



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/01/21**

SYNOPSIS: To permit an accessory dwelling unit within an oversized detached accessory structure in the front yard.

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.

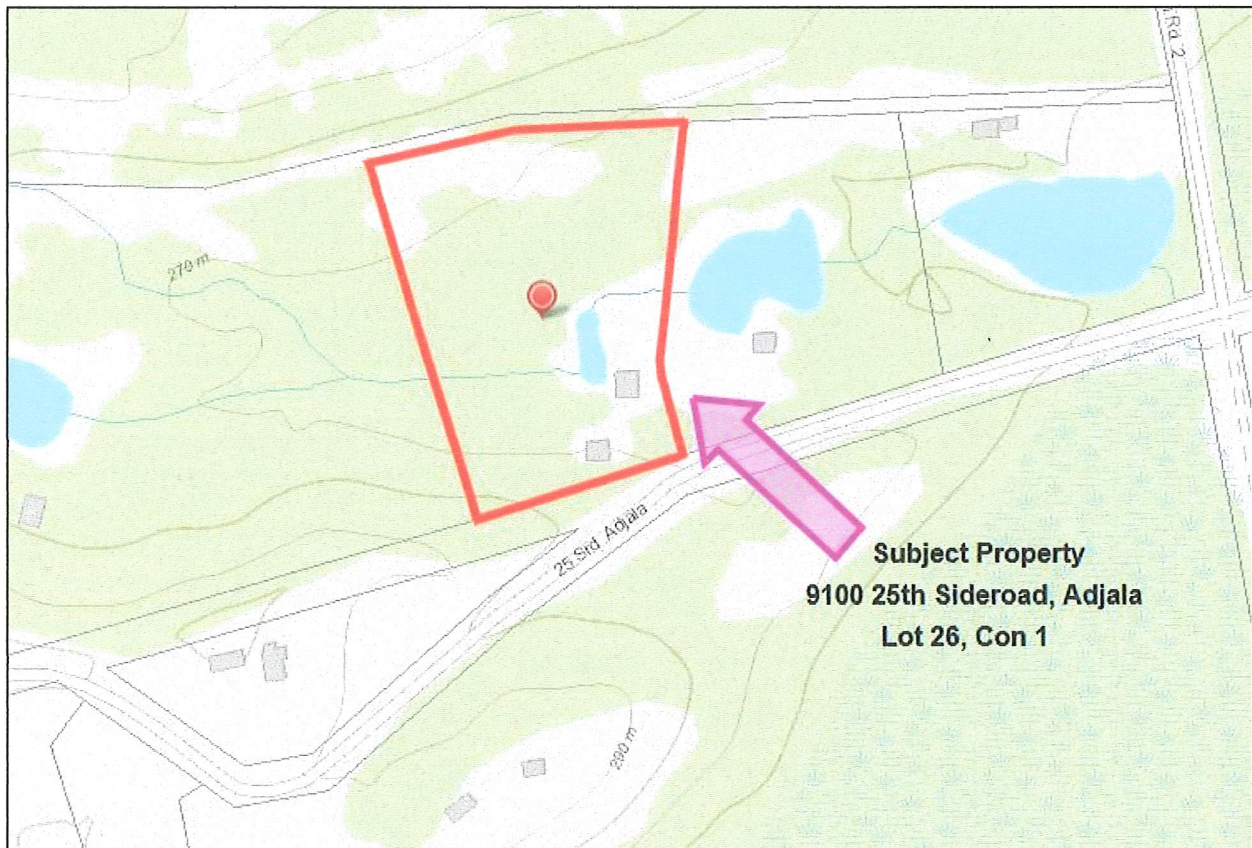
IF YOU WISH TO MAKE ANY COMMENTS or have any questions, please contact the Planning Department by **March 26, 2021**.

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 12th day of March 2021.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/01/21 (9100 25th Sideroad, Adjala)**

Application has been made for rezoning (Z/01/21) on lands located on Part Lot 26 Concession 1, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property for a site-specific reason to permit an accessory dwelling unit within an existing oversized accessory structure which is located within the front yard in the Rural (R) Zone (Part Lot 26, 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 26, Concession 1, geographic Township of Adjala, 9100 25th Sideroad, Adjala (4301-010-006-01100)

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-4" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 26, Concession 1, geographic Township of Adjala, from a Rural (R) Zone to Rural Exception 107 (R-107) Zone, as shown cross-hatched on Schedule "A", attached hereto
2. **THAT** Section 5.4 – Zone Exceptions for the Rural (R) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 5.4.107 (R-107 Zone)

Schedule A-4, Part of Lot 26, geographic Township of Adjala.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 26, Concession 1 (geographic Township Adjala) is hereby further amended to permit a dwelling unit within a detached accessory building.

Notwithstanding anything to the contrary found in this By-law, the following provisions shall apply to the accessory dwelling unit:

- i. No more than one (1) accessory dwelling unit shall be permitted in the R-107 zone;
- ii. The accessory dwelling unit shall have a maximum gross floor area, not exceeding, 200 square meters,

- iii. The accessory dwelling unit shall have a maximum ground gross floor area, not exceeding, 100 square meters
- iv. The accessory dwelling unit shall be permitted to be located in the front yard of the principal dwelling; and
- v. shall have a front yard setback of 8.0 meters

All other provisions of the Rural zone continue to apply.

