



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/12/23

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 30, Concession 6, geographic Township of Adjala, Township of Adjala-Tosorontio (7743 30th Sideroad, Adjala).

SYNOPSIS: To permit the construction of an agricultural structure that is in front of the single-family dwelling, located closer to the front and side property line and exceeds lot coverage, within the Agricultural (A) 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.

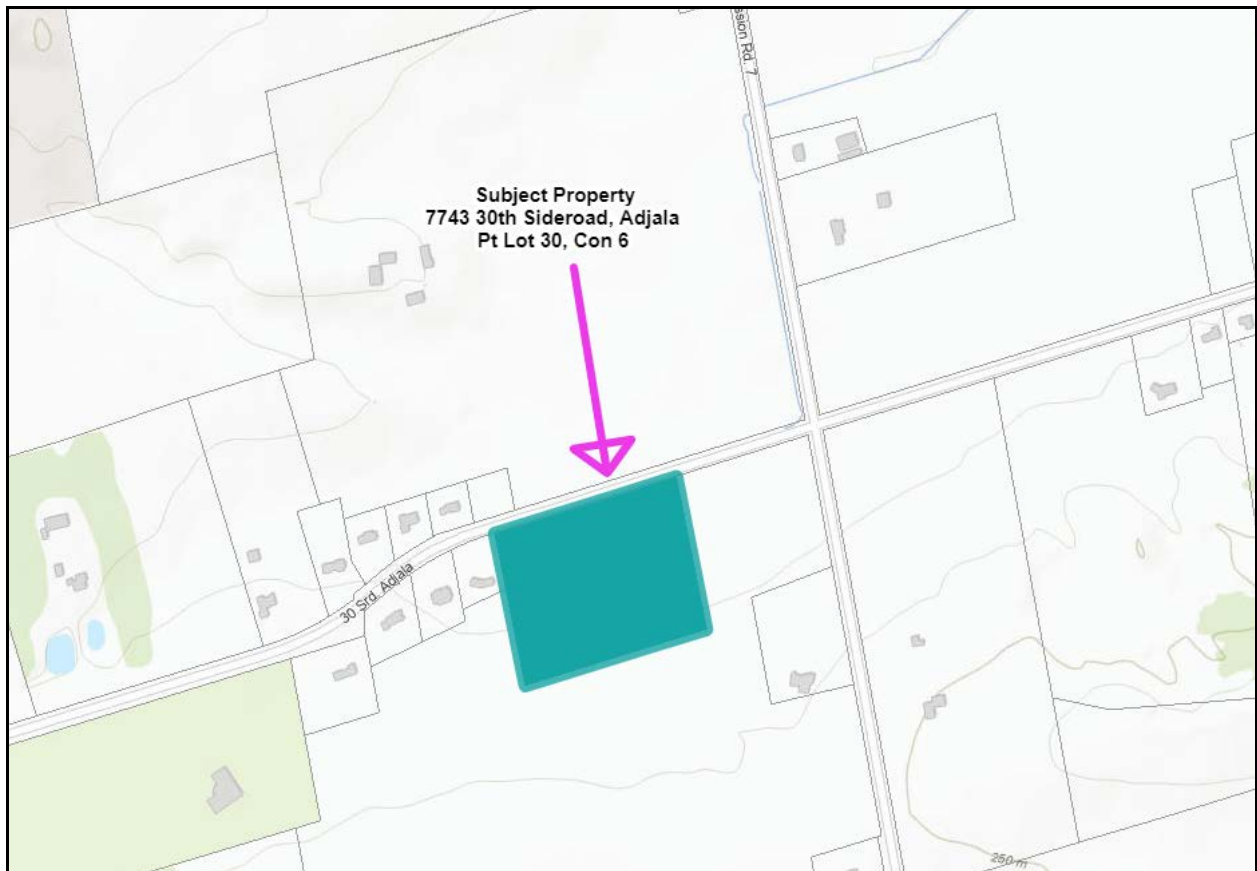
Additional information regarding the Zoning By-law Amendment is available to the public upon request to the Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday. Please see the contact information for the Planner below:

