



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO
NOTICE OF PARTICULARS AND PUBLIC ACCESS FOR APPLICATIONS
Filed under the Planning Act, R.S.O. 1990

SUBDIVISION & ZONING BY-LAW AMENDMENT APPLICATIONS
D12/FAR/21 & Z/07/21

SYNOPSIS: To approve a proposed draft plan of subdivision and amend zoning to reflect residential development and lot standards. (6373 County Road 13 – Far Sight). NOTE: While each file is a separate application, all are related; a single circulation has been prepared to assist you with providing comments.

IN FULFILLMENT of Sections 34(12) and 50(19.4) of the Planning Act, please be advised that applications have been received concerning proposed Plan of Subdivision and Zoning By-law amendment, as indicated in the attached documents.

AN EXPLANATION of the Purpose and Effect of the proposed amendments, describing the lands to which they apply, and a key map showing the location of the lands, accompany this notice.

INFORMATION relating to the proposed Plan of Subdivision and Zoning By-law amendment, including a full scale map, 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.

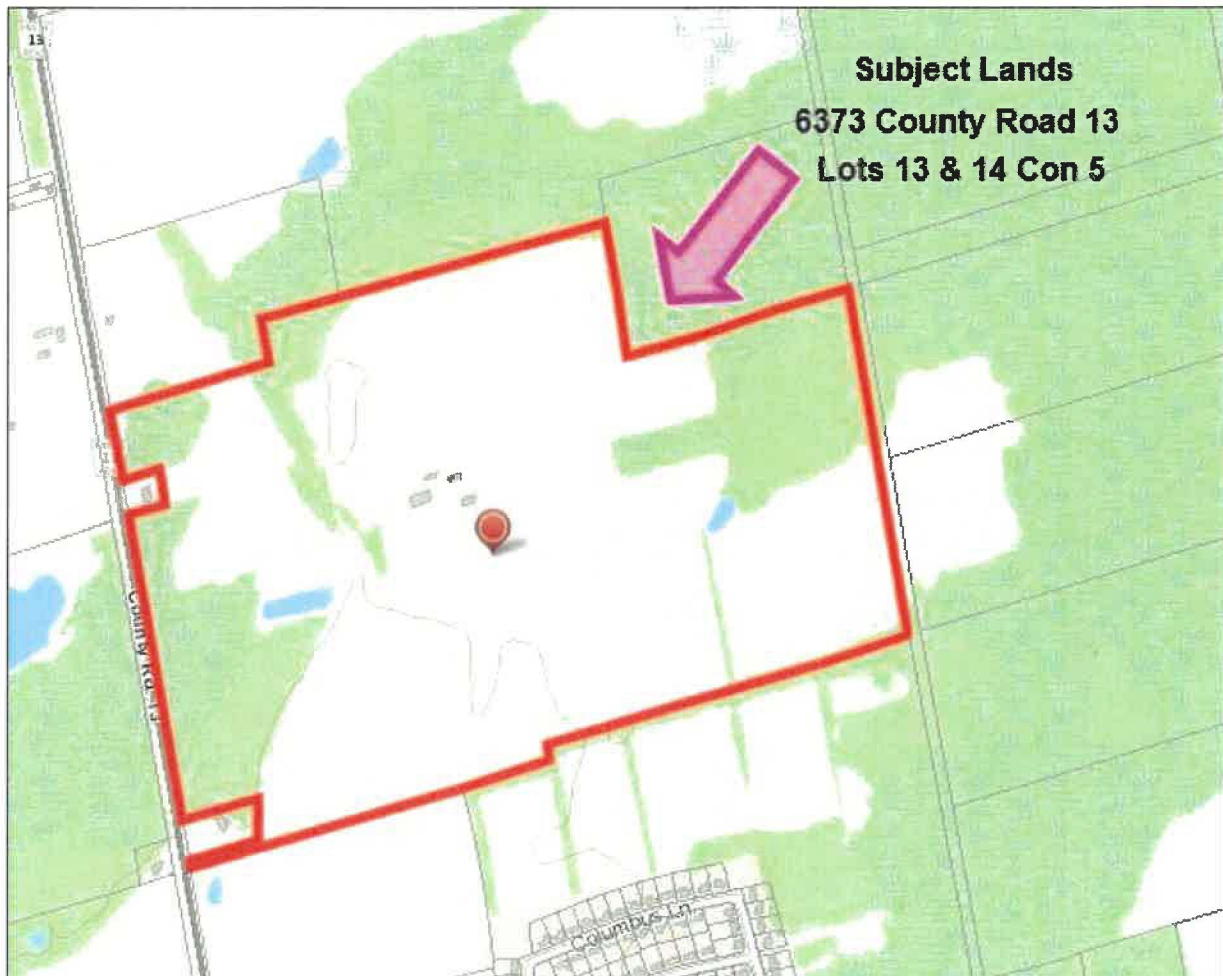
IF YOU WISH TO MAKE ANY COMMENTS or have any questions, please contact the Planning Department by **July 16, 2021**.

