



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

**OFFICIAL PLAN AMENDMENT APPLICATION O/01/17
ZONING BY-LAW AMENDMENT APPLICATION Z/04/17
SUBDIVISION APPLICATION WIN/17**

**SYNOPSIS: To support the development of a 45 lot residential
subdivision (6126 Concession Road 6, Everett).**

IN FULFILLMENT of Sections 22(6.1), 22(6.4), 34(10.4), 34(12), 51(19.1), and 51(19.4) of the Planning Act, please be advised that applications have been received concerning a proposed Official Plan amendment, zoning by-law amendment, and subdivision of land, as indicated below.

AN EXPLANATION of the Purpose and Effect of the proposed amendments, 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 applications, including a full scale map and other supporting documents, 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 **August 14, 2017**.

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

Dated at the Township of Adjala-Tosorontio this 26th day of June, 2017.



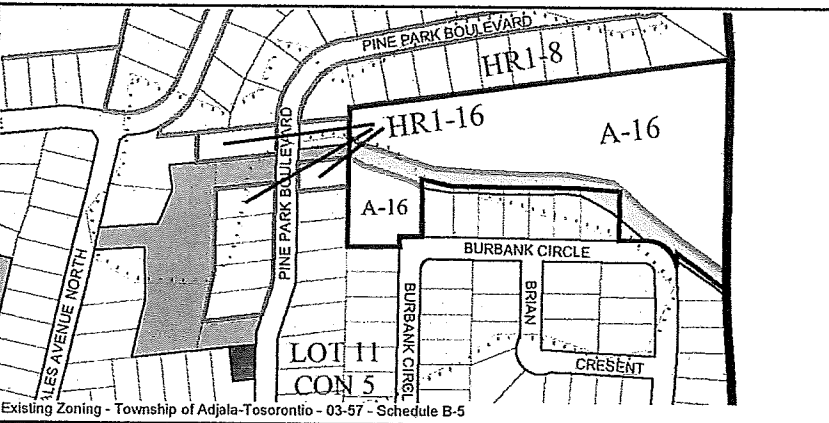
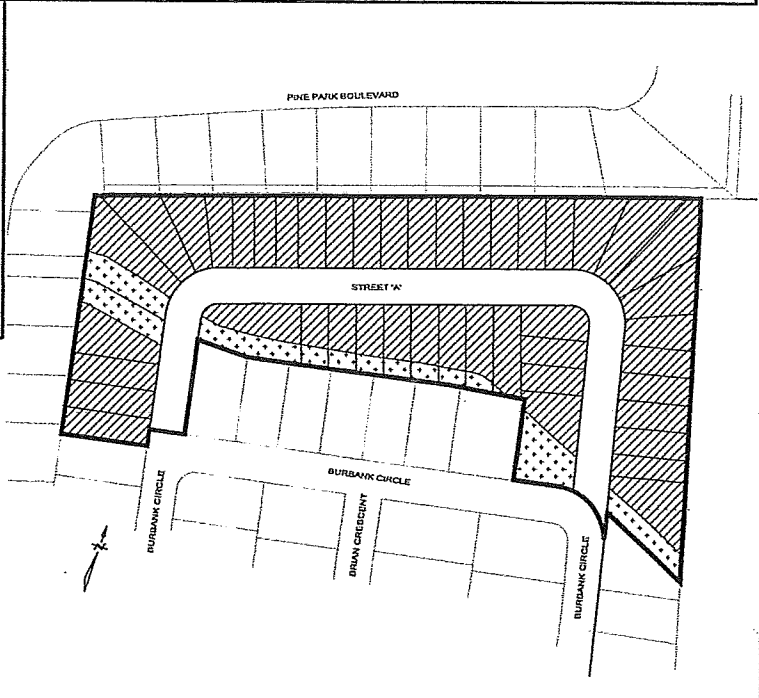
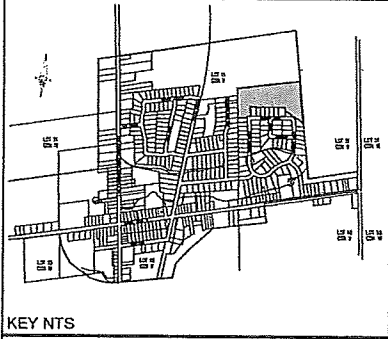
**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
O/01/17, Z/04/17, WIN/17
(6126 Concession Road 6, Everett)**

Applications have been made for an Official Plan Amendment (O/01/17), rezoning (Z/04/17), and subdivision (WIN/17) of lands located on Part of Lot 11, Concession 5, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6126 Concession Road 6, Everett). The proposal is to change the current Official Plan designations (to Low Density Residential and Open Space Conservation) and the zoning (to reduce minimum requirements for lot frontages to 12.2m, lot areas to 487 m², interior side yards to 1.3m, exterior side yards to 4.0m; to increase maximum lot coverage to 30%; and to permit secondary suites), and to subdivide the land into 45 low density residential lots.



