

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF PASSING OF ZONING BY-LAW

**Part of Lots 9 & 10, Concession 7
2054 Concession Road 8 and 7469 County Road 14
Geographic Township of Adjala
Township of Adjala-Tosorontio**

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio passed **By-law No. 18-35** on **May 15th, 2018** under section 34 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the By-law by filing with the Clerk of the Corporation of the Township of Adjala-Tosorontio, not later than the

12th DAY OF JUNE 2018

a Notice of Appeal setting out the objection to the By-law and the reasons for the appeal, to be accompanied by the required Tribunal fee (\$300.00 cheque or money order payable to the Minister of Finance). Township fees will also apply.

The purpose and effect of the By-law is to reflect updated servicing proposals and amend lot requirements.

The following information is attached with this notice:

- A copy of the Zoning Amendment By-law; and,
- A map showing the location of the lands to which the By-law applies.

For further information, please contact the Municipal Office during regular office hours.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group, however, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

DATED at the Township of Adjala-Tosorontio this 23rd day of May, 2018.

Jacque Tschekalin, Director of Planning
Township of Adjala-Tosorontio,
7855 Sideroad 30, RR #1
Alliston, Ontario, L9R 1V1

Telephone: (705) 434-5055
Fax: (705) 434-5051

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 18 - 35

A BY-LAW TO AMEND ZONING BY-LAW NO. 03-56, AS AMENDED AND ZONING BY-LAW NO. 03-57, AS AMENDED OF THE TOWNSHIP OF ADJALA-TOSORONTIO

Part of Lots 9 & 10, Concession 7, 2054 Concession Road 8 & 7469 County Road 14, former Township of Adjala (4301-020-002-13700)

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 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. 03-56, as amended, and 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 "B-1" of By-law No. 03-57, as amended, is hereby further amended, by changing the zoning in Part of Lots 9 and 10, Concession 7 of the former Township of Adjala from an Institutional Exception Hold (I-3(H)) Zone to an Open Space Conservation (OSC) Zone as shown **with triangles** on Schedule 'A', attached hereto, and, from a Hamlet Residential Exception Hold (HR1-21(H)) Zone to an amended Hamlet Residential Exception Hold (HR1-21(H)) Zone as shown **hatched** 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 by adding the following sub-sections:

Section 18.3.21 (HR1-21(H) Zone)

Notwithstanding any requirements to the contrary of By-law No. 03-57, as amended, the zoning of lands described as Part of Lots 9 and 1, Concession 7 (former Township of Adjala) is further amended by adding the following:

- the minimum front yard shall be 7.5m to a garage and 6.0m to a dwelling; where the front face of the garage does not face the front lot line, the minimum front yard shall be 6.0m to the garage; for the purposes of this by-law the front face of a garage shall be deemed to be the wall providing vehicular access;
- the minimum interior side yard shall be 1.2m;
- the maximum lot coverage shall be 45%;
- the minimum parking space size shall be 3.0m wide by 6.0m long;
- the minimum distance between a driveway and a side lot line shall be 1.5m on one side and 0.6m on the other;
- An unenclosed porch, balcony, patio, deck or steps may project into any required yard a maximum of 1.8m provided, in the case of an unenclosed porch, such use is no more than 1.8m above grade; and,
- That the sight triangle for any local road shall be 3.0m by 3.0m.

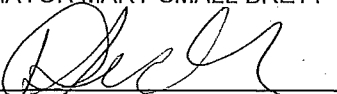
All other provisions of Section 18 – Hamlet Residential (HR1) Zone, Section 18.3.21 – Hamlet Residential Exception 21 (HR1-21) and Section 3.30 Sight Triangles shall continue to apply.

3. THAT Schedule 'A' is hereby declared to form part of this By-law.

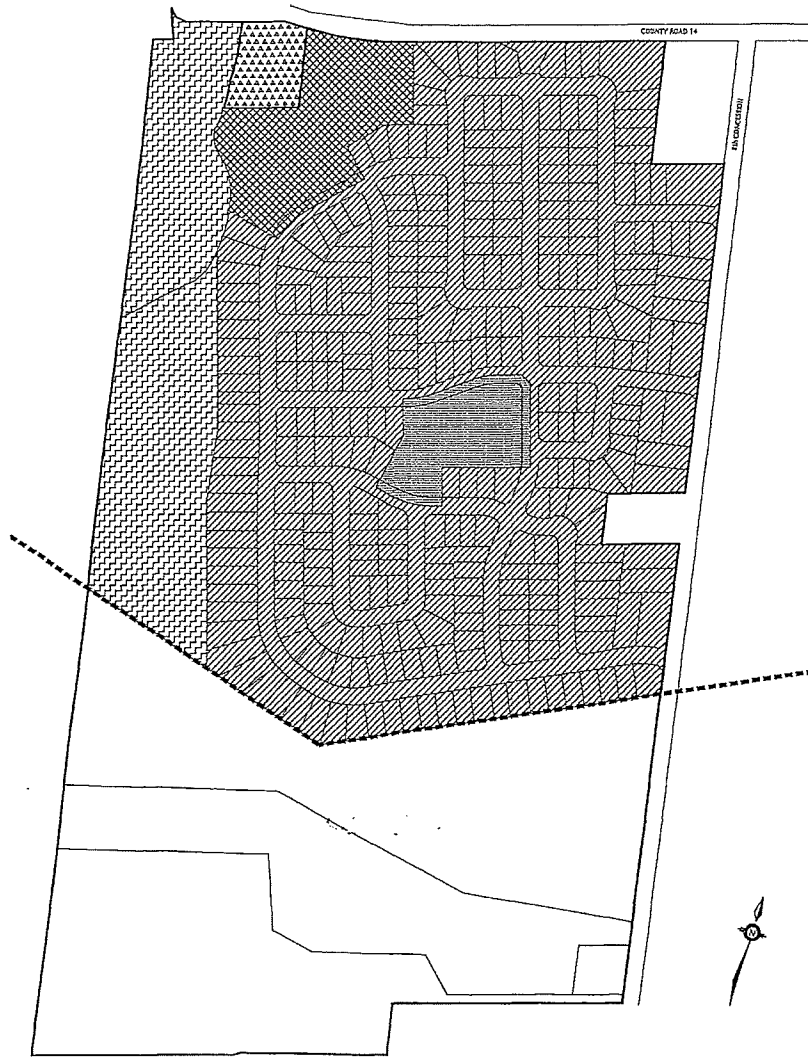
4. THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Ontario Municipal Board, and, in either case, in accordance 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 15th day of May, 2018.


MAYOR MARY SMALL BRETT


CLERK DINA LUNDY

SCHEDULE "A"
TO
BY-LAW 18-35



SCHEDULE "A"
ZONING BY-LAW AMENDMENT
PART OF LOTS 9 & 10, CONCESSION 7
TOWNSHIP OF ADJALA-TOSORONTIO
COUNTY OF SIMCOE
SCALE 1:5000

----- OAK RIDGES MORaine BOUNDARY

-  LANDS TO BE ZONED TO HAMLET RESIDENTIAL EXCEPTION HOLD (RR1-21(H))
-  LANDS ZONED OPEN SPACE CONSERVATION EXCEPTION HOLD (OSC-15(H))
-  LANDS ZONED OPEN SPACE RECREATIONAL (OSR)
-  LANDS ZONED OPEN SPACE CONSERVATION (OSC)
-  LANDS TO BE ZONED OPEN SPACE CONSERVATION (OSC)

