



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

**NOTICE OF PUBLIC MEETING
FOR APPLICATIONS**

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

**ZONING BY-LAW AMENDMENT APPLICATION
Z/03/17**

SYNOPSIS: To allow an oversized garage in front of the existing house, a minimum of 35m front the front lot line (2074 Concession Road 3).

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 9, Concession 3, geographic Township of Adjala, Township of Adjala-Tosorontio (2074 Concession Road 3).

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 July 10th, 2017

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 Ontario Municipal Board.

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 Ontario Municipal Board unless, in the opinion of the Board, 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 16th day of June, 2017.



**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/03/17 (2074 Concession Road 3)**

Application has been made for rezoning (Z/03/17) on lands located on Part of Lot 9, Concession 2, geographic Township of Adjala, Township of Adjala-Tosoronto (2074 Concession Road 6). The proposal is to re-zone the lands to permit an accessory structure with a maximum footprint of 125m² and a maximum gross floor of 250m², to be located in front of the existing dwelling, a minimum of 35m from the front lot line. A Natural Heritage Evaluation has been submitted in support of the proposal, and the property is under site plan control.



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 17 -

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

**Part of Lot 9, Concession 2, geographic Township of Adjala
2074 Concession Road 3 (4301-010-004-08450)**

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 it is deemed necessary and desirable to further amend By-law No. 03-56, 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-1" of By-law No. 03-56, as amended, is hereby further amended by changing the zoning on Part of Lot 14, Concession 2 of the geographic Township of Adjala, from an Oak Ridges Moraine Conservation Zone to a Site Specific Zone Exception 14.9 Zone, as shown hatched on Schedule "A", attached hereto.
2. THAT Section 14.0 – Site Specific Zone Exception under By-law No. 03-56, as amended, is hereby further amended as follows:

Section 14.9 2074 Concession Road 3 Adjala

Notwithstanding anything contrary found in this By-law, one accessory structure with a maximum footprint of 125m² and a maximum gross floor area of 250m² located in the front yard a minimum of 35m from the front lot line is a permitted use.

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 _____, 2017.

MAYOR MARY SMALL BRETT

CLERK BARBARA KANE

Schedule "A"
To
By-law No. 17 - __