Schedule "A" to By-law No. 17-XX

Schedule 'A'
Proposed Zoning By-Law Amendment
 Part Lot 11, Concession 5
 (Geographic Township of Tosorontio), Now in the Township of Adjala-Tosorontio, County of Simcoe
 Winzen Cumac Phase 2
 2017



- Agricultural (A) Zone
- Rural (R) Zone
- General Industrial (M1) Zone
- Extractive Industrial (M2) Zone
- Protected Aggregate Resources (M3) Zone
- Disposal Industrial (M4) Zone
- Estate Residential (ER) Zone
- Rural Residential (RR) Zone
- Hamlet Residential (HR1) Zone
- Hamlet Residential (HR2) Zone
- Institutional (I) Zone
- Open Space Conservation (OSC) Zone
- Open Space Recreation (OSR) Zone
- General Commercial (C1) Zone
- Highway/Service Commercial (C2) Zone
- Trailer Park (C3) Zone
- A-1 Site Specific Zones. See Applicable Section of By-law Text For Provisions

- Lands Subject To Zoning By-law Amendment
- Lands to be Zoned Hamlet Residential (HR1-xx) Exception Zone
- Lands to be Open Space Conservation (OSC) Zone

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THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 17-XX

**A BY-LAW TO AMEND ZONING BY-LAW 03-57, AS AMENDED,
OF THE TOWNSHIP OF ADJALA-TOSORONTIO**

**Part of Lot 11, Concession 5, Geographical Township of
Tosorontio, now in the Township of Adjala-Tosorontio**

WHEREAS Zoning By-law 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;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO ENACTS AS FOLLOWS:

1. **THAT** Schedule B-5 of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 11, Concession 5, geographical Township of Tosorontio, from the Agricultural Exception 16 (A-16) Zone and Open Space Conservation (OSC) Zone to a Hamlet Residential Except XX (HR1-XX) Zone and Open Space Conservation (OSC) Zone, as shown on Schedule "A" attached hereto.
2. **THAT** Section 18.3 – Zone Exceptions for the Hamlet Residential (HR1) Zone in By-law No. 03-57, as amended, is hereby further amended as follows:

Section 18.3.XX (HR1-XX) Zone

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the lands zoned HR1-XX:

