



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

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 2, Concession 2, geographic Township of Tosorontio, Township of Adjala-Tosorontio (5097 Concession Road 2).

SYNOPSIS: To restrict the residential uses of the retained lot and to restrict the agricultural uses of the existing agricultural structures on the severed lot, as a result of a surplus of a farm dwelling severance.

AND TAKE NOTICE that considering the COVID-19 context, the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Virtual Public Meeting with a commenting period from May 20, 2021 to June 4, 2021** on the mentioned reports in such a way that the public could participate by sending their comments through letters or faxes or emails or voice messages or video clips to:

Eric Brathwaite
Junior Planner
Township of Adjala-Tosorontio
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 245 F: (705) 434-5051
e-mail: ebrathwaite@adjtos.ca

AND TAKE NOTICE that in addition to the virtual public meeting, public meetings will be held on Wednesday, June 9, 2021 at 6:00 p.m. Meetings will be held in Council Chambers and are considered public meetings. However, due to public health concerns regarding COVID-19, **physical attendance is strongly discouraged**. Council has established protocols and requirements for the purposes of public safety which must be adhered to should any member of the public choose to attend.

These meetings will be live streamed by the municipality on through our iCompass portal.

If a person or public body does not make oral or visual or written comments as prescribed earlier for the virtual public meeting or public meeting 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 Local Planning Appeal Tribunal.

If a person or public body does not make oral or visual or written comments as prescribed earlier for the virtual public meeting or public meeting 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 Local Planning Appeal Tribunal 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 Amendments is available to the public upon request to the Junior Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday.

Dated at the Township of Adjala-Tosorontio this 20th day of May 2021.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/04/21 (5097 Concession Road 2)**

Application has been made for rezoning (Z/04/21) on lands located on Part of Lot 2, Concession 2, geographic township of Tosorontio, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to permit restrict the residential uses of the retained lot and to restrict the agricultural uses of the existing agricultural structures on the severed lot, as a result of a surplus of a farm dwelling severance.

