



**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

**OFFICIAL PLAN AMENDMENT APPLICATION O/01/17**  
**ZONING BY-LAW AMENDMENT APPLICATION Z/04/17**  
**SUBDIVISION APPLICATION WIN/17**

**SYNOPSIS:** To permit the development of a 45 lot residential subdivision (6126 Concession Road 6, Everett). NOTE: While each file is a separate application, all are related; a single circulation has been prepared to assist you with providing comments.

**IN FULFILLMENT** of Sections 22 (6.4), 34(12) and 50(19.4) of the Planning Act, please be advised that applications have been received concerning a proposed Plan of Subdivision by means of an Official Plan amendment and Zoning By-law amendment, as indicated in the attached documents.

**AN EXPLANATION** of the Purpose and Effect of the proposed amendments, describing the lands to which they apply, and a key map showing the location of the lands, accompany this notice.

**INFORMATION** relating to the proposed Plan of Subdivision, Zoning By-law amendment, and Official Plan 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.

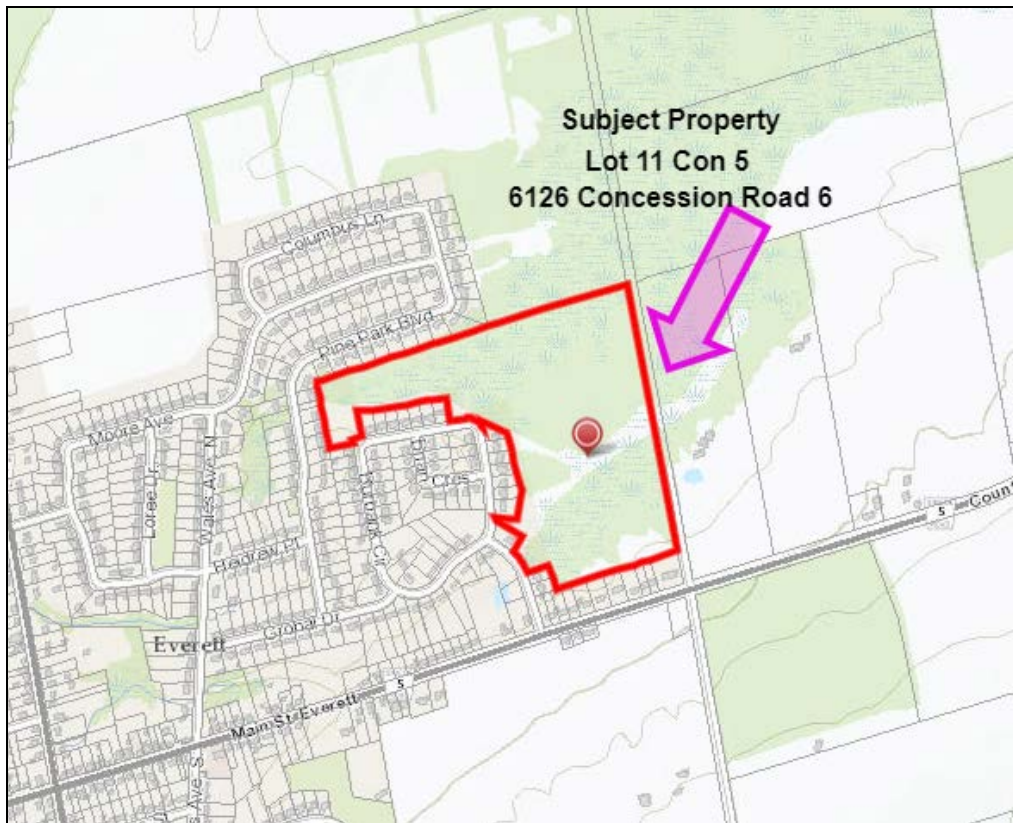
**IF YOU WISH TO MAKE ANY COMMENTS** or have any questions, please contact the Planning Department.

**NOTICE** of Public Meetings for these applications, as required by Sections 34 and 50 of the Planning Act, will be given at a future date.

