



**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/05/17**

**SYNOPSIS: To prohibit residential uses on the retained farmland and to recognize the locations of existing structures in relation to the new lot lines created through the severance of a surplus dwelling (5290 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**.

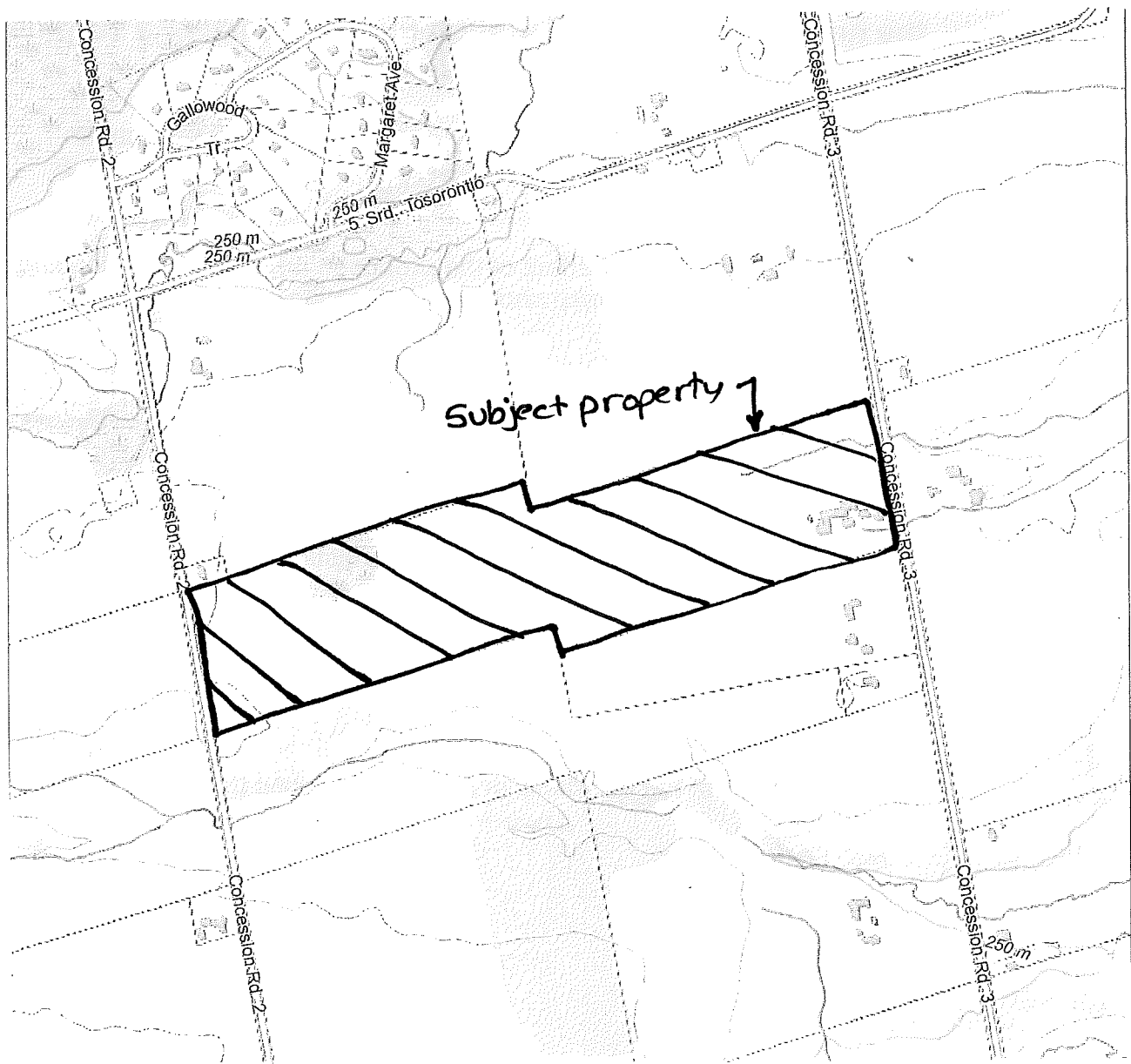
**NOTICE** of Public Meetings for these applications, as required by Section 34 of the Planning Act, will be given at a future date.

