



**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  
As required by Sections 22 (6.4)**

**and**

**NOTICE OF PUBLIC MEETING  
FOR APPLICATIONS**

**Filed under the Planning Act, R.S.O. 1990**

**ZONING BY-LAW AMMENDMENT (Z/06/19)**

**Lots 26 & 27, Concession 4 (4316 Concession Road 5)**

**SYNOPSIS: To allow on-farm diversified uses, which include expansion of retail store, milk processing facility and future education facility. (4316 Concession Road 5).**

**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 Lot 9, Concession 1, geographic Township of Adjala, Township of Adjala-Tosorontio (4316 Concession Road 5).

**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:

**WEDNESDAY April 8, 2020**

The Public Meeting is scheduled to start at **6:00pm** 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 30<sup>th</sup> Sideroad Adjala.**

The purpose of the meeting is to discuss the zoning by-law amendment application submitted to allow on-farm diversified uses, which include expansion of retail store, milk processing facility and future education facility on the subject property.

The effect of this zoning by-law amendment would be to permit on-farm diversified uses, which include expansion of retail store, milk processing facility and future education facility.

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.

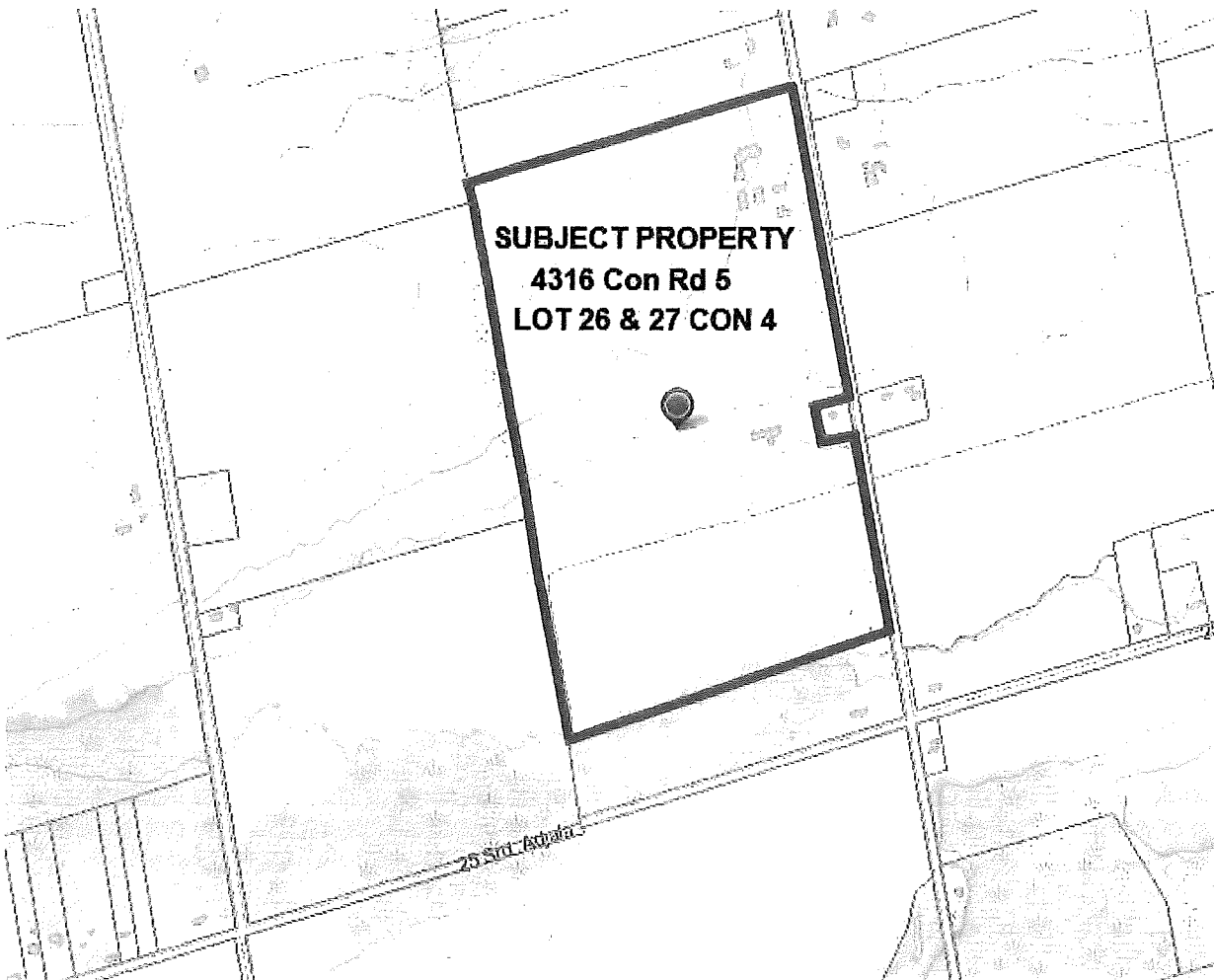
Any person may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the Zoning By-law Amendment.

