



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

As required by Sections 22 (6.4)

And

**NOTICE OF PUBLIC MEETING
FOR APPLICATIONS**

Filed under the Planning Act, R.S.O. 1990

ZONING BY-LAW AMENDMENT APPLICATION

Z/11/23

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio has received applications under the Planning Act, R.S.O. 1990, as amended, for a Zoning By-law Amendment for property located on Part of Lot 10, Concession 8, geographic Township of Adjala, Township of Adjala-Tosorontio (2128 Adjala-Tecumseth Townline).

SYNOPSIS: To permit an accessory dwelling unit and to permit the reduction of the interior side yard setback within the Hamlet Residential One (HR1) Zone.

AND TAKE NOTICE the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on Wednesday, May 10th, 2023 at 6:00 p.m. at a Regular Council Meeting.**

There will be a commenting period from April 17, 2023 to May 4, 2023 on the mentioned reports in such a way that the public can participate by attending or sending their comments through letters, faxes, emails, voice messages, video clips or by **registering with the Clerk's Department, to speak at the public meeting.** The Clerk's contact information can be found below:

Robin Reid
Clerk
Township of Adjala-Tosorontio
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 263 F: (705) 434-5051
e-mail: rreid@adjitos.ca



Comments received after the commenting period will not be placed on the agenda, however they will be received by the Clerk's Department, clerk@adjtos.ca, and kept on record with the application.

AND TAKE NOTICE that these meetings will be live streamed by the municipality through our iCompass portal.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Adjala-Tosorontio to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Adjala-Tosorontio before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision 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.

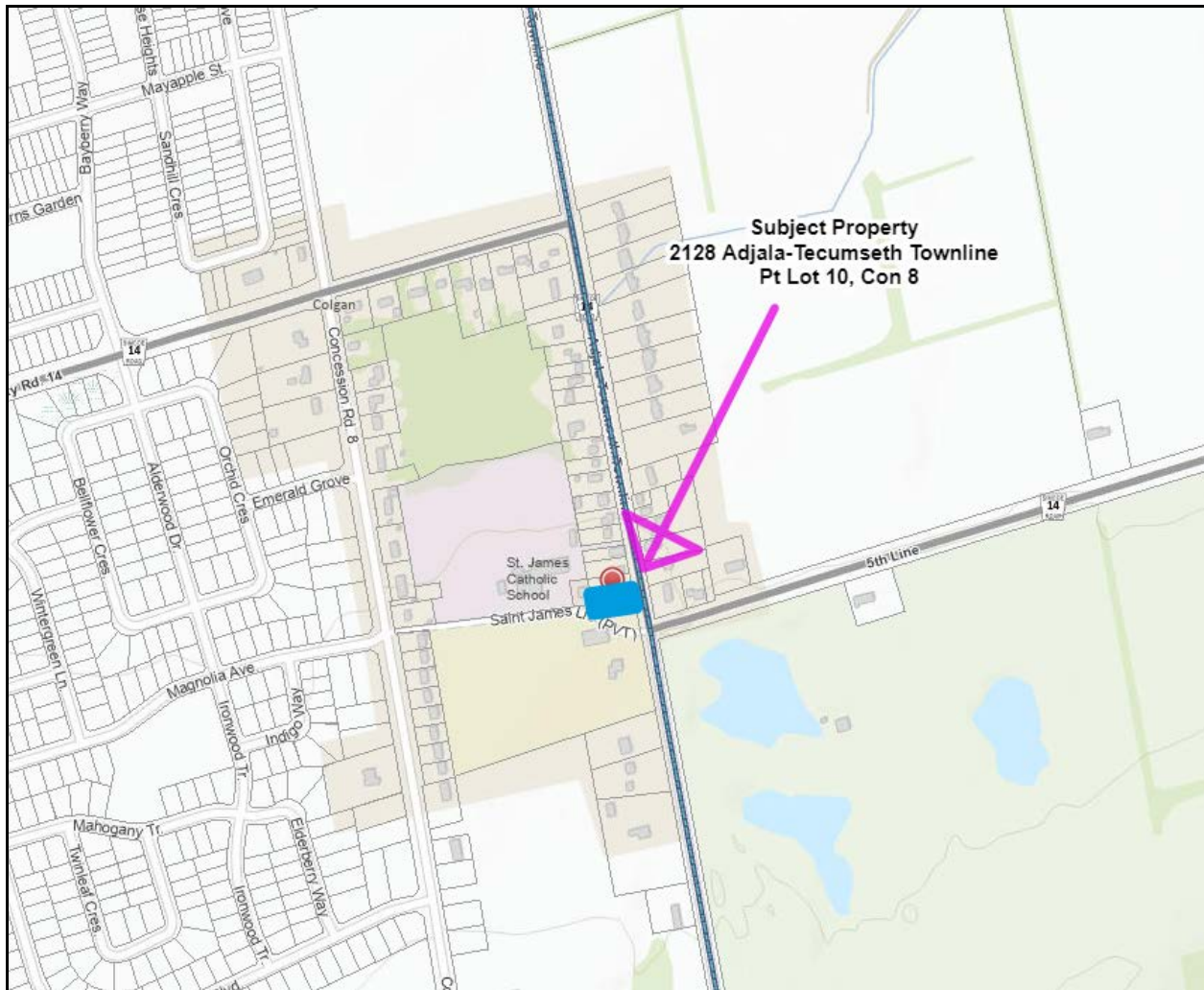
Additional information regarding the Zoning By-law Amendment is available to the public upon request to the Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday. Please see the contact information for the Planner below:

