

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO
NOTICE OF PASSING OF ZONING BY-LAW

Part of Lot 27, Concession 5
8120 Main Street, Everett
Geographic Township of Tosorontio
Township of Adjala-Tosorontio

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio passed **By-law No. 17-50** on **September 11th, 2017** 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 Ontario Municipal Board in respect of the By-law by filing with the Clerk of the Corporation of the Township of Adjala-Tosorontio, not later than the

5th DAY OF OCTOBER 2017

a Notice of Appeal setting out the objection to the By-law and the reasons in support of the objection, to be accompanied by the required fee to the Ontario Municipal Board (\$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 recognize the existing and historical use of the property (a maximum of four (4) residential units and a minimum of 50m² commercial use).

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 Ontario Municipal Board. 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 Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

DATED at the Township of Adjala-Tosorontio this 15th day of September, 2017.

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

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THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 17 – 50

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

Part of Lot 27, Concession 5, geographic Township of Tosorontio
8120 Main Street (4301-020-006-08300)

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 "B-5" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 27, Concession 5, geographic Township of Tosorontio, from a General Commercial with an Exception (C1-6) Zone to a Hamlet Residential with an Exception (HR2-5) Zone, as shown hatched on Schedule "A", attached hereto.

2. **THAT** Section 19.3 - Zone Exceptions for the Hamlet Residential (HR2) Zone in By-law No. 03-57, as amended, is hereby further amended as follows:

Section 19.3.5 (HR2-5 Zone)

Notwithstanding anything to the contrary found in this By-law, a maximum of four (4) residential units are permitted, provided a minimum of 50m² of floor area is retained for general commercial uses. The existing development is deemed to meet all other requirements of the HR2 zone.

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 11th day of September, 2017.


MAYOR MARY SMALL BRETT


CLERK BARBARA KANE

Schedule "A"
to
By-law No. 17 - 50