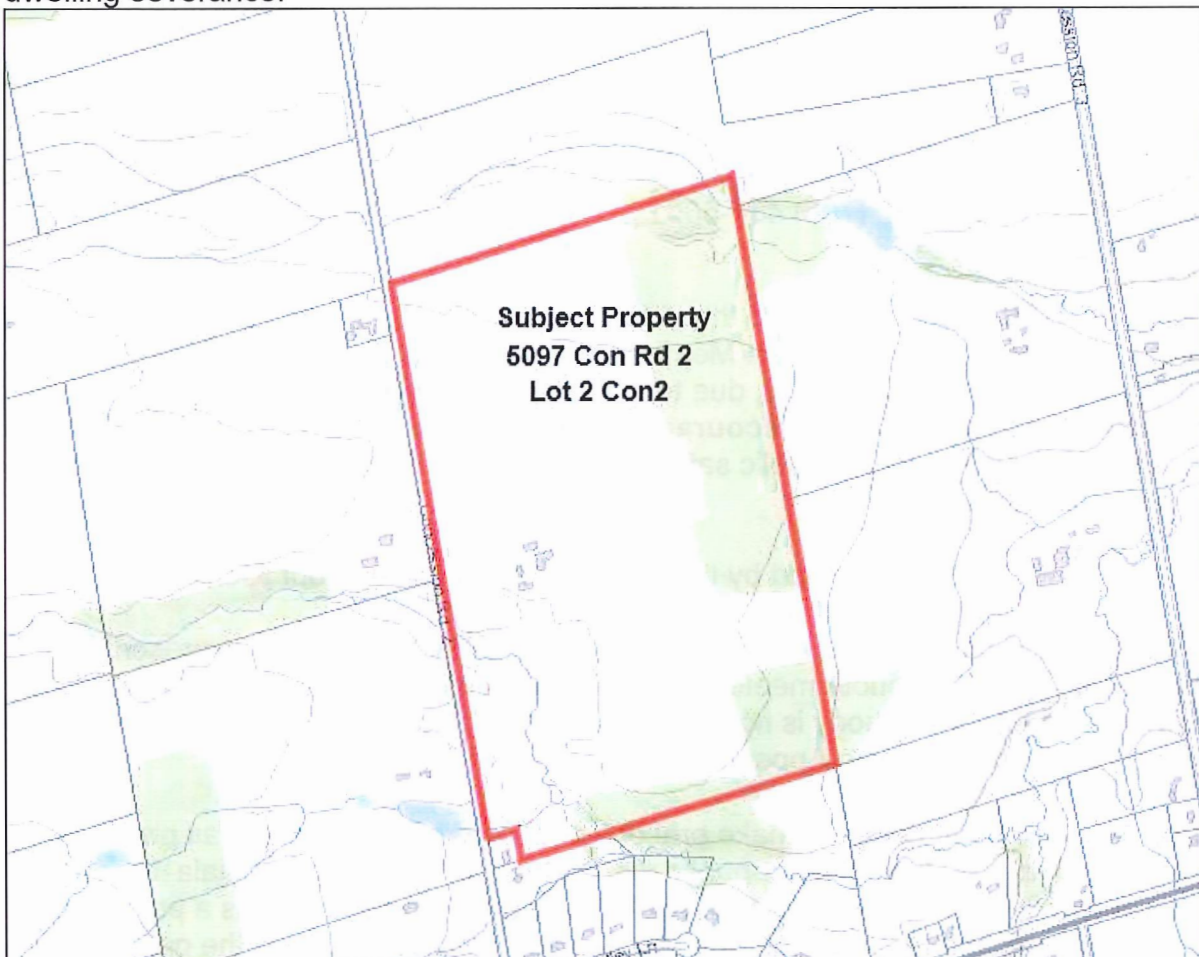
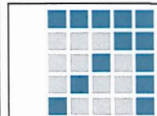