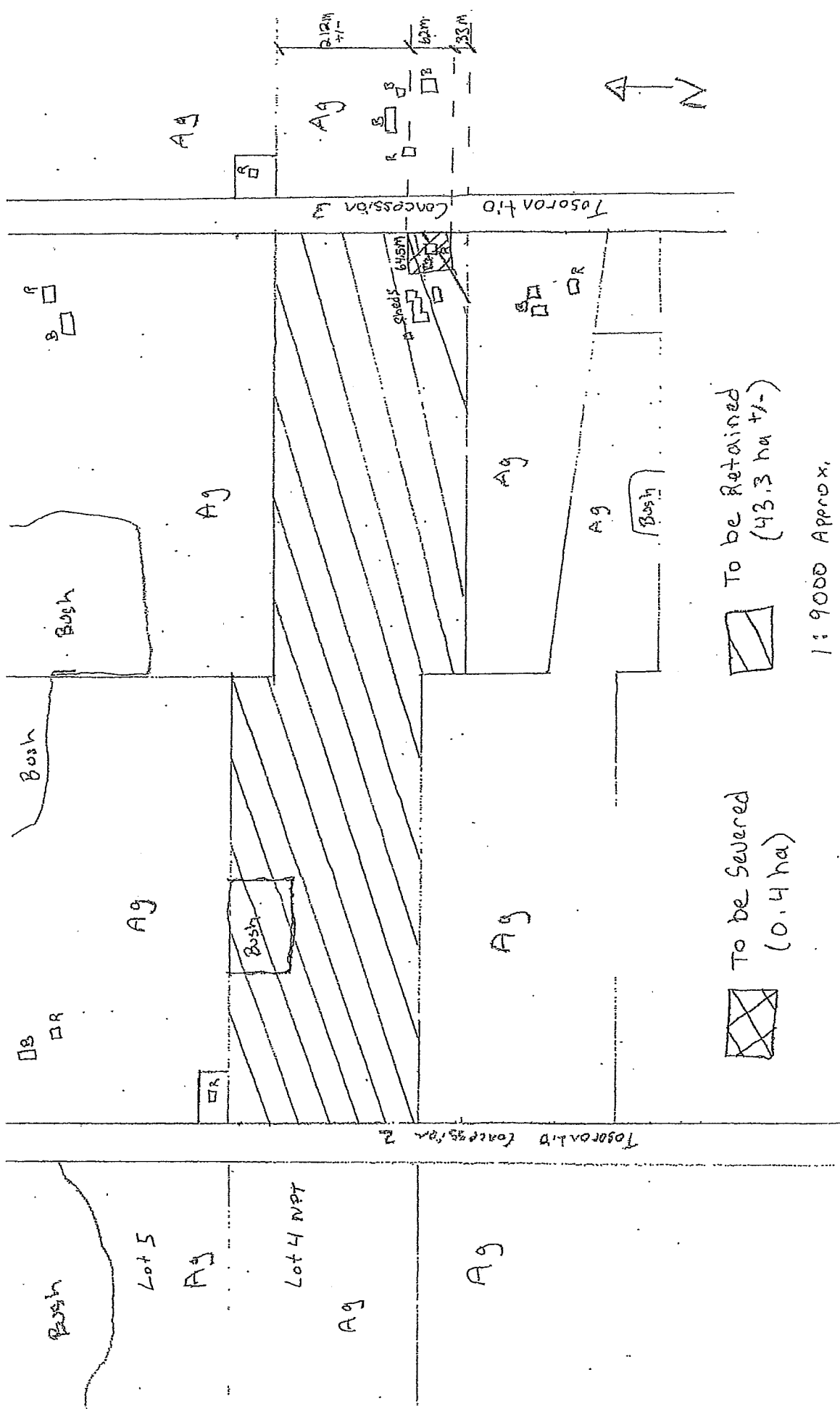
**Dated** at the Township of Adjala-Tosorontio this 29<sup>th</sup> day of May, 2016.



## EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED ZONING AMENDMENT Z/05/17 (5290 Concession Road 3)

Application has been made for rezoning (Z/05/17) on lands located on Part of Lot 4, Concession 2, geographic Township of Tosorontio, Township of Adjala-Tosorontio (5290 Concession Road 3). The proposal is to prohibit residential uses on a portion of the property, prohibit livestock in one existing structure, and recognize the location of the existing structures in relation to new lot lines created as a result of a recently approved consent application to sever the surplus residential dwelling from the farm property.