Eric Brathwaite
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

Dated at the Township of Adjala-Tosorontio this 17th day of April 2023.

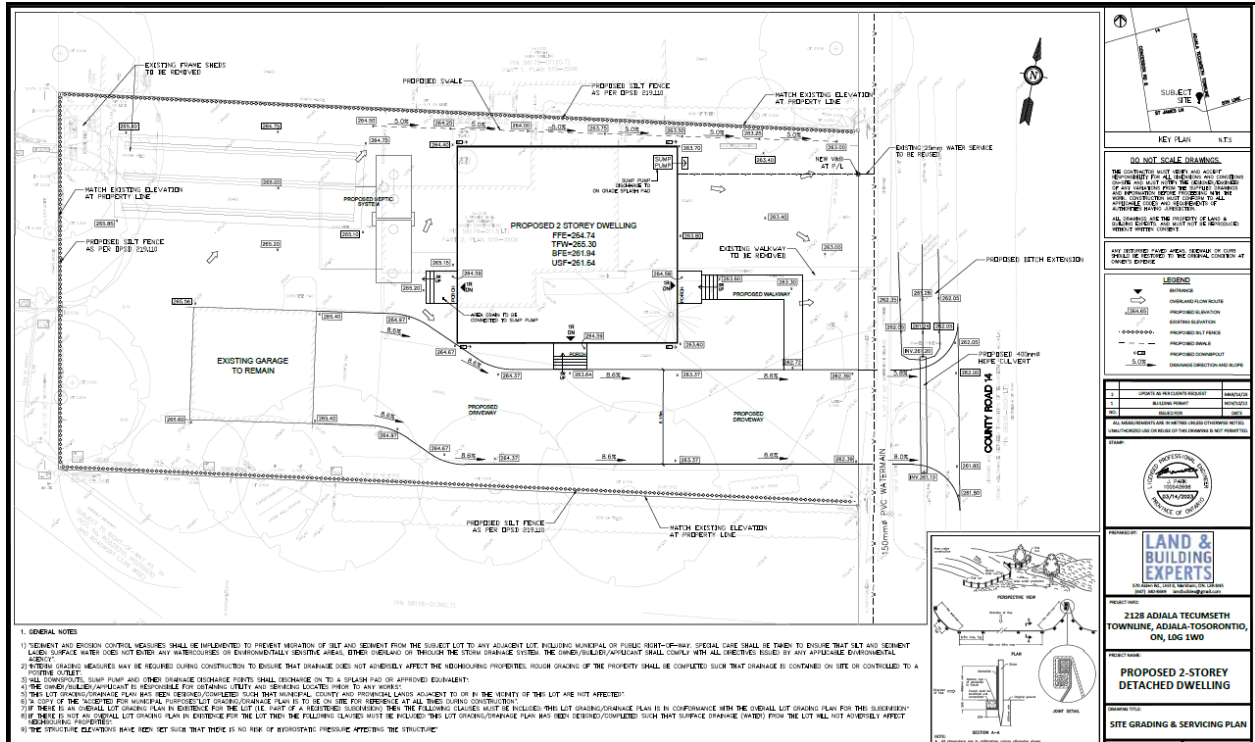
**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/11/23 (2128 Adjala-Tecumseth Townline)**

Application has been made for rezoning (Z/11/23) on lands located on Part of Lot 10, Concession 8, geographic township of Adjala, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to permit an accessory dwelling unit and to recognize the interior side yard setback within the Hamlet Residential One (HR1) Zone.





