



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

**NOTICE OF PUBLIC MEETING
FOR APPLICATIONS
Filed under the Planning Act, R.S.O. 1990**

Z/09/18

SYNOPSIS: To prohibit residential development on the farm portion of the property, and, to reduce frontage requirements and recognize the size and location of existing accessory structures as meeting residential requirements, as required as a condition of consent (8944 County Road 12, Tosorontio).

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio has received an application under the Planning Act, R.S.O. 1990, as amended, for a Zoning By-law Amendment for property located on Part of Lot 26, Concession 1, geographic Township of Tosorontio, Township of Adjala-Tosorontio (8944 County Road 12).

AND TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio will hold a Public Meeting to consider a Zoning By-law Amendment under Section 34 of the Planning Act, as amended, on:

TUESDAY NOVEMBER 13th, 2018

The Public Meeting is scheduled to start at **6:30pm** or as shortly thereafter as possible, depending on the number of meetings being held on this date. The Public Meeting will be held in the **Municipal Council Chambers at 7855 30th Sideroad Adjala.**

Any person may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the Zoning By-law Amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Adjala-Tosorontio before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of Adjala-Tosorontio to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Adjala-Tosorontio before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the approval of the proposed Zoning By-law Amendment, you must make a written request to the Township of Adjala-Tosorontio, 7855 30th Sideroad Adjala, Alliston, Ontario, L9R 1V1.

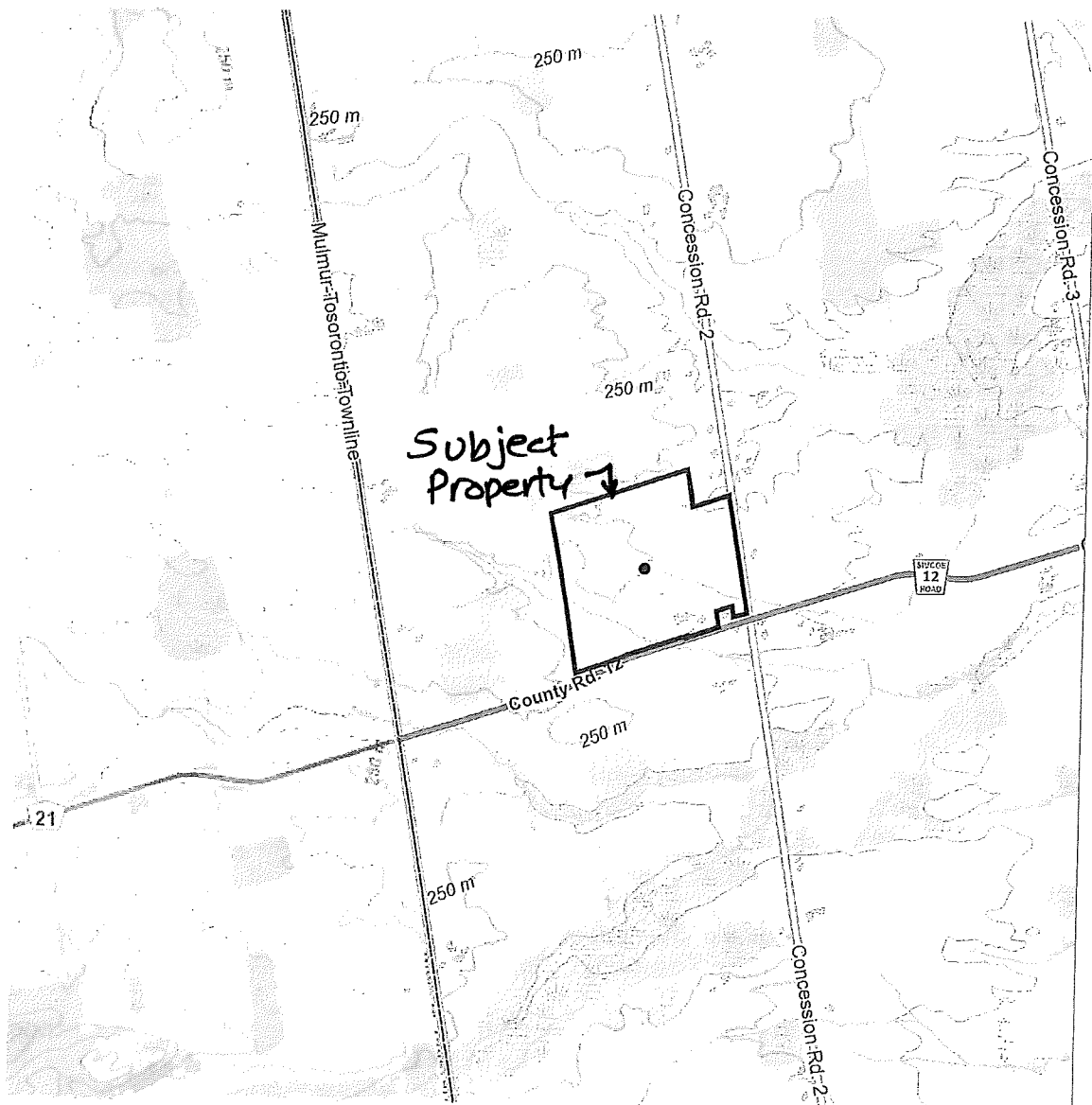
Additional information regarding the Zoning By-law Amendment is available to the public for inspection between 8:30 a.m. and 4:30 p.m., Monday to Friday, at the Municipal Office, 7855 30th Sideroad Adjala, Alliston, Ontario (phone (705)434-5055).

