



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

**NOTICE OF PUBLIC MEETING
FOR APPLICATIONS**
Filed under the Planning Act, R.S.O. 1990

ZI07/17

SYNOPSIS: To permit the re-development of an existing trailer park (3754 Concession Road 5, Adjala - Pridhams).

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 Part of Lot 23, Concession 4, geographic Township of Adjala, Township of Adjala-Tosorontio (3754 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:

MONDAY May 14th, 2018

The Public Meeting is scheduled to start at **6:30pm** 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 30th Sideroad Adjala**.

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 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.

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 30th Sideroad Adjala, Alliston, Ontario, L9R 1V1.

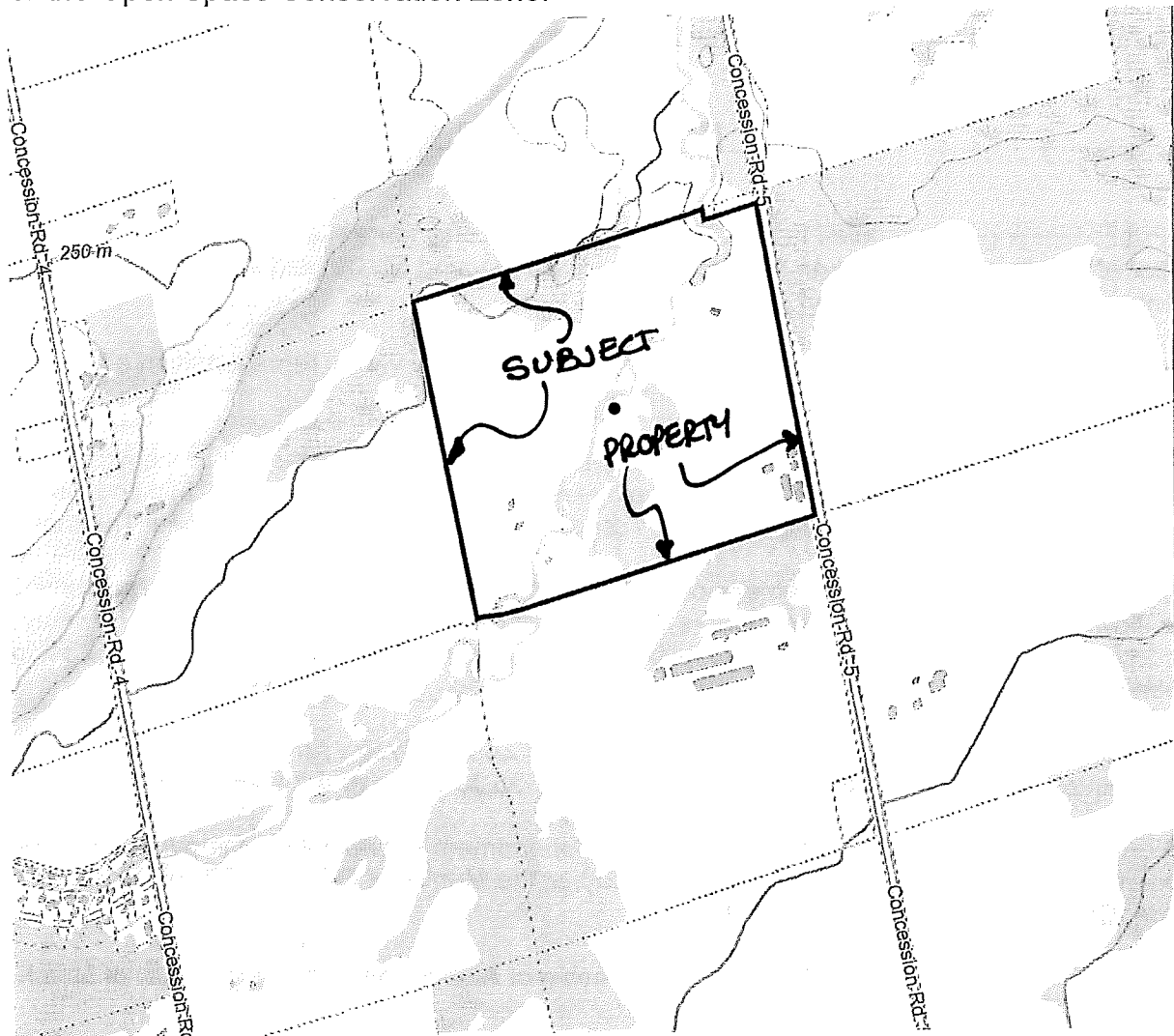
Additional information regarding the Zoning By-law Amendment is available to the public for inspection between 8:30 a.m. and 4:30 p.m., Monday to Friday, at the Municipal Office, 7855 30th Sideroad Adjala, Alliston, Ontario (phone (705)434-5055).

Dated at the Township of Adjala-Tosorontio this 3rd day of March, 2018.



**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/07/17 (3754 Concession Road 5, Adjala - Pridhams)**

Application has been made for rezoning (Z/07/17) on lands located on Part of Lot 23, Concession 4, geographic Township of Adjala, Township of Adjala-Tosorontio (3754 Concession Road 5). The proposal is to permit the re-development of an existing seasonal campground to **permit year round operation** (seasonal use only, no daily rentals and no permanent residential sites), with a maximum of **453 sites** (471 currently permitted), and, to reduce the **rear yard setback to 10.0m** (currently 1m or less is typical), the **front yard setback to 8.2m** (currently 3m or less is typical), the **southerly side yard setback to 0.8m** and the **northerly side yard setback to 3.0m** (currently 0.1m in many locations), and to add a **15m setback from a watercourse** (current setbacks are typically around 10m but some structures are located within 2m of the watercourse). The new recreational units will be serviced with communal water and sewer services. No change is proposed to the Open Space Conservation Zone.



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 18 -

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

Part of Lot 23, Concession 4, geographic Township of Adjala
3754 Concession Road 5 (4301-010-003-00400)

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 "A-3" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 23, Concession 4 of the geographic Township of Adjala, from a Trailer Park (C3) Zone to a Site Specific Zone Exception (8.3.2) Zone, as shown hatched on Schedule "A", attached hereto.
2. THAT Section 8.3 – Zone Exceptions under By-law No. 03-57, as amended, is hereby further amended as follows:

Section 8.3.2 3754 Concession Road 5 Adjala

Notwithstanding anything contrary found in this By-law, a year round temporary accommodation trailer park with a maximum of 453 trailer sites is a permitted use, provided a Certificate of Occupancy noting temporary recreational use is obtained for each unit. The minimum setback from a watercourse shall be 15m, the minimum rear yard setback shall be 10.0m, the minimum front yard setback shall be 8.2m, the minimum northerly interior side yard shall be 3.0m, and the minimum southerly interior side yard shall be 0.8m. All other requirements of the Trailer Park (C3) Zone shall 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 ____ day of _____, 2018.

MAYOR MARY SMALL BRETT

CLERK BARBARA KANE

Schedule "A"
To
By-law No. 18 -