Township of Adjala-Tosoronto



- 1) GENERAL NOTES
- 2) SEGMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT EROSION OF SOIL AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT INCLUDING MUNICIPAL OR PUBLIC DRAINAGE DITCHES. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SOIL AND SEDIMENT LAUNCH SURFACE WATER DOES NOT ENTER ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREAS. OTHER DRINKING OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER/APPLICANT SHALL COMPLY WITH ALL SPECIFICATIONS BY ANY APPLICABLE ENVIRONMENTAL ACTS.
- 3) EROSION CONTROL MEASURES MAY BE REQUIRED DURING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBORING PROPERTIES. HOUSE GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A POSITIVE OUTLET.
- 4) ALL CONCRETE, STEEL PILING AND OTHER DRAINAGE STRUCTURES SHALL BE GRADED TO A SLOPE PAD OR APPROVED EQUIPMENT.
- 5) THE OWNER/BUILDER/APPLICANT IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICES LOCATIONS PRIOR TO ANY WORK.
- 6) THIS LOT GRADING/DRAINAGE PLAN HAS BEEN REVIEWED/CONSIDERED BY THE TOWNSHIP ENGINEER AND PROVISIONAL LANDS ADJUDICATOR OR IN THE INTEREST OF THIS LOT ARE NOT APPLIED.
- 7) A COPY OF THE SCHEDULED FOR MUNICIPAL PURPOSES LOT GRADING/DRAINAGE PLAN IS TO BE ON FILE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
- 8) IF THERE IS AN ORIGINAL LOT GRADING PLAN IN EXISTENCE FOR THE LOT OR PART OF A REDESIGNED SUBSEMENT THEN THE FOLLOWING CLAUSES MUST BE INCLUDED: THIS LOT GRADING/DRAINAGE PLAN IS IN COMPLIANCE WITH THE ORIGINAL LOT GRADING PLAN FOR THE SUBSEMENT.
- 9) IF THERE IS NOT AN ORIGINAL LOT GRADING PLAN IN EXISTENCE FOR THE LOT THEN THE FOLLOWING CLAUSES MUST BE INCLUDED: THIS LOT GRADING/DRAINAGE PLAN HAS BEEN REVIEWED/CONSIDERED SUCH THAT SURFACE DRAINAGE (DRAIN) FROM THE LOT WILL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES.
- 10) THE STRUCTURE ELEVATIONS HAVE BEEN SET SUCH THAT THERE IS NO RISK OF REDUNDANT PRESSURE AFFECTING THE STRUCTURE.

The Corporation of The Township of Adjala-Tosorontio

By-law No. 23- XX

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

Part of Lot 10, Concession 8, on Registered Plan 51R3506; Part 2, geographic Township of Adjala, 2128 Adjala-Tecumseth Townline (4301-010-002-18300)

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-1" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 10, Concession 8, geographic Township of Adjala, from Hamlet Residential One (HR1) Zone to Hamlet Residential One Exception 35 (HR1-35) 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 18.3.35 (HR1-35 Zone)

Schedule B-1, Part Lot 10, Con 8, geographic Township of Adjala.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 10, Concession 8 (geographic Township Adjala) is hereby further amended to permit an accessory dwelling unit.

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

- i. The interior side lot line shall be a minimum 1.50 metres; and
- ii. The no more than one (1) accessory dwelling unit shall be permitted.

All other provisions of the Hamlet Residential One (HR1) Zone shall apply.