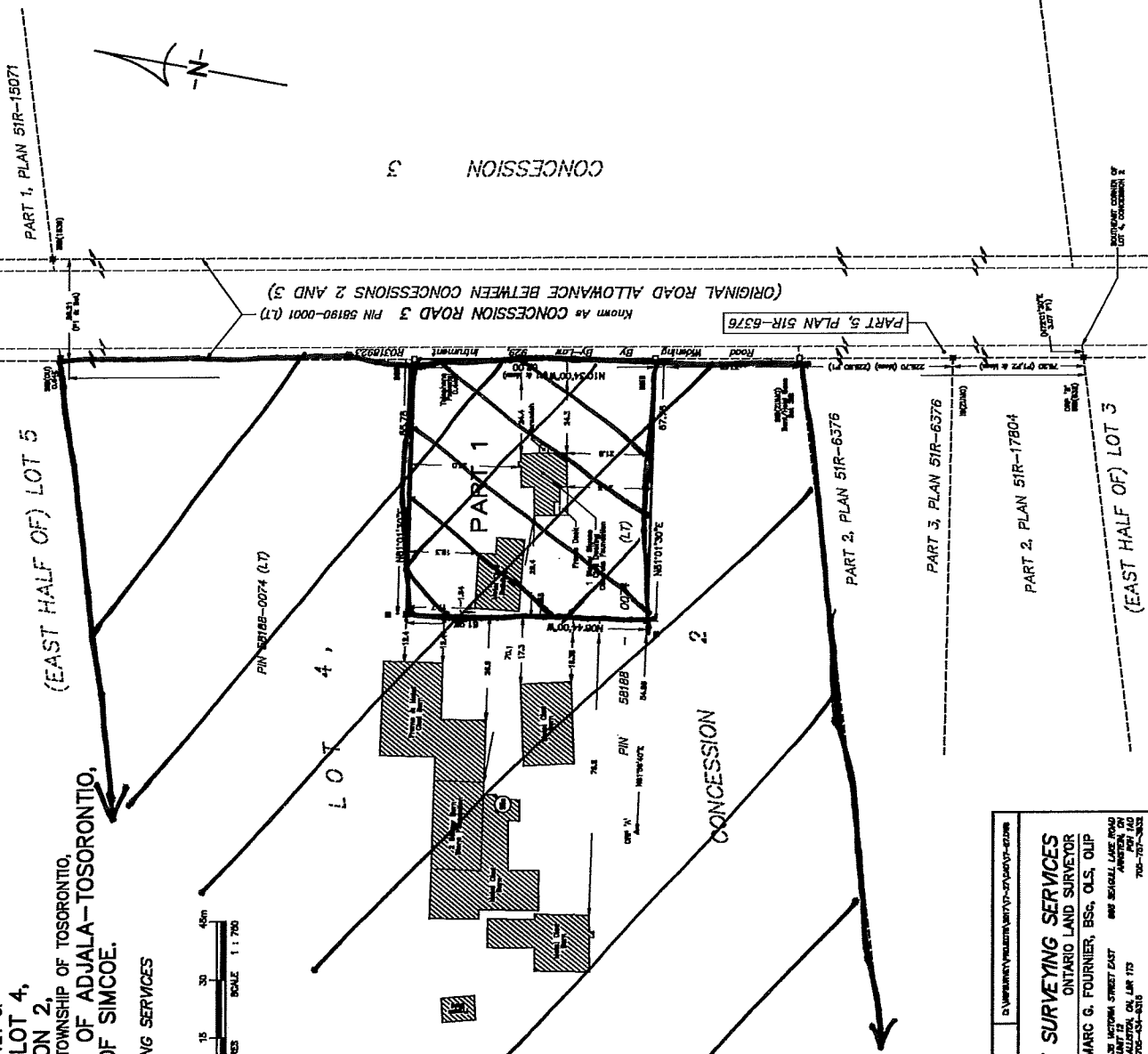
To be Retained  
(43.3 ha +/-)

To be Severed  
(0.4 ha)

1:9000 Approx.

PLAN OF SURVEY OF  
PART OF LOT 4,  
CONCESSION 2,  
GEOGRAPHIC TOWNSHIP OF TOSORONTO,  
TOWNSHIP OF ADJALA-TOSORONTO,  
COUNTY OF SIMCOE.

MGF SURVEYING SERVICES  
2017



I HEREBY THIS PLAN TO BE  
DEPOSITED UNDER THE LAND TITLES ACT  
DATE MAY 9, 2017.

DATE \_\_\_\_\_

DATE \_\_\_\_\_

PLAN 51R--  
REGULATED AND DEPOSITED

METRIC.