If 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 30<sup>th</sup> 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 30<sup>th</sup> Sideroad Adjala, Alliston, Ontario (phone (705)434-5055).

**Dated** at the Township of Adjala-Tosorontio this 21<sup>st</sup> day of February 2020.

Kathryn Pearl, Clerk  
Township of Adjala- Tosorontio,  
7855 30<sup>th</sup> Sideroad  
Alliston, ON L9R 1V1



# The Corporation of the Township of Adjala-Tosorontio

## By-law No. 2019-XX

**A By-law to amend Zoning By-law 76-4, as amended, for lands located in Part of Lot 26 and 27, Concession 4, and municipally known as 4316 Concession Road 5, Township of Adjala-Tosorontio, County of Simcoe.**

**WHEREAS** By-law 76-4 is the main comprehensive Zoning By-law of the Township of Adjala-Tosorontio;

**AND WHEREAS** By-law 76-4 zones the lands municipally known as 4316 Concession Road 5 as Agricultural (A);

**AND WHEREAS** the Council of the Corporation of the Township of Adjala-Tosorontio deems it appropriate to amend Zoning By-law 76-4, as amended, for those lands municipally known as 4316 Concession Road 5;

**AND WHEREAS** authority is granted under Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13;

**NOW THEREFORE** the Council of the Corporation of the Township of Adjala-Tosorontio hereby enacts as follows:

1. All provisions of By-law 76-4 shall apply to the lands located in Part of Lot 26 and 27, Concession 4, and municipally known as 4316 Concession Road 5, Township of Adjala-Tosorontio, County of Simcoe as shown on Schedule "A" attached hereto and forming part of the By-law except as varied by Section 4 herein.
2. By-law 76-4 including Schedule 'A' thereto, is hereby further amended by rezoning the lands municipally known as 4316 Concession Road 5 from the Agricultural "A" Zone to the Agricultural Exception Zone "A-x", as shown on Schedule "A" attached hereto and forming part of this By-law.
3. That the lands identified as "A-x" may be used for both On-Farm Diversified Uses and Agriculture-related uses associated with a dairy farm operation.
4. Section 4 of By-law 76-4 is hereby further amended by adding the following exceptions:
5. **THAT** in addition to the permitted uses and regulations in the "A" Zone, the lands identified as Agricultural Exception Zone "A-x" may be used as On-Farm Diversified uses and Agriculture-related uses subject to the following provisions:

- i. The dairy processing, storage and refrigeration building as Agriculture-related Uses shall not exceed 1316 sq.m.;
  - ii. Offices uses associated with the Agriculture-related and On-Farm Diversified Uses shall not exceed 121 sq.m.;
  - iii. The small-scale retail areas for the sale of processed and agriculture-related products as an On-Farm Diversified Use shall not exceed 115 sq.m.;
  - iv. The education centre as an On-Farm Diversified Use shall not exceed 641 sq.m.;
  - v. The land area for all buildings and structures and parking area associated with the On-Farm Diversified uses and Agriculture-related uses shall not exceed 3,450 sq.m.; and
  - vi. The parking standard shall be 1 spot per every 84 sq.m. of building area.
6. For the purposes of the "A-x" Zone, an on-farm diversified use shall be defined as uses that are secondary to the principal agricultural use of the property and are limited in area. On-Farm Diversified Uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that provide value added agricultural products.
7. **THAT** this By-law shall come in to force and effect in accordance with the provisions and regulations pursuant to Section 34 of the Planning Act.

**THAT** the provisions of this By-law shall take full force and effect with the passing hereof;

**THAT** notwithstanding anything contrary to the rules of procedure, this By-law be introduced and read a first and second time and be considered read a third time and finally passed this      day of                      , 2019.

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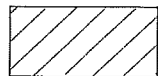
**Floyd Pinto, Mayor**

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**Kathryn A. Pearl, Clerk**

# TOWNSHIP OF ADJALA-TOSORONTIO

## SCHEDULE 'A' TO BY-LAW 2019-XX AMENDMENT TO ZONING BY-LAW 03-57



'A' TO 'A-X'