FIGURE 6
SEVERANCE SKETCH CLOSE UP
5097 Concession Road 2

Town of Adjala-Tosorontio
County of Simcoe

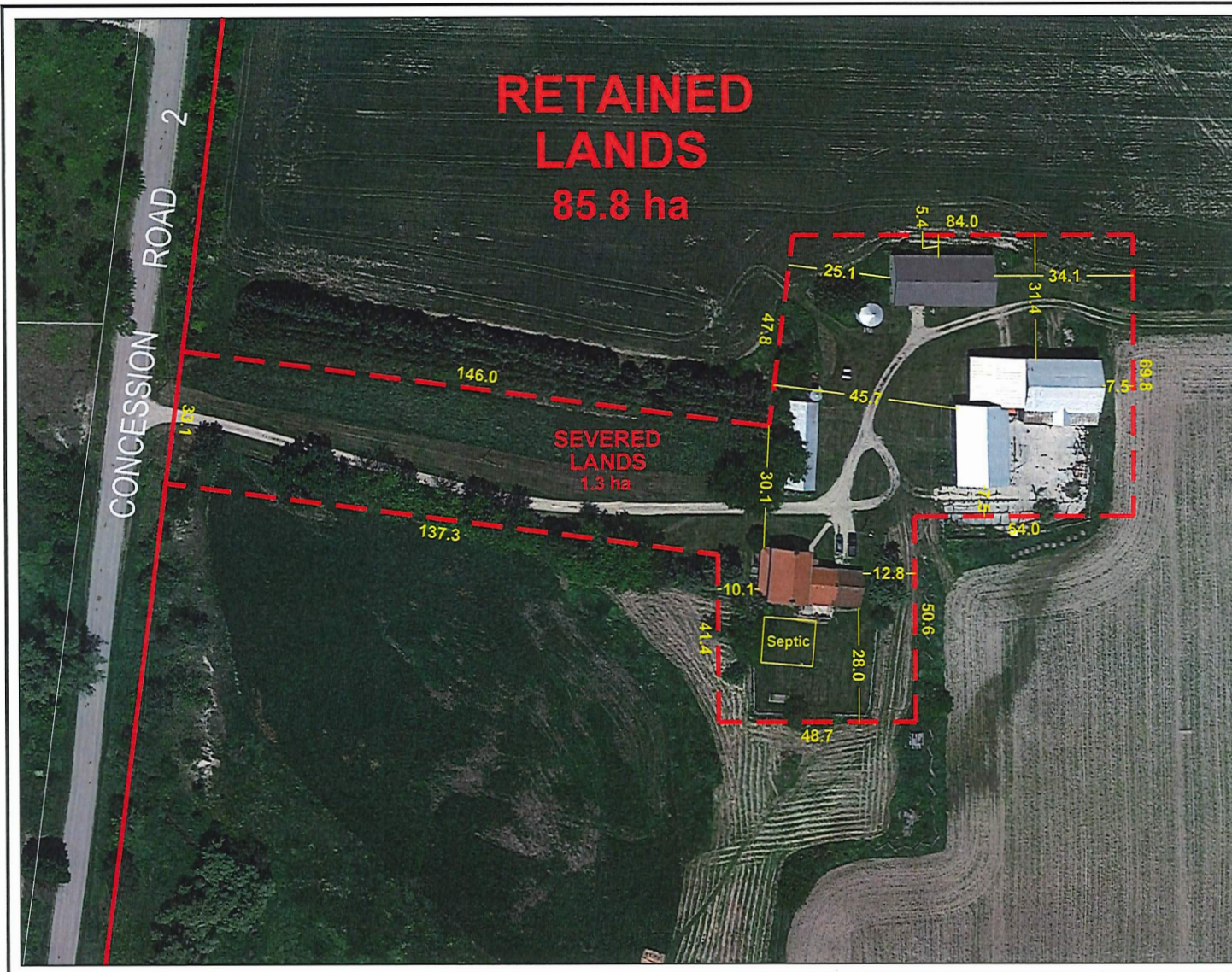
- Subject Lands - 87.1 ha
- - - - - Proposed Severance Line



Thorstone Consulting Services
Land Use Planning and Development
P.O. Box 116, Sutton, Ontario

SCALE: (m)

PREPARED FOR:	5097 CONCESSION ROAD 2
DATE:	MAY 11, 2021
REVISION:	



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 2, Concession 2, geographic Township of Tosorontio, 5097
Concession Road 2 (4301-020-001-05100)

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-5" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 2, Concession 2, geographic Township of Tosorontio, from an Agricultural (A) Zone to Agricultural Exception 124 (A-124) Zone, as shown cross-hatched on Schedule "A", attached hereto and an Agricultural Exception 125 (A-125) 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 4.4.124 (A-124 Zone)

Schedule A-5, Part of Lot 2, 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-124**:

- a) Residential uses shall be prohibited

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 4.4.125 (A-125 Zone)

Schedule A-5, Part of Lot 2, Concession 2, 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-125**:

- a) Maximum Lot Area shall be 1.3ha ;
- b) Minimum Lot Frontage shall be 33.1m
- c) The existing buildings shall not be used for any agricultural use;
- d) The interior side yard setback of the existing accessory building shall be a minimum of 5.4m; and,
- e) That the size and height of the of the existing accessory structures be recognized