Dated at the Township of Adjala-Tosorontio this 24th day of October, 2018.



EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED ZONING AMENDMENT Z/09/18 (8944 County Road 12, Tosorontio)

Application has been made for rezoning (Z/09/18) on lands located on Part of Lot 26, Concession 1, geographic township of Tosorontio, Township of Adjala-Tosorontio (8944 County Road 12). The proposal is to amend the zoning of the property as required by recently approved consent applications: to prohibit residential development on the retained agricultural parcel; to permit a frontage of 48m and recognize the size and location of the existing accessory structures (ranging from 105m² to 240m² and as close as 3m from the rear lot line) as meeting residential requirements on one severed lot.



PLAN OF SURVEY OF
 PART OF EAST HALF OF LOT 26,
 CONCESSION 1,
 GEOGRAPHIC TOWNSHIP OF TOSORONTO,
 TOWNSHIP OF ADJALA-TOSORONTO,
 COUNTY OF SIMCOE.



BOWERS JONES FOURNIER SURVEYING LTD.
 2018

NOTES:
 1) DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES
 CORRECTED FOR CURVATURE AND REFRACTION BY MULTIPLYING BY AN ADJUSTED
 COMBINED SCALE FACTOR OF 0.9997.
 2) DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES
 CORRECTED FOR CURVATURE AND REFRACTION BY MULTIPLYING BY AN ADJUSTED
 COMBINED SCALE FACTOR OF 0.9997.
 3) DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES
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 4) DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES
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 5) DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES
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 6) DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES
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 7) DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES
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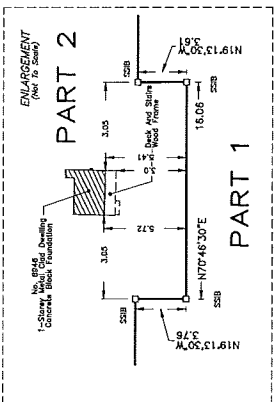
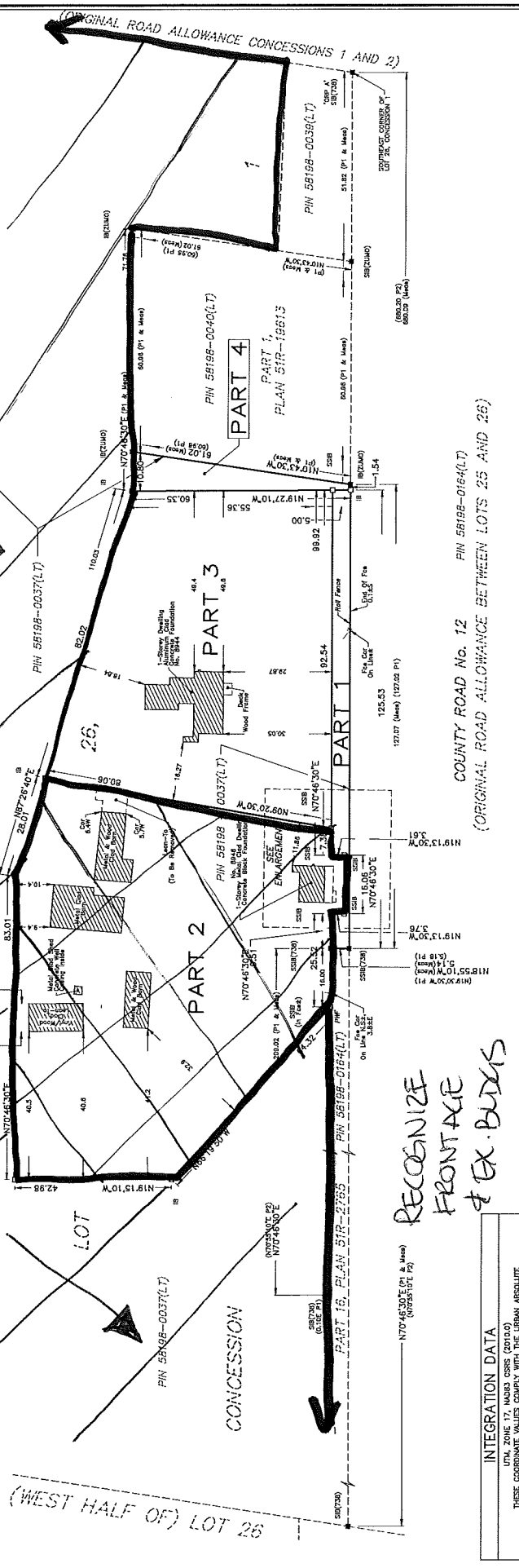
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PROHIBIT RESIDENTIAL USE

RECOGNIZE FRONTAGE & EX. BUDS

1 REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT DATE OCTOBER 3, 2018.
 MARG G. FOURNIER, O.L.S.
 DATE _____, 2018.
 REPRESENTATIVE FOR LAND REGISTAR FOR THE LAND TITLES DIVISION OF SIMCOE (No. 51)

SCHEDULE		CONCESSION	PIN	AREA (ha)
PART	LOT	1	58198-0037 (LT)	0.637
1	PART OF EAST HALF OF LOT 26	1	58198-0037 (LT)	0.791
2				0.582
3				0.037