NOTICE of Public Meetings for these applications, as required by Sections 34 and 50 of the Planning Act, will be given at a future date.

Dated at the Township of Adjala-Tosorontio this 25th day of June, 2021.

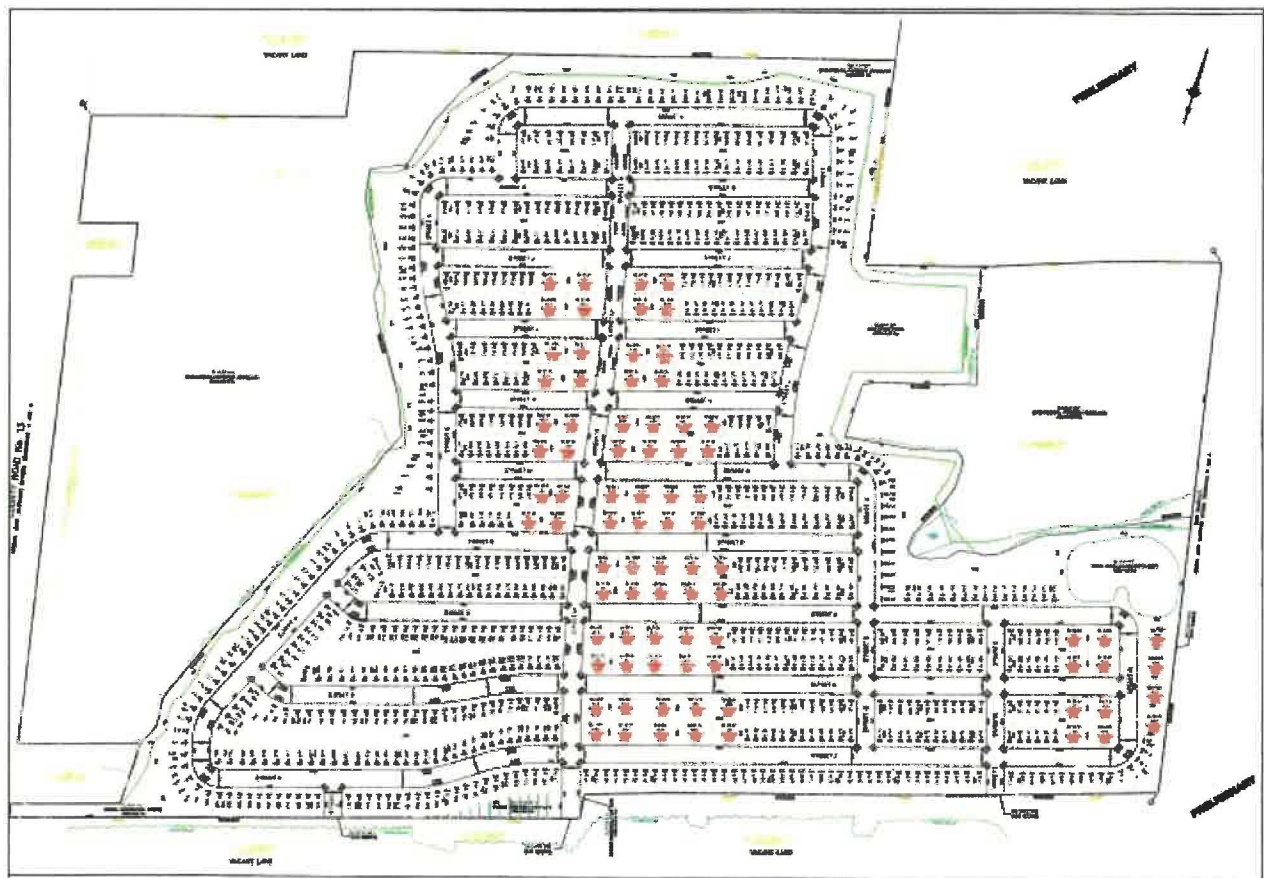
**PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT APPLICATIONS
D12/FAR/21 & Z/07/21**

KEY MAP - LOCATION OF AFFECTED LANDS



**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED PLAN OF SUBDIVISION
D12/FAR/21 (6373 County Road 13)**

Application has been made for a plan of subdivision (D12/FAR/21) on lands located on Part of Lots 13 & 14, Concession 5, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6373 County Road 13). The proposal is permit construction of a subdivision to allow for 823 detached single-family dwellings and 415 attached single-family dwellings.



