

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF PASSING OF ZONING BY-LAW

**Part of Lot 25, Concession 6
7942 25th Sideroad, Adjala
Geographic Township of Adjala
Township of Adjala-Tosorontio**

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio passed **By-law No. 21-78** on **December 8th, 2021** under section 34 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the By-law by filing with the Clerk of the Corporation of the Township of Adjala-Tosorontio, not later than the

5th DAY OF JANUARY 2022

a Notice of Appeal setting out the objection to the By-law and the reasons in support of the objection, to be accompanied by the required fee to the OLT (\$1,100.00 cheque or money order payable to the Minister of Finance).

The purpose and effect of the By-law is to restrict the residential uses of the retained lot, to recognize the setbacks of the existing agricultural structures on the retained lot, and to permit a reduced frontage for the severed lot, as a result of a surplus farm dwelling severance.

The following information is attached with this notice:

- A copy of the Zoning Amendment By-law; and,
- A map showing the location of the lands to which the By-law applies.

For further information, please contact the Municipal Office during regular office hours.

Only individuals, corporations and public bodies may appeal a by-law to the OLT. A notice of appeal may not be filed by an unincorporated association or group however, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

DATED at the Township of Adjala-Tosorontio this 16th day of December 2021.

Eric Brathwaite, Planner
Township of Adjala-Tosorontio
7855 Sideroad 30,
Alliston, Ontario, L9R 1V1

Telephone: (705) 434-5055
Fax: (705) 434-5051

The Corporation of The Township of Adjala-Tosorontio

By-law No. 21- 78

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

Part of Lot 25, Concession 6, RP; 51R19619 Parts 1 &2, geographic Township of Adjala, 7942 25th Sideroad (4301-010-003-06600)

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 25, Concession 6, RP; 51R19619 Parts 1 & 2, geographic Township of Adjala, from an Agricultural (A) Zone to Agricultural Exception 132 (A-132) Zone, as shown cross-hatched on Schedule "A", attached hereto and an Agricultural Exception 133 (A-133) Zone, as shown hatched 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 4.4.132 (A-132 Zone)

Schedule A-3, Part of Lot 25, Concession 6, geographic Township of Adjala.

Notwithstanding any provisions to the contrary of this By-law, the following altered and additional provisions shall apply to the lands zoned **A-132**:

- a) Residential uses shall be prohibited;
- b) The minimum lot area shall be 32 ha;
- c) The minimum side yard setback for the existing agricultural structure shall be the greater of 3 metres or the Minimum Distance Separation; and
- d) The minimum exterior side yard setback of the existing agricultural structure shall be the greater of 60 metres or the Minimum Distance Separation.

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 4.4.133 (A-133 Zone)

Schedule A-3, Part of Lot 25, Concession 6, geographic Township of Adjala.

Notwithstanding any provisions to the contrary of this By-law, the following altered and additional provisions shall to apply to the lands zoned **A-133**:

- a) Maximum Lot Area shall be 1.19 ha; and,
- b) Minimum Lot Frontage shall be 10 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 8th day of December 2021.



Floyd Pinto, Mayor



Dianne Gould-Brown, Clerk

Schedule "A"
To
By-law No. 21 – 78