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

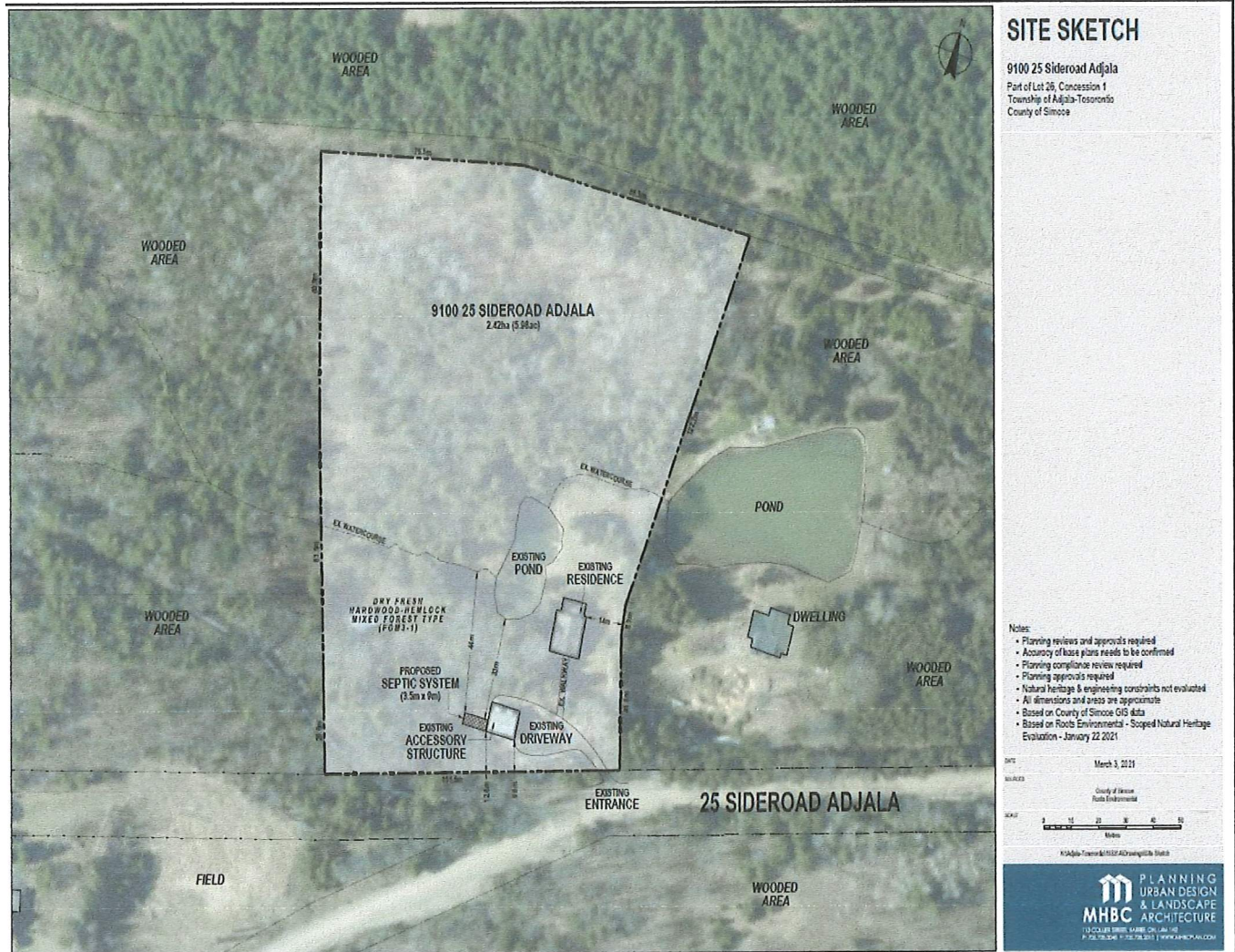
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Local Planning Appeal Tribunal, and in either case, in accordance 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 –



SITE SKETCH

9100 25 Sideroad Adjala
 Part of Lot 26, Concession 1
 Township of Adjala-Tosoronto
 County of Simcoe

- Notes:
- Planning reviews and approvals required
 - Accuracy of base plans needs to be confirmed
 - Planning compliance review required
 - Planning approvals required
 - Natural heritage & engineering constraints not evaluated
 - All dimensions and areas are approximate
 - Based on County of Simcoe GIS data
 - Based on Roots Environmental - Scoped Natural Heritage Evaluation - January 22 2021

DATE: March 5, 2021
 DRAWN BY: County of Simcoe
 SCALE: 1:1000
 0 10 20 30 40 50
 Meters
 K:\Able-Township\11027AD\Drawings\Site Sketch

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE

13 COLLEGE STREET, SUITE 201, ONTARIO, CANADA
 P. 905.709.4246 F. 905.709.4211 WWW.MHBCA.COM