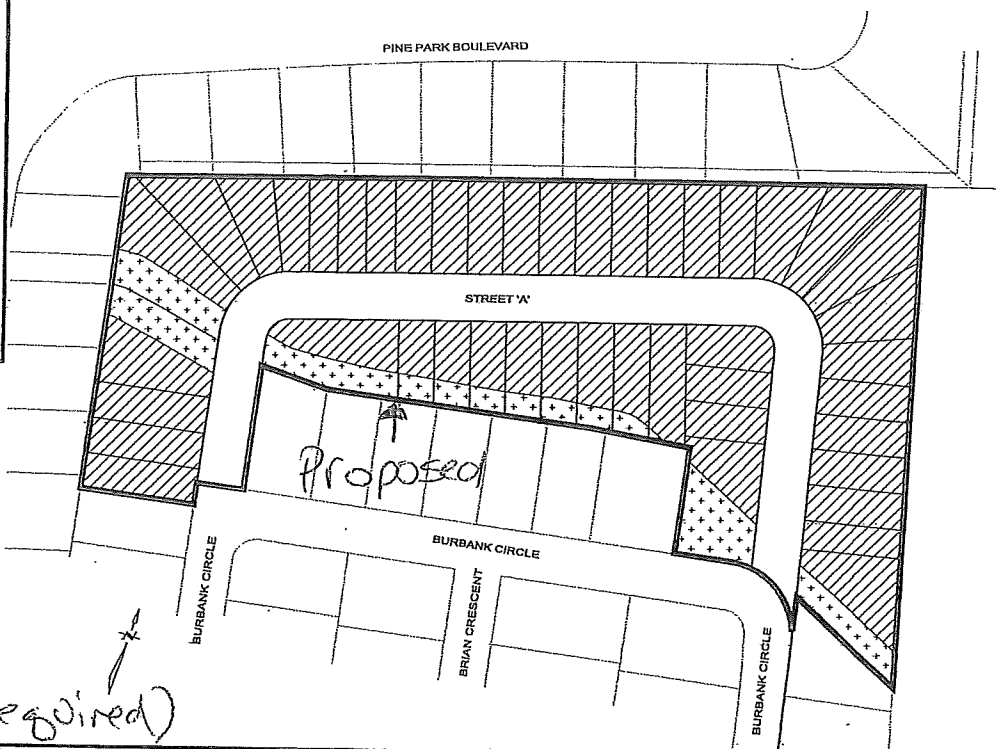
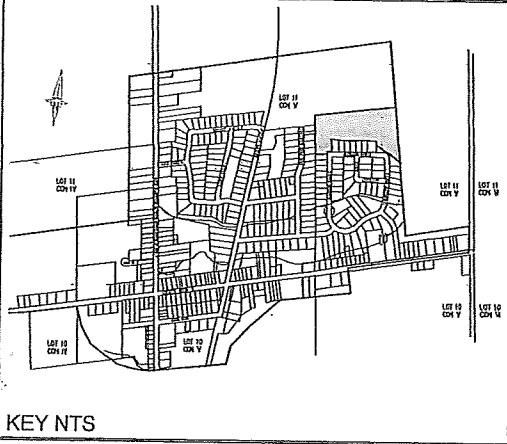
- A secondary suite is a permitted use;
- The minimum lot frontage shall be 12.2 metres;
- The minimum lot area shall be 487 square metres;
- The minimum interior yard setback shall be 1.3 metres;
- The minimum exterior side yard setback shall be 4 metres;
- The maximum lot coverage shall be 30%.

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.

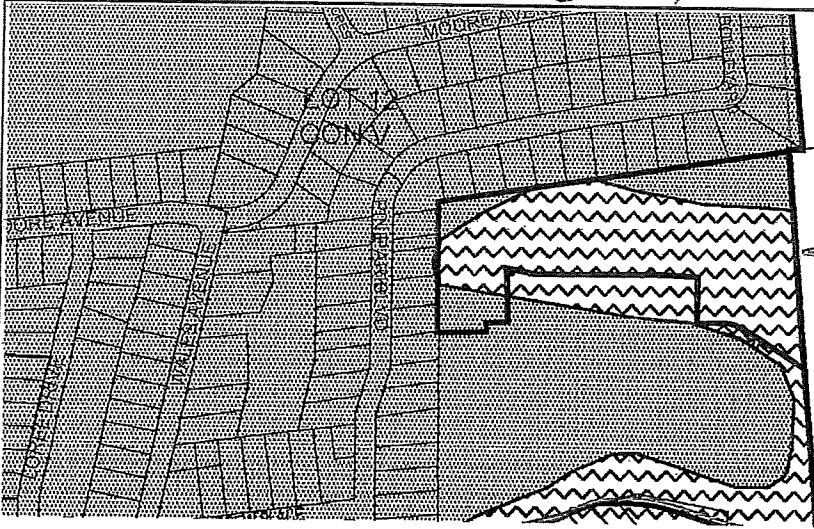
Schedule 'A'

* Proposed Official Plan Amendment *

Part Lot 11, Concession 5
 (Geographic Township of Tosorontio), Now in the Township of Adjala-Tosorontio,
 County of Simcoe
 Winzen Cumac Phase 2
 2017



NOTE:
 no exceptions
 to the standard
 designations have
 been requested
 (no additional text required)



LEGEND	
	AGRICULTURAL
	RURAL
	RESIDENTIAL
	COMMERCIAL
	INSTITUTIONAL
	LIGHT INDUSTRIAL
	INDUSTRIAL
	HAZARD LANDS
	OPEN SPACE / RECREATIONAL
	OPEN SPACE - CONSERVATION
	FUTURE OPEN SPACE / RECREATIONAL
	LANDS TO WHICH ADDITIONAL DESIGNATION HAZARD LANDS APPLIES (RE: FLOODPLAIN)
	LANDS TO WHICH ADDITIONAL DESIGNATION HAZARD LANDS APPLIES (RE: SLOPES)

Existing Official Plan - Township of Adjala-Tosorontio - Schedule B-5, Everett Land Use

- Lands Subject To Official Plan Amendment
- Lands to be Designated Residential - Low Density
- Lands to be Designated Open Space - Conservation

Proposed