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

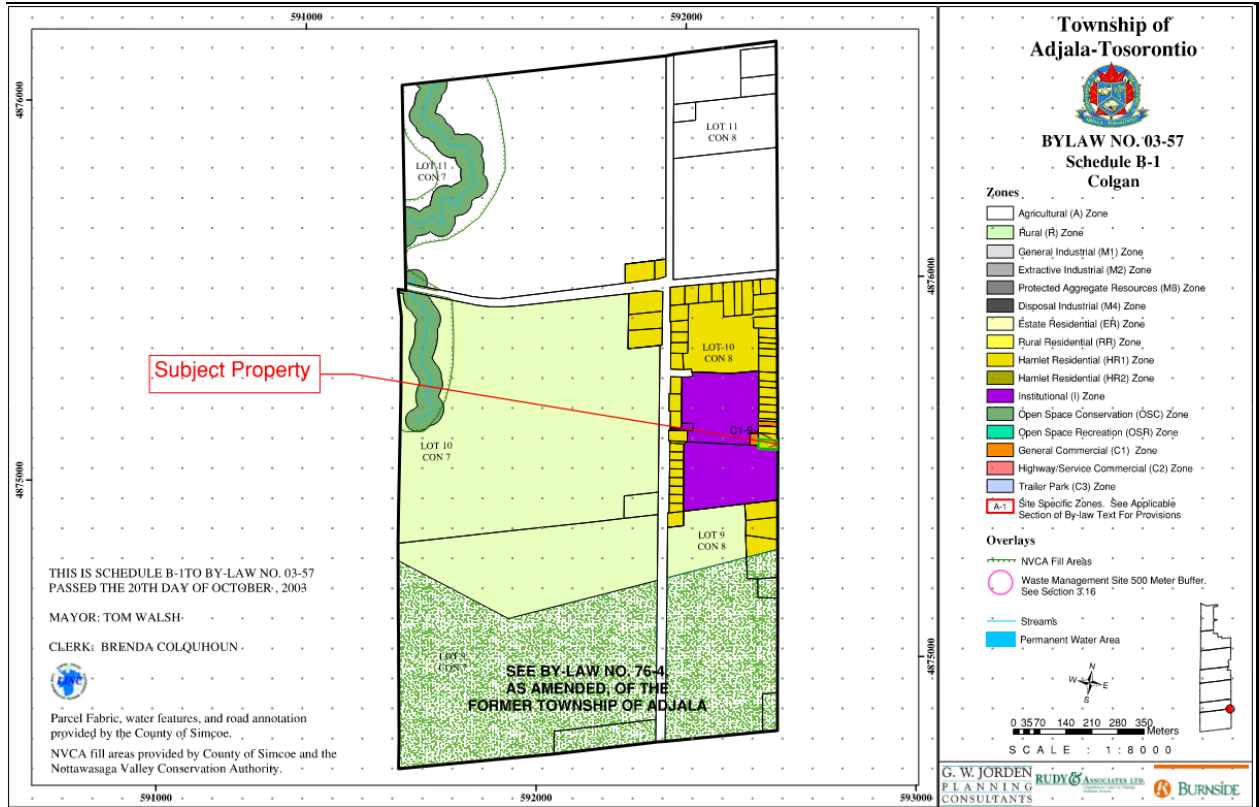
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Ontario Land Tribunal, and in either case, in accordance with the provisions of the Planning Act, R.S.O. 1990, Ch. P. 13, as amended.

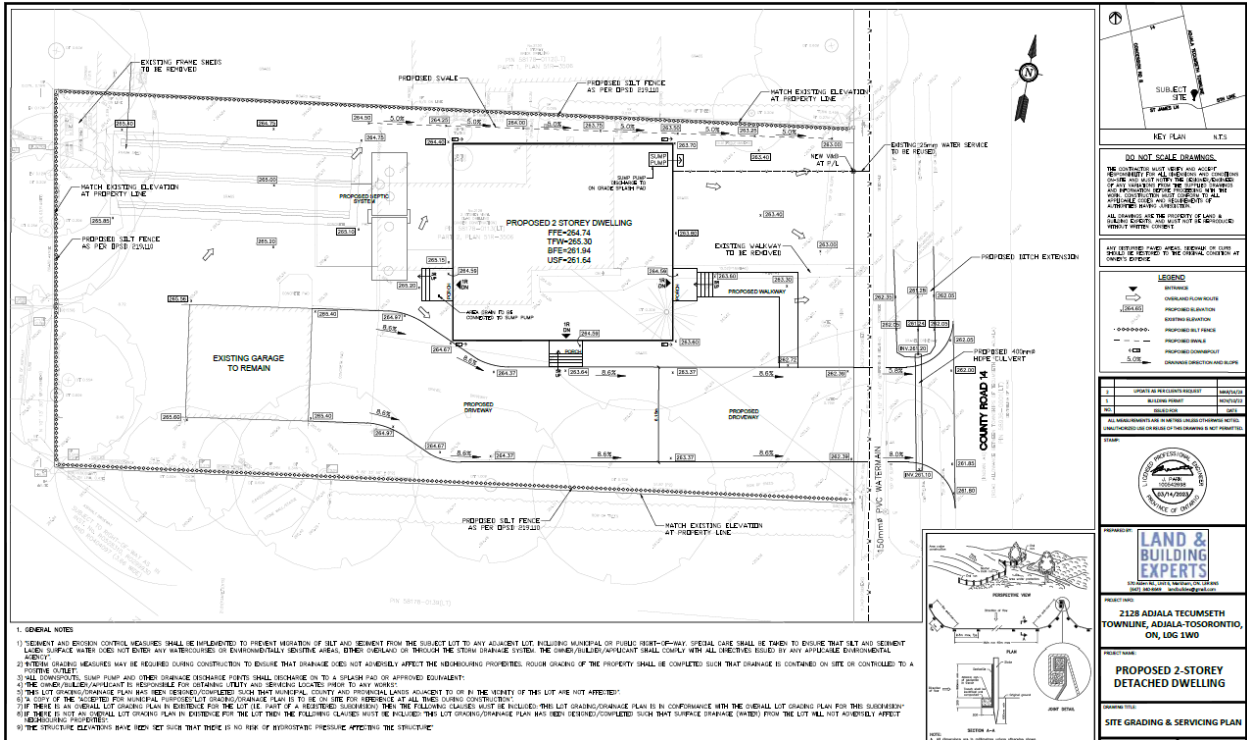
THAT notwithstanding anything contrary to the rules of procedure, this By-law having been introduced and read a first and second time and be considered read a third time and finally passed this _____ day of _____ 2023.

