

**THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO**

**NOTICE OF PASSING OF ZONING BY-LAW**

**Part of Lots 12 & 13, Concessions 5 & 6  
6292 & 6373 Concession Road 6 and  
6279 & 6337 County Road 13  
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. 18-50** on **July 9<sup>th</sup>, 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 Appeals 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

**2<sup>ND</sup> DAY OF AUGUST 2018**

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 LPAT (\$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 allow minor adjustments within the draft approved subdivisions.**

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 LPAT. 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 13<sup>th</sup> day of July, 2018.

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

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



# The Corporation of The Township of Adjala-Tosorontio

## By-law No. 18-50

**A By-law to amend Zoning By-Law No. 03-57, as amended of The Township of Adjala-Tosorontio, being Part of Lots 12 & 13, Concessions 5 & 6, geographic Township of Tosorontio, 6292 & 6337 Concession Road 6 and 6279 & 6337 County Rd 13 (020-003-14000, 12800, 12801, 16600)**

**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:

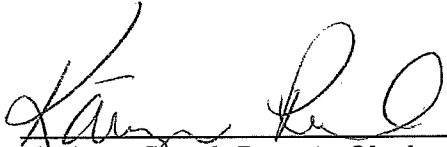
1. **That** Schedules "A-6" and "B-5" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lots 12 and 13, Concessions 5 and 6 of the geographic Township of Tosorontio, to a Hamlet Residential One Exception 26 (HR1-26) Zone, a Hamlet Residential One Exception 27(HR1-27) Zone, a Hamlet Residential One Exception 28(HR1-28) Zone, a Hamlet Residential One Exception 29(HR1-29) Zone, a Hamlet Residential One Exception 26 Hold (HR1-26(H)) Zone, a General Commercial Exception 10 (C-10) Zone, an Open Space Recreation Exception 3(OSR-3) Zone, and an Open Space Conservation Exception 13 (OSC-13) Zone, as shown on Schedule "A", attached hereto.
2. **That** Section 6.3.10 (C1-10 Zone) be further amended by adding the following provision:
  - The front lot line shall be deemed to be the lot line which abuts County Road 13.
3. **That** Section 9.3.1 (I-1 Zone) be deleted in its entirety, and replaced with the following:

## By-law 18-50

- Notwithstanding anything to the contrary in this By-law, a sewage treatment plant and/or a stormwater detention facility operated by a public authority shall be the only permitted uses;
  - The lot line abutting Concession Road 6/Concession 6 road allowance be considered the front lot line;
  - The minimum lot frontage shall be 0m along Concession Road 6;
  - All required yards shall be measured from the zone boundary;
  - The maximum building height shall be 13.0m;
  - Minimum parking and loading space requirements shall not apply, provided a minimum of 6 parking spaces and 1 loading space are provided;
  - The minimum parking size shall be 2.7m X 5.5m; and,
  - The minimum parking aisle and driveway width shall be 6.0m.
4. **That** Sections 18.3.25 (HR1-25 Zone), 18.3.26 (HR1-26 Zone), 18.3.27 (HR1-27 Zone), 18.3.28 (HR1-28 Zone) and 18.3.29 (HR1-29 Zone) be amended by adding the following provisions:
- The minimum Driveway Setback from an Interior Side Lot Line shall be equal to the Minimum Interior Side yard;
  - The minimum Driveway Setback from an Exterior Side Lot Line shall be equal to the Minimum Exterior Side yard;
  - On a corner lot where the front lot line curves to meet the exterior side lot line, the minimum distance from the curve to a dwelling and/or porch shall be 1.0m; and,
  - On a corner lot that abuts Concession Road 6 and has a sight triangle, the minimum setback from the 0.3m reserve opposite the site triangle to the dwelling and/or porch shall be 1.0m.
5. **That** Sections 18.3.25 (HR1-25 Zone), 18.3.26 (HR1-26 Zone), 18.3.27 (HR1-27 Zone), 18.3.28 (HR1-28 Zone) and 18.3.29 (HR1-29 Zone) be further amended by removing reference to permissions for 45% lot coverage and adding permissions for 50% lot coverage.
6. **That** Schedule "A" is hereby declared to form part of this By-law.
7. **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 Appeals Tribunal, 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.

8. **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 9th day of July, 2018.

  
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Mary Small Brett, Mayor

  
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Kathryn Pearl, Deputy Clerk