**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/07/21 (6373 County Road 13)**

Application has been made for rezoning (Z/07/21) on lands located on Part of Lots 13 & 14, Concession 5, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6373 County Road 13). The proposal is to change the zoning to Hamlet Residential One Exception 25 (HR1-25), Hamlet Residential One Exception 26 (HR1-26), Hamlet Residential One Exception 27 (HR1-27), Hamlet Residential Two Exception XX (HR2-XX), Open Space Recreation Exception 3 (OSR-3), Open Space Recreation Exception XX (OSR-XX), Open Space Conservation Exception 3 (OSC-3) & Institutional Exception XX (I-XX).



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

Parts of Lot 13 & 14, Concession 5, geographic Township of Tosorontio, 6373 County Road 13 (4301-020-003-14200)

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-6" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lots 13 & 14, Concession 5, geographic Township of Tosorontio, from Agricultural (A) Zone, Rural (R) Zone and Open Space Recreation (OSR) Zone to a Hamlet Residential One Exception Holding (HR1-25(H)) Zone, Hamlet Residential One Exception Holding (HR1-26(H)) Zone, Hamlet Residential One Exception Holding (HR1-27(H)) Zone, Hamlet Residential Two Exception Holding (HR2-XX) Zone, Open Space Recreation Exception 3 (OSR-3) Zone, Open Space Recreation Exception (OSR-XX) Zone, Open Space Conservation Exception 13 (OSC-13) Zone, & Institutional Exception (I-XX) Zone, as shown cross-hatched on Schedule "A", attached hereto
2. **THAT** Section 18.3.25 (HR1-25) Zone, as amended by changing the minimum lot area from 320 sq m to 300 sq m.
3. **THAT** Section 9.3 Institutional (I) Zone be amended by adding 9.3.XX I-XX Zone as follows:

Section 9.3.XX (I-XX Zone)

Schedule A-6, Part of Lot 13, Concession 5, geographic Township of Tosorontio

Notwithstanding anything to the contrary found in this Bylaw, the following shall apply to the block zoned as I -XX Zone:

The permitted uses shall be limited to a stormwater detention facility operated by a public authority.

The applicable I-XX Zone and General Provisions shall be the lot line abutting the Concession 6 road allowance will be considered the front lot line; the minimum lot frontage shall be 90 m along Concession Road 6, the minimum lot area shall be 1.2 hectares, the minimum front yard setback shall be 5 m, the minimum interior side yard shall be 3 m, the minimum exterior side yard be 5 m, the minimum rear yard shall be 5 m, all required yard setbacks shall be measured from the zone boundary, and the minimum parking and loading space requirements shall not apply.

4. **THAT** Section 14.3 Open Space Recreation (OSR) Zone be amended by adding 14.3.XX OSR-XX Zone as follows:

Section 14.3.XX (OSR-XX Zone)

Schedule A-6, Part of Lot 13, Concession 5, geographic Township of Toronto

Notwithstanding anything to the contrary found in this Bylaw, the following shall apply to the block zoned as OSR - XX Zone:

The permitted uses shall be limited to a private park, hiking trails or wilderness areas, conservation uses, forest management uses and a development access driveway.

The applicable OSR-XX Zone and General Provisions shall be minimum lot frontage shall be 10 m, the minimum lot area shall be 0.4 hectares, the minimum front yard setback shall be 120 m, the minimum interior side yard shall be 1.5 m, the minimum rear yard shall be 3 m. The maximum lot coverage shall be 10%.

5. **THAT** Section 14.3.3 for the OSR-3 Zone of By-law 03-57, as amended be further amended by adding the underlined words, "Schedule A-6, Part of Lots 13 & 14, Concession 5, Former Toronto", after the underlined words "Schedule A-6, Part of Lot 12, Concession 5, Former Toronto".
6. **THAT** Section 15.3.13 for OSC-13 of By-law 03-57, as amended be further amended by adding the underlined words "Schedule A-6, Part of Lots 13 & 14, Concession 5, Former Toronto" after the underlined words, "Schedule A-6, Part of Lot 12, Concession 5, Former Toronto".
7. **THAT** Section 19 – Hamlet Residential (HR2) Zone of By-law 03-57 as amended is hereby further amended by adding Section 19.3.XX HR2-XX as follows:

19.3.XX HR2-XX

Schedule A-6, Part of Lots 13 & 14, Concession 5, Former Tosorontio

Notwithstanding anything to the contrary found in this By-law, the following shall apply to all lots zoned as HR2-XX:

The permitted uses shall be limited to street townhouse units.

