



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/15/21

SYNOPSIS: To rezone the property from Institutional (I) Zone to Hamlet Residential One (HR1) Zone, recognize the existing setbacks and lot coverage for the house and accessory structures.

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 **November 12, 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 20th day of October 2021.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/15/21 (8137 Main Street, Everett)**

Application has been made for rezoning (Z/15/21) on lands located on Part Lot 10 Concession 4, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property from Institutional (I) Zone to Hamlet Residential One (HR1) Zone and to recognize the existing setbacks and lot coverage for the house and accessory structures. (Part Lot 10, Concession 4).



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 10, Concession 4, Lots 82 & 83 of 1382 on Reference Plan, geographic Township of Tosorontio, 8137 Main Street, Everett (4301-020-006-04200)

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 10, Concession 4, geographic Township of Tosorontio, Lots 82 & 83 of 1382 on Reference Plan from an Institutional (I) Zone to Hamlet Residential One Exception Thirty-One (HR1-31) Zone, as shown cross-hatched on Schedule “A”, attached hereto.
2. **THAT** Section 18.3 – Zone Exceptions for the Hamlet Residential One (HR1) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 18.3.31 (HR1-31 Zone)

Schedule B-5, Part of Lot 10, Concession 4, Lots 82 & 83 of 1382 on 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 **HR1-31**:

- i. The maximum lot coverage of 60% shall be permitted;
- ii. The single family dwelling shall have the following restrictions:
 - a. The minimum front yard setback shall be 2.7 metres;
 - b. The minimum exterior side yard setback shall be 1 metre
 - c. All other provisions of this by-law shall apply, including the restrictions in Schedule B

Schedule "A"
To
By-law No. 21 –