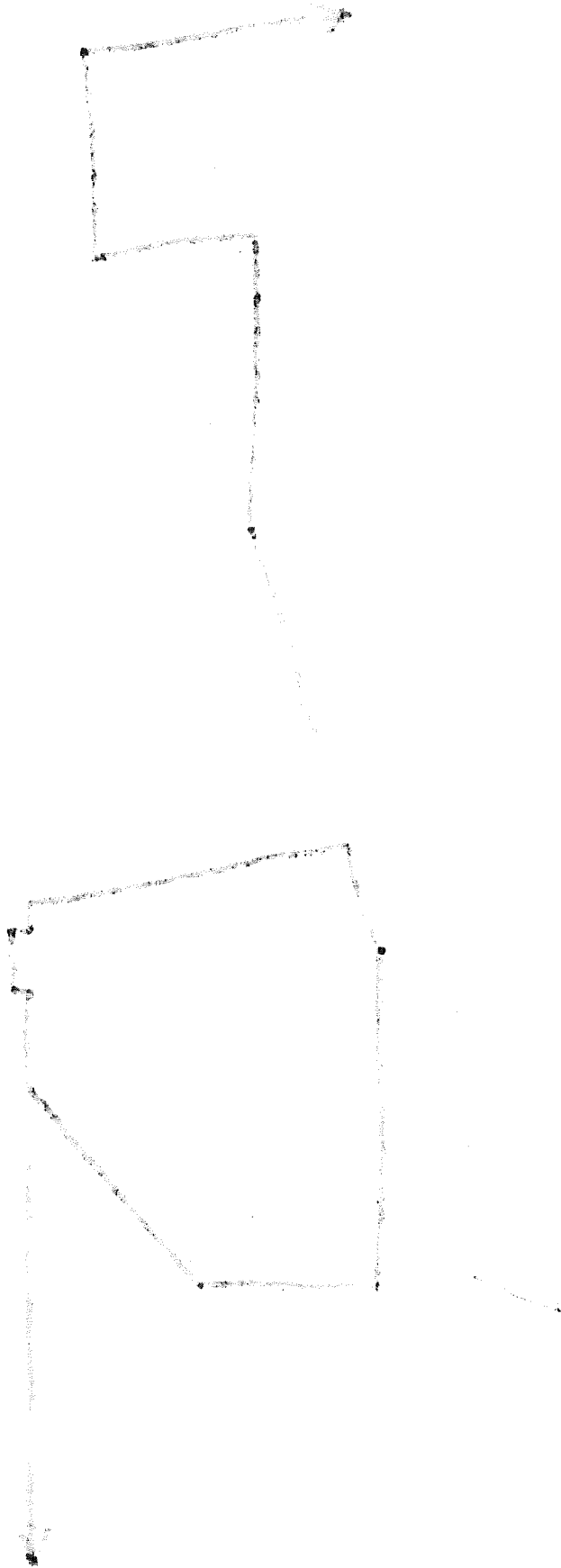
INTEGRATION DATA	
UTM, ZONE 17, NAD83 CRS (2011)	ABSOLUTE
THIS SURVEY WAS SET UP WITH THE FOLLOWING OBSERVED REFERENCE POINT (ORP)	VERTICALS
8	4801376.46
	5791818.9
	4801376.46
	578833.27

PROJECT No. 18-137
 BOWERS JONES FOURNIER SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 570 BRYAN DRIVE UNIT N, BARRIE, ON, L4N 8P6
 238 WACKENZIE STREET, ALLSTON, ON, L9R 1A6
 705-796-6201
 705-434-6315

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT 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 17TH DAY OF SEPTEMBER, 2018.
 DATE OCTOBER 3, 2018
 MARG G. FOURNIER
 ONTARIO LAND SURVEYOR

COUNTY ROAD NO. 12 PIN 58198-0164 (LT)
 (ORIGINAL ROAD ALLOWANCE CONCESSIONS 1 AND 2)

(WEST HALF OF) LOT 26



BILL 18

The Corporation of The Township of Adjala-Tosorontio

By-law No. 18-

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

**Part of Lot 26, Concession 1, geographic Township of Tosorontio
8944 County Road 12 (4301-020-003-02300)**

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-7" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 26, Concession 1, geographic Township of Tosorontio, from an Agricultural (A) Zone to an Agricultural Exception 113 (A-113) Zone, as shown hatched on Schedule "A", attached hereto, and an Agricultural Exception 113 (A-114) Zone, as shown cross-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 4.4.113 (A-113 Zone)

Notwithstanding anything to the contrary found in this By-law, residential uses are not permitted. All other provisions of the Agricultural zone continue to apply.

3. **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 4.4.114 (A-114 Zone)

Notwithstanding anything to the contrary found in the By-law, a minimum lot frontage of 48m is permitted, and further, the four (4)

BILL 18

existing agricultural structures (ranging in size from 105m² to 240m² and totaling 675m²) are deemed to meet size, height and yard requirements, provided they are used for accessory residential purposes only. All other provisions of the Agricultural zone continue to apply.

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

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.

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 November, 2018.

Mary Small Brett, Mayor

Kathryn Pearl, Acting Clerk

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

