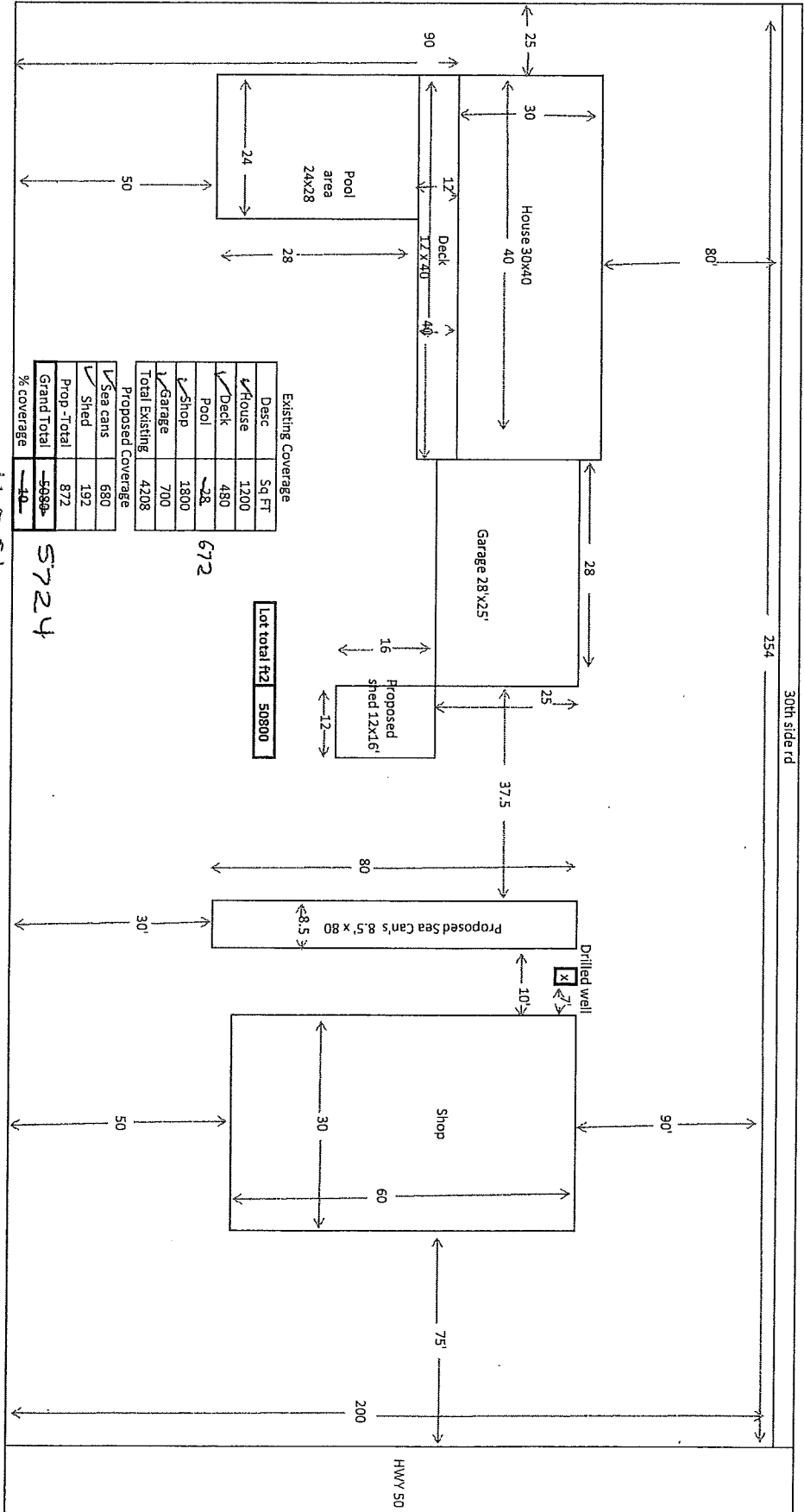
Dated at the Township of Adjala-Tosorontio this 2nd day of May, 2018.



**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/05/18 (7927 30th Sideroad, Adjala)**

Application has been made for rezoning (Z/05/18) on lands located on Part of Lot 30, Concession 5, geographic Township of Adjala, Township of Adjala-Tosorontio (7927 30th Sideroad). The proposal is to permit the construction of additional storage structure(s) on the property, and to permit small scale service business such as mechanical, electrical or plumbing contracting (excluding auto repair and/or service), with a maximum of 5 employees (in addition to the owner of the property and family members residing therein), where services are provided primarily off-site, and with no outdoor storage. The amendment will also permit a maximum lot coverage of 12%.





Existing Coverage	
Desc	Sq Ft
House	1200
Deck	450
Pool	28
Shop	1800
Garage	700
Total Existing	4208
Proposed Coverage	
Sea cans	680
Shed	192
Prop Total	872
Grand Total	5080
% coverage	11.35%

Lot total (t2) 50800

672

5724

11.35%

FN



CURRENT ZONING

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 08-33

A BY-LAW TO AMEND BY-LAW NO. 03-57, AS AMENDED OF THE TOWNSHIP OF ADJALA-TOSORONTIO

Part of Lot 30, Concession 5, 7927 30th Sideroad Adjala, PIF/3-049-01

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-4 of By-law No. 03-57, as amended, as shown on Schedule "A" attached hereto is hereby further amended;
2. **THAT** Section 4.4 - Zone Exceptions in By-law No. 03-57, as amended, is hereby further amended by adding an additional sub-section:

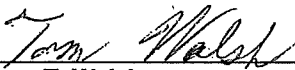
Section 4.4.27 (A-27 Zone)

Part of Lot 30, Concession 5 Adjala
PIF/3-049-01


Notwithstanding any requirements to the contrary of By-law No. 03-57, as amended, the lands described as Part of Lot 30, Concession 5 (former Township of Adjala) being 7927 30th Sideroad Adjala, are further amended by permitting a fitness facility as a permitted use in a detached accessory building and said facility may occupy 100 percent of the gross floor area of the existing detached accessory building as identified in Schedule 'B' to this by-law.

All other requirements of Section 4 – Agricultural (A) Zone shall continue to apply.

3. **THAT** Schedules "A" and "B" are 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 3rd day of November, 2008.



Mayor T. Walsh



Clerk Barb Kane

Proposed Zoning

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 18 –

**A BY-LAW TO AMEND ZONING BY-LAW NO. 03-57, AS AMENDED OF
THE TOWNSHIP OF ADJALA-TOSORONTIO**

**Part of Lot 30, Concession 5, geographic Township of Adjala
7927 30th Sideroad (4301-010-003-04901)**

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-3" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 30, Concession 5, geographic Township of Adjala, from an Agricultural Exception 27 (A-27) Zone to an amended Agricultural Exception 27 (A-27) Zone, as shown hatched on Schedule "A", attached hereto.
2. **THAT** Section 4.4.27 - Zone Exceptions for the Agricultural (A) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 4.4.27 (A-27 Zone)

In addition to the uses listed above, a small-scale service business such as mechanical, electrical or plumbing contracting (excluding auto repair and/or service), with a maximum of 5 employees (in addition to the owner of the property and family members residing therein), where services are provided primarily off-site, and with no outdoor storage, is a permitted use. A maximum lot coverage of 12% is also permitted.

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 Local Planning Appeal Tribunal, and, in either case, in accordance with the provisions 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 _____, 2018.

MAYOR MARY SMALL BRETT

CLERK DINA LUNDY

Schedule "A"
to
By-law No. 18 -