DISTANCES AND COORDINATES SHOWN ON THIS  
PLAN ARE IN METRES AND CAN BE CONVERTED  
TO FEET BY DIVIDING BY 0.3048

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA (ha)
1	PART OF 4	2	58180-0074 (L1)	0.414

NOTES:  
1) DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND ARE DERIVED FROM  
A QUANTITY CLOSENESS INDICATION OF 0.0004M HAS BEEN APPLIED TO  
ALL DISTANCES SHOWN ON THIS PLAN AND ADJUSTED AROUND LEVEL DISTANCES  
AND ANGLES SHOWN ON THIS PLAN AND ADJUSTED BY MULTIPLYING BY AN APPROPRIATE  
SCALE FACTOR OF 0.9997.

- 1) - DERIVES SURVEY MONUMENT SET
- 2) - STATIONED MONUMENT SET
- 3) - STATIONED MONUMENT SET
- 4) - STATIONED MONUMENT SET
- 5) - STATIONED MONUMENT SET
- 6) - STATIONED MONUMENT SET
- 7) - STATIONED MONUMENT SET
- 8) - STATIONED MONUMENT SET
- 9) - STATIONED MONUMENT SET
- 10) - STATIONED MONUMENT SET
- 11) - STATIONED MONUMENT SET
- 12) - STATIONED MONUMENT SET
- 13) - STATIONED MONUMENT SET
- 14) - STATIONED MONUMENT SET

INTEGRATION DATA	
LOCAL ZONE 17, NAD83 (CSRS 0810.0)	
THREE COORDINATE VALUES CORRECTED WITH THE UTM AMPLITUDE	
ADJUSTMENT PER SECTION 140(3) OF THE SURVEY ACT	
COMBINED REFERENCE POINT (COMP)	
POSITIONS	
STARTING	
ENDING	
THREE COORDINATE VALUES CORRECTED WITH THE UTM AMPLITUDE	
ADJUSTMENT PER SECTION 140(3) OF THE SURVEY ACT	
THE CORNER OF BALDWIN'S BLOCK ON THIS PLAN.	

PROJECT No. 17-37 © MGF SURVEYING SERVICES INC. 2017

**MGF SURVEYING SERVICES**  
ONTARIO LAND SURVEYOR  
MARC G. FOURNIER, B.Sc., O.L.S., O.L.P.  
30 PETERSON STREET EAST 8850 BIRCHLAKE ROAD  
ALLENDALE, ON, L4R 1T3 416-453-8315  
www.mgfsurvey.com 705-707-8332

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1) THIS SURVEY AND PLAN ARE CONFORMANT AND IN ACCORDANCE WITH THE SURVEY ACT,  
THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2) THE SURVEY WAS COMPLETED ON THE 25TH DAY OF APRIL, 2017.

DATE MAY 9, 2017

MARC G. FOURNIER  
ONTARIO LAND SURVEYOR

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 17 –

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

**Part of Lot 4, Concession 2, geographic Township of Adjala  
5290 Concession Road 3 (4301-020-001-05500)**

**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-5" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 4, Concession 2, geographic Township of Tosorontio, from an Agricultural (A) Zone to an Agricultural Exception 112 (A-112) Zone, as shown hatched on Schedule "A", attached hereto, and to an Agricultural Exception 113 (A-113) Zone, as shown cross-hatched on Schedule "A", attached hereto.
2. **THAT** Section 4.4 - Zone Exceptions for the Agricultural Zone in By-law No. 03-57, as amended, is hereby further amended as follows:  

Section 4.4.112 (A-112 Zone)

Notwithstanding anything to the contrary found in this By-law, residential uses are not permitted. In addition, the existing agricultural structures are deemed to meet front and side yard setback requirements, provided they are used for agricultural purposes excluding livestock. All other provisions of the Agricultural zone continue to apply.

Section 4.4.113 (A-113 Zone)

Notwithstanding anything to the contrary found in this By-law, one existing accessory structure, with an approximate size of 195m<sup>2</sup>, shall be deemed to meet maximum size and rear yard requirements provided it is used for residential purposes only. All other provisions of the Agricultural zone continue to apply.
3. **THAT** no amendment is granted for the portion of the lands zoned Open Space Conservation (OSC).
4. **THAT** Schedule "A" is hereby declared to form part of this By-law.
5. **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.
6. **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. 16 - 23**

