



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF COMPLETE APPLICATION, PARTICULARS AND PUBLIC ACCESS
For Applications Filed under the Planning Act, R.S.O. 1990

ZONING BY-LAW AMENDMENT APPLICATION Z/08/21

SYNOPSIS: To restrict the residential uses on the retained lot and to recognize the setbacks of the existing single-family dwelling on the severed lot, as a result of a surplus farm dwelling severance.

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 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.

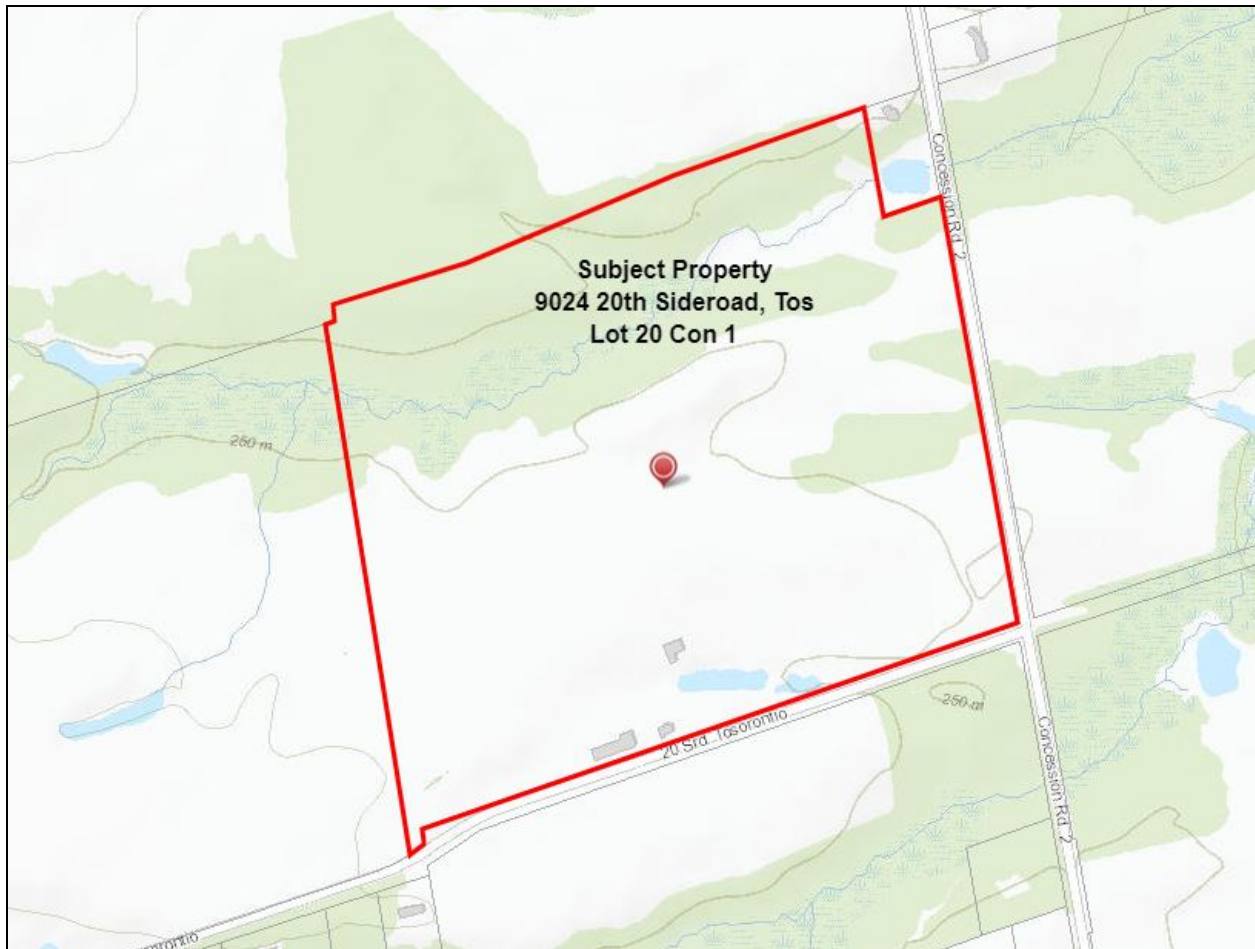
IF YOU WISH TO MAKE ANY COMMENTS or have any questions, please contact the Planning Department by **September 17, 2021**.

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 31st day of August 2021.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/08/21 (9024 20th Sideroad)**

Application has been made for rezoning (Z/08/21) on lands located on Part Lot 21 Concession 1, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property for a site-specific reason to remove agricultural uses on the severed lot and recognize the setbacks of the existing single-family dwelling and sterilize the retained parcel to prohibit a residential use in the Agricultural (A) Zone (Part Lot 21, Concession 1).



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

Part of Lot 21, Concession 1, Part 1 and Part 2 of 51R-42754 on proposed Reference Plan, geographic Township of Tosorontio, 9024 20th Sideroad (4301-020-004-00700)

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-7" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 21, Concession 1, geographic Township of Tosorontio, Part 1 and Part 2 of 51R-42754 on proposed Reference Plan from an Agricultural (A) Zone and Open Space Conservation (OSC) Zone to Agricultural Exception 129 (A-129) Zone, as shown cross-hatched on Schedule "A", attached hereto and an Agricultural Exception 130 (A-130) Zone as shown hatched on Schedule "A", attached hereto, and Open Space Conservation (OSC) Zone, as shown solid on Schedule "A", attached hereto.
2. **THAT** Section 4.4 – Zone Exceptions for the Agricultural (A) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 4.4.129 (A-129 Zone)

Schedule A-7, Part of Lot 21, Concession 1, Part 1 of 51R-42754 on proposed Reference Plan, geographic Township of Tosorontio.

Notwithstanding any provisions to the contrary of this By-law, the following altered and additional provisions shall apply to the lands zoned **A-129**:

- a) Residential uses shall be prohibited.
- b) Minimum exterior side yard setback of the existing accessory building shall be 5.5 metres.

- c) Minimum interior side yard setback of the existing accessory building shall be 26.9 metres.

All other provisions of the Agricultural zone continue to apply.

3. **THAT** Section 4.4. – Zone Exceptions for the Agricultural (A) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 4.4.130 (A-130 Zone)

Schedule A-7, Part of Lot 21, Concession 1, Part 2 of 51R-42754 on proposed Reference Plan, geographic Township of Tosorontio.

Notwithstanding any provisions to the contrary of this By-law, the following altered and additional provisions shall to apply to the lands zoned **A-130**:

- a) Minimum front yard setback of the existing single detached dwelling shall be 6.1 metres;

4. **THAT** Schedule “A” is hereby declared to form part of this By-law.

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 Local Planning Appeal Tribunal, and in either case, in accordance with the provisions of the Planning Act, R.S.O. 1990, Ch. P. 13, as amended.

THAT notwithstanding anything contrary to the rules of procedure, this By-law having been introduced and read a first and second time and be considered read a third time and finally passed this day of 2021.

Floyd Pinto, Mayor

Dianne Gould-Brown, Clerk

Schedule "A" To By-law No. 21 –