**Dated** at the Township of Adjala-Tosorontio this 19<sup>th</sup> day of August, 2021.

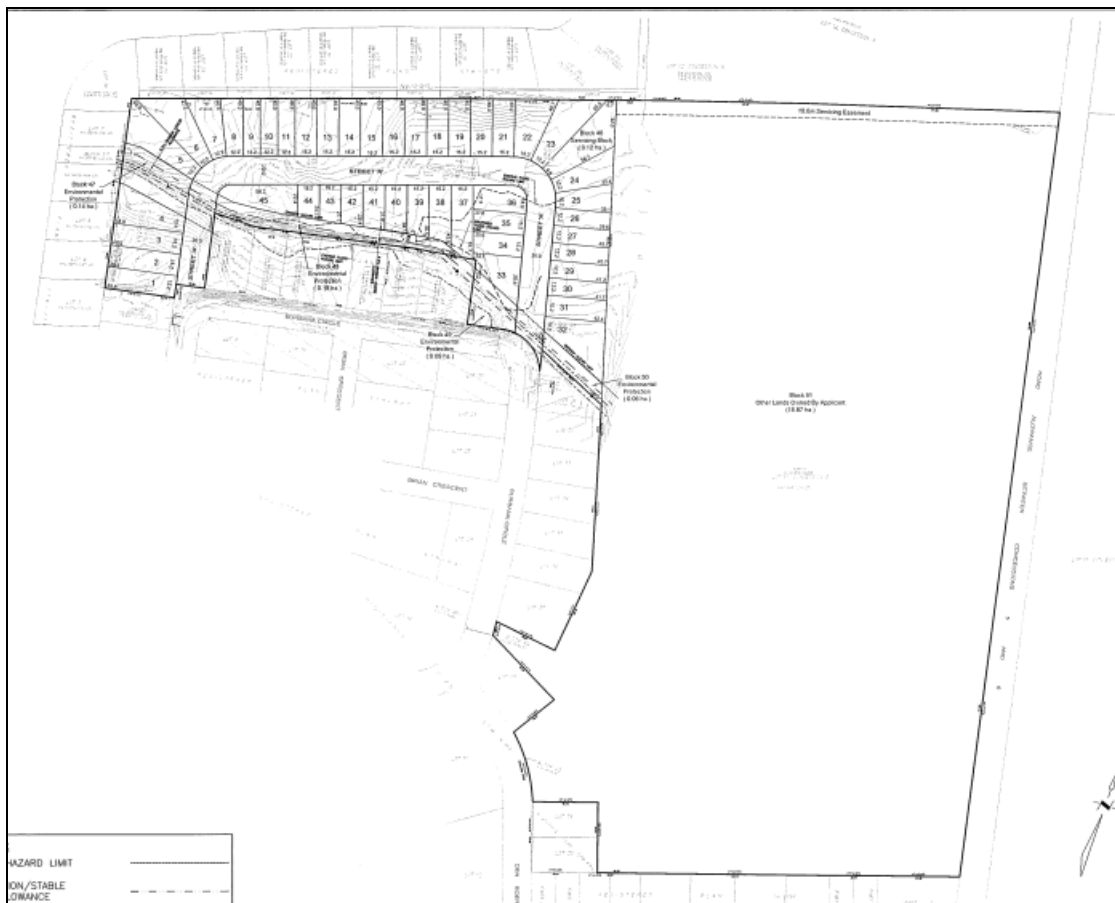
**PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT & ZONING BY-LAW  
AMENDMENT APPLICATIONS  
O/01/17, Z/04/17 & D12/WIN/17**