Scott W. Anderson, Mayor

Robin Reid, Clerk

Schedule "A" To By-law No. 23 -





1. GENERAL NOTES
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL OR PUBLIC RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LAID, SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREAS, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER/APPLICANT SHALL COMPLY WITH ALL ORDINANCES ISSUED BY ANY APPLICABLE ENVIRONMENTAL AGENCY.
 2. EROSION CONTROL MEASURES MAY BE REQUIRED DURING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE ADJACENT PROPERTY. PROPOSED PROTECTIVE ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROPER OUTLET.
 3. THE OWNER/BUILDER/APPLICANT IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICES LOCATED PRIOR TO ANY WORK.
 4. THIS LOT GRADING/DRAINAGE PLAN HAS BEEN REVIEWED/COMPLETED WITH MUNICIPAL, COUNTY AND PROBATIONAL LANDS AGENCY TO OR IN THE VICINITY OF THIS LOT AND IS NOT APPLICABLE.
 5. A COPY OF THE "ACCEPTED FOR MUNICIPAL PURPOSES" LOT GRADING/DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
 6. IF THERE IS AN OFFICIAL LOT GRADING PLAN IN EXISTENCE FOR THE LOT OR PART OF A PREVIOUS SUBSEDER, THEN THE FOLLOWING CLAUSES MUST BE INCLUDED: THIS LOT GRADING/DRAINAGE PLAN IS IN CONFORMANCE WITH THE OFFICIAL LOT GRADING PLAN FOR THIS SUBSEDER. IF THERE IS NOT AN OFFICIAL LOT GRADING PLAN IN EXISTENCE FOR THE LOT THEN THE FOLLOWING CLAUSES MUST BE INCLUDED: THIS LOT GRADING/DRAINAGE PLAN HAS BEEN DESIGNED/COMPLETED SUCH THAT SURFACE DRAINAGE (DRAIN) FROM THE LOT WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
 7. THE PROPOSED ELEVATIONS HAVE BEEN SET SUCH THAT THERE IS NO RISK OF HYDROSTATIC PRESSURE AFFECTING THE STRUCTURE.

DO NOT SCALE DRAWINGS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF UTILITIES AND SERVICES PRIOR TO ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO COMMENCING CONSTRUCTION.

LEGEND

	OVERLAND FLOW ROUTE
	PROPOSED ELEVATION
	EXISTING ELEVATION
	PROPOSED SILTY FACE
	PROPOSED STRUCTURE
	PROPOSED DRIVEWAY
	PROPOSED 400mm HOLE SILVERT

1	OWNER'S PROFESSIONAL SEAL	PROFESSIONAL SEAL
2	ENGINEER'S SEAL	PROFESSIONAL SEAL
3	LAND SURVEYOR'S SEAL	PROFESSIONAL SEAL
4	PLANNING AND DESIGN SERVICES INC.	PROFESSIONAL SEAL

LAND & BUILDING EXPERTS

2128 ADALA TUCUMSETH TOWNSHIP, ADALA-TOSSORONTO, ON, L0G 1W0

PROPOSED 2-STORY DETACHED DWELLING

SITE GRADING & SERVICING PLAN