



**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

**ZONING BY-LAW AMENDMENT APPLICATION**  
**Z/06/17**

**SYNOPSIS: To recognize the historical mixed use of the property (8120 Main Street, Everett).**

**IN FULFILLMENT** of Section 34(12) of the Planning Act, please be advised that an application has been received concerning a proposed zoning by-law amendment, as indicated below.

**AN EXPLANATION** of the Purpose and Effect of the proposed amendment, describing the lands to which it applies, and a key map showing the location of the lands, accompany this notice.

**INFORMATION** relating to the proposed zoning by-law amendment, including a full scale map, is available from the Planning Department during regular office hours (8:30am to 4:30pm), 7855 Sideroad 30, Alliston, Ontario, L9R 1V1, Telephone (705) 434-5055.

**IF YOU WISH TO MAKE ANY COMMENTS** or have any questions, please contact the Planning Department by **August 7, 2017**.

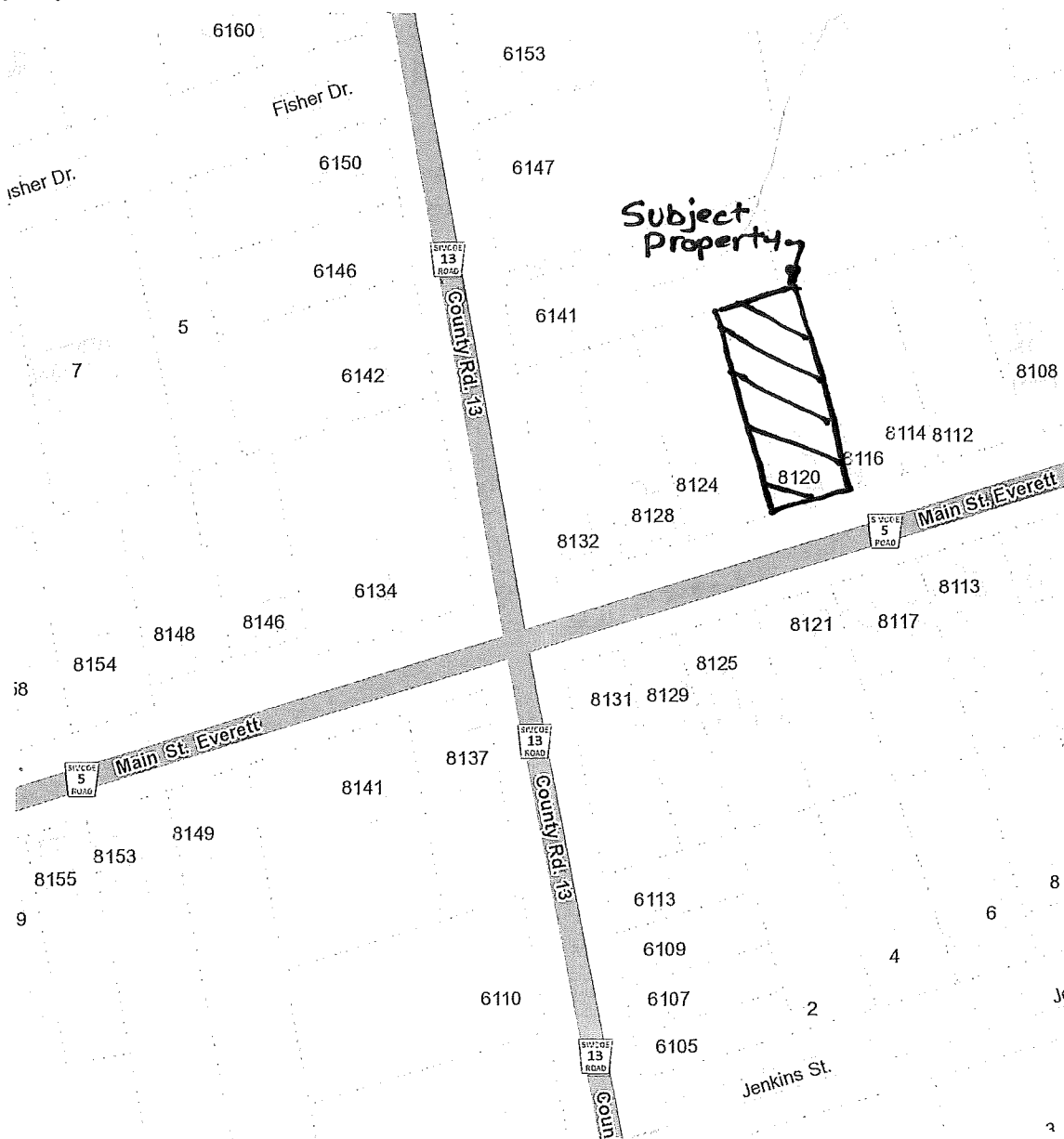
**NOTICE** of Public Meetings for these applications, as required by Section 34 of the Planning Act, will be given at a future date.

**Dated** at the Township of Adjala-Tosorontio this 17<sup>th</sup> day of July, 2017.



## EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED ZONING AMENDMENT Z/06/17 (8120 Main Street, Everett)

Application has been made for rezoning (Z/06/17) on lands located on Part of Lot 27, Concession 5, geographic Township of Tosorontio, Township of Adjala-Tosorontio (8120 Main Street, Everett). The property is currently zoned C1-6, which permits a maximum of 4 residential units in addition to the permitted commercial uses. The proposal is to amend the zoning of the property from a Commercial zone, to a Residential Zone with an exception to permit 4 residential units provided a minimum of 50m<sup>2</sup> is retained for commercial use, to reflect the existing and historical use of the property.



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NO. 17 –

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 50m<sup>2</sup> 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 \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR MARY SMALL BRETT

\_\_\_\_\_  
CLERK BARBARA KANE

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