**KEY MAP - LOCATION OF AFFECTED LANDS**



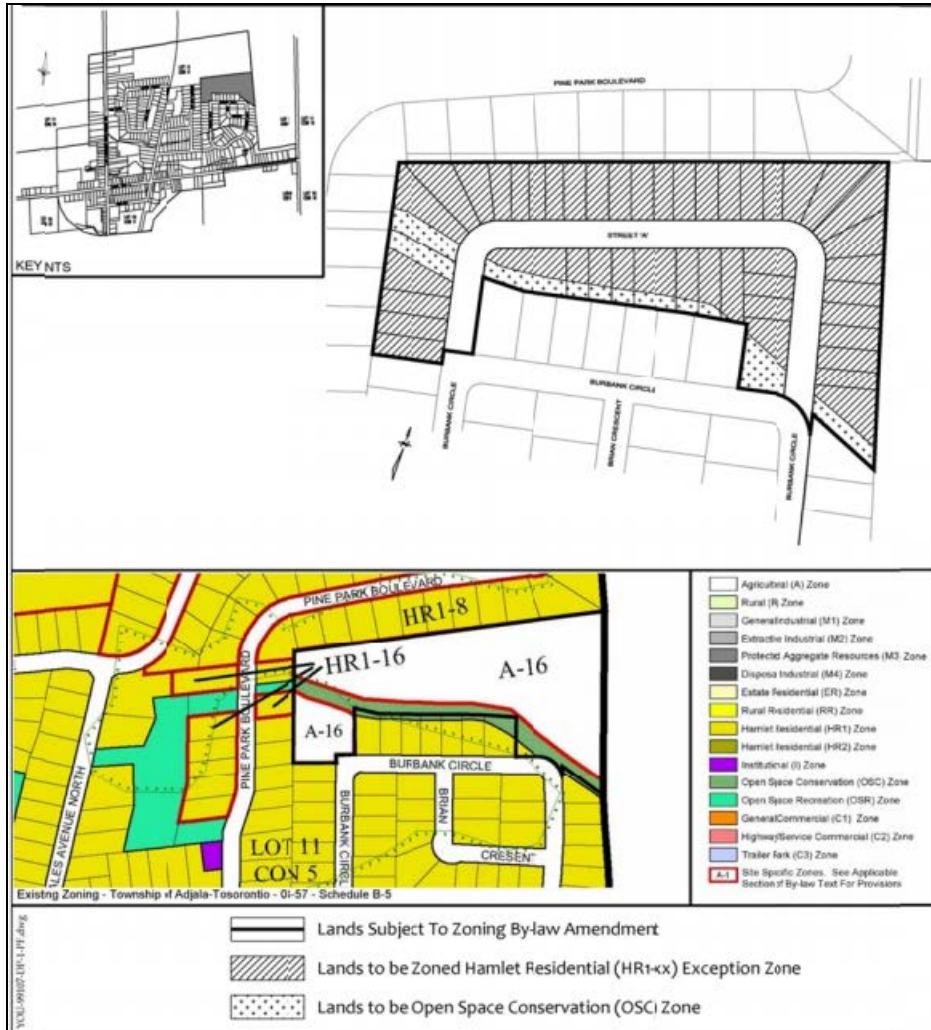
**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED PLAN OF SUBDIVISION  
D12/WIN/17 (6126 Concession Road 6)**

Application has been made for a plan of subdivision (D12/WIN/17) on lands located on Part of Lot 11, Concession 5, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6126 Concession Road 6). The proposal is permit construction of a subdivision to allow for 45 single detached dwellings.