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 -

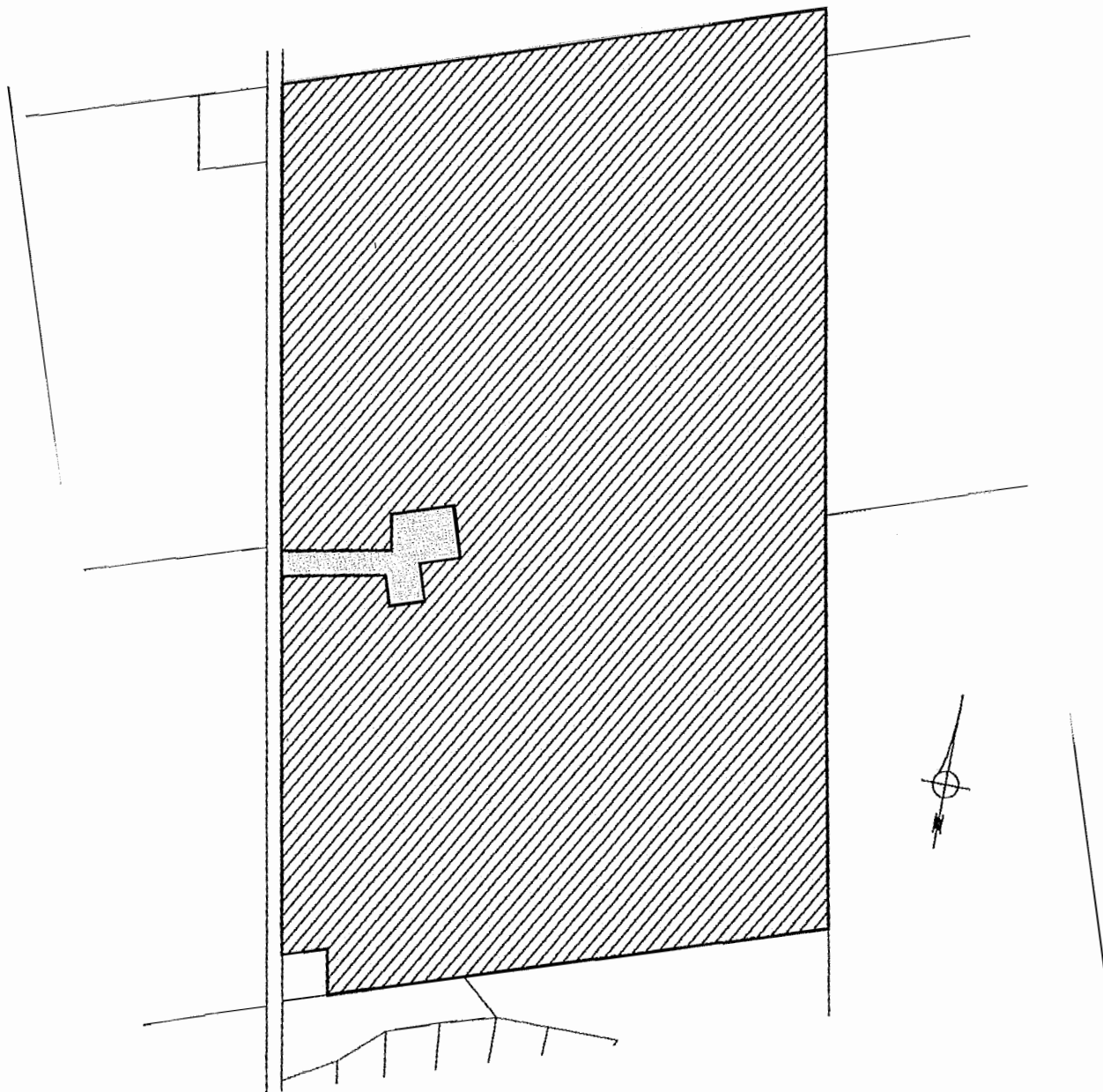


FIGURE 1
AIR PHOTOGRAPHY
 5097 Concession Road 2

Town of Ajax
 Township of Simcoe
 County of Simcoe

— Subject Lands - 87.1 ha



PREPARED FOR:	5097 CONCESSION ROAD 2
DATE:	NOV 15, 2022
PROJECT:	

Thorstone Consulting Services
 Land Use Planning and Development
 P.O. Box 118, Sutton, Ontario

SCALE: (m)
 0 100 200 300