The applicable HR2-XX Zone and General Provisions shall be the minimum lot frontage shall be 6 m measured from 6 m back from the front lot line, the minimum lot area shall be 180 sq m, the minimum front yard to attached garage shall be 6.0 m, the minimum front yard to dwelling shall be 4.0 m, the minimum front yard to dwelling porch shall be 2 m, the minimum interior side yard for an end unit dwelling shall be 1.2 m and 0 m for units other than end unit, the minimum exterior side yard for an end dwelling unit shall be 3.0 m and for a porch 2.0 m, the minimum rear yard shall be 6.0 m, the maximum lot coverage shall be 60.0%, the minimum driveway setback from an interior side lot line shall be equal to the minimum interior side yard, the minimum driveway setback from an exterior side lot line shall be equal to the minimum exterior side yard. On a corner lot where the front lot line curves to meet the exterior side lot line, the minimum distance from the curve to an end unit dwelling and/or porch shall be 1.0 m.

8. **THAT** a Holding Provision, indicated by the symbol (H) following a zone classification, indicates that a holding provision is in force and effect. An H Provision is attached to the HR1-26 Zone and the HR1- 27 Zone applied to Blocks 911 and 912 on the Draft Plan of Subdivision. Development is to be held on the affected lots until Council is satisfied that required conditions have been met. To remove the Holding symbol (H) an amendment to the By-law is required. A Holding symbol (H) has been applied to all partial lots and shall remain in place until development of the balance of the lands required to meet the minimum lot standards has been approved.

A Holding Provision indicated by the symbol (H) is also attached to all whole lots zoned as HR1-25, HR1-26, HR1-27 and HR2-XX Zone (Lots 1-823 and Blocks 824 to 905) within the Draft Plan of Subdivision. The H Provision is to be lifted upon a subdivision agreement being entered into, subject to direction provided on servicing and phasing and final plan approval being issued. Development is to be held on the affected residential lots until Council is satisfied that required conditions of the subdivision and other applicable agreements have been met. To remove the Holding symbol (H) an amendment to the By-law is required.

9. **THAT** Schedule "A" is hereby declared to form part of this By-law.
10. **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.

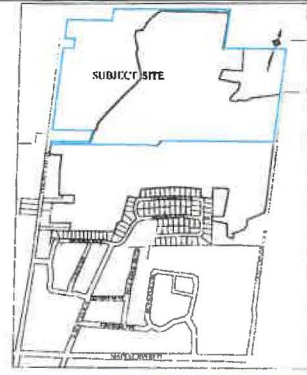
11. **THAT** notwithstanding anything contrary to the rules of procedure, this By-law having been introduced and read a first and second time and be considered read a third time and finally passed this day of 2021.

Floyd Pinto, Mayor










Dianne Gould-Brown, Clerk

Schedule "A"
To
By-law No. 21 –

COUNTY ROAD No. 13
 shown here as shown on plan of Concession 5, page 1



ZONE CHANGES

- LANDS SUBJECT TO REZONING 
- LANDS TO BE ZONED HAMLET RESIDENTIAL ONE EXCEPTION HOLDING (HR1-25(H)) 
- LANDS TO BE ZONED HAMLET RESIDENTIAL ONE EXCEPTION HOLDING (HR1-26(H)) 
- LANDS TO BE ZONED HAMLET RESIDENTIAL ONE EXCEPTION HOLDING (HR1-27(H)) 
- LANDS TO BE ZONED OPEN SPACE RECREATIONAL (OSR-3) 
- LANDS TO BE ZONED OPEN SPACE CONSERVATION EXCEPTION (OSC-13) 
- LANDS TO BE ZONED OPEN SPACE RECREATION EXCEPTION (OSR-XX) 
- LANDS ZONED INSTITUTIONAL EXCEPTION (I-XX) 
- LANDS TO BE ZONED HAMLET RESIDENTIAL TWO EXCEPTION HOLDING (HR2-XX(H)) 



**SCHEDULE "A" TO BY-LAW
 TOWNSHIP OF ADJALA-TOSORONTIO**

Zoning By-law Amendment
 Part of Lot 13 & 14, Concession 5
 Geographic Township of Tesorontio,
 now in the
Township of Adjala-Tosorontio
 County of Simcoe
 April 2021

FARSIGHT HOMES
 Everett
 ZONING BY-LAW
 AMENDMENT