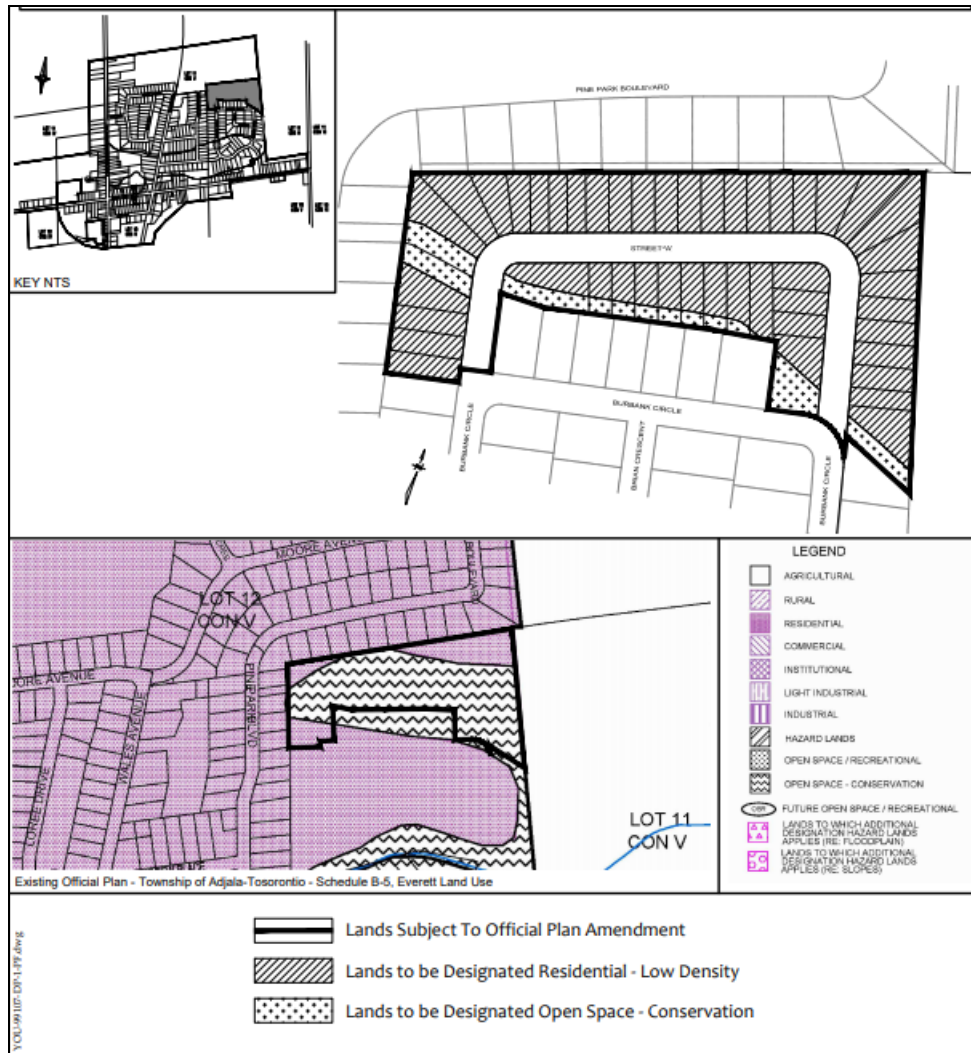
**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED ZONING AMENDMENT  
Z/04/17 (6126 Concession Road 6)**

Application has been made for rezoning (Z/04/17) on lands located on Part of Lot 11, Concession 5, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6126 Concession Road 6). The proposal is to change the zoning to Hamlet Residential One Exception XX (HR1-XX), and Open Space Conservation Zone (OSC).



**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED OFFICIAL PLAN AMENDMENT  
O/01/17 (6126 Concession Road 6)**

Application has been made for redesignation (O/01/17) on lands located on Part of Lot 11, Concession 5, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6126 Concession Road 6). The proposal is to change the designation to Residential – Low Density and Open Space – Conservation.



# The Corporation of The Township of Adjala-Tosorontio

## By-law No. 21- XX

### **A By-law to amend Zoning By-law 03-57, as amended, of the Township of Adjala-Tosorontio**

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**Part of Lot 11, Concession 5, geographic Township of Tosorontio, 6126  
Concession Road 6 (4301-020-003-10600)**

**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;

### **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 11, Concession 5, geographic Township of Tosorontio, from Agricultural Exception 16 (A-16) Zone and Open Space Conservation (OSC) Zone to a Hamlet Residential One Exception XX (HR1-XX) Zone, and Open Space Conservation (OSC) Zone, as shown on Schedule "A", attached hereto
2. **THAT** Section 18.3.XX (HR1-XX) Zone

Notwithstanding anything to the contrary found in this Bylaw, the following provisions shall apply to the lands zoned HR1-XX:

- A secondary suite is a permitted use;
  - The minimum lot frontage shall be 12.2 metres;
  - The minimum lot area shall be 487 square metres;
  - The minimum interior yard setback shall be 1.3 metres;
  - The minimum exterior side yard setback shall be 4 metres;
  - The maximum lot coverage shall be 30%.
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 Land Tribunal, and in either case, in accordance with the provisions of the Planning Act, R.S.O. 1990, Ch. P. 13, as amended.



# Schedule "A" To By-law No. 21 -