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

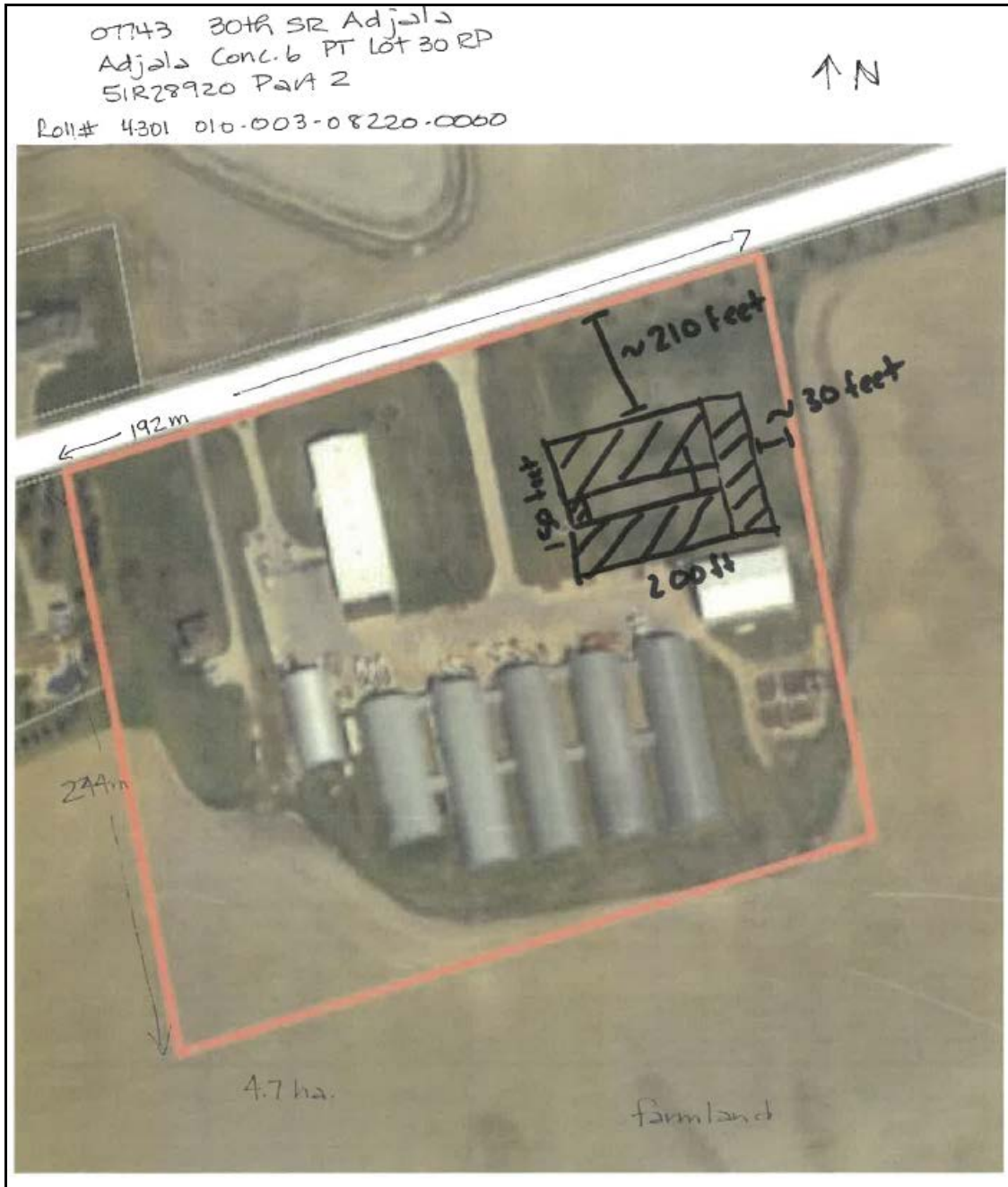
Dated at the Township of Adjala-Tosorontio this 17th day of April 2023.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/12/23 (7743 30th Sideroad, Adjala)**

Application has been made for rezoning (Z/12/23) on lands located on Part of Lot 30, Concession 6, geographic township of Adjala, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to permit the construction of an agricultural structure that is in front of the single-family dwelling, located closer to the front and side property lines and exceeds lot coverage, within the Agricultural (A) Zone.



Township of
Adjala-Tosorontio



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 30, Concession 6, on Registered Plan 51R28920 Part 2; 51R36828 Part 1, geographic Township of Adjala, 7743 30th Sideroad, Adjala (4301-010-003-08220)

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 30, Concession 6, geographic Township of Adjala, from Agricultural (A) Zone to Agricultural Exception 138 (A-138) Zone, as shown cross-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 4.4.138 (A-138 Zone)

Schedule A-4, Part Lot 30, Con 6, geographic Township of Adjala.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 30, Concession 6 (geographic Township Adjala) is hereby further amended to permit the construction of an agricultural storage structure located in front of the single-family dwelling.

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

- i. The interior side lot line setback shall be a minimum of 9 metres;

- ii. The front yard setback shall be a minimum of 63 metres;and
- iii. The maximum lot coverage shall be 22%.

All other provisions of the Agricultural (A) Zone shall apply.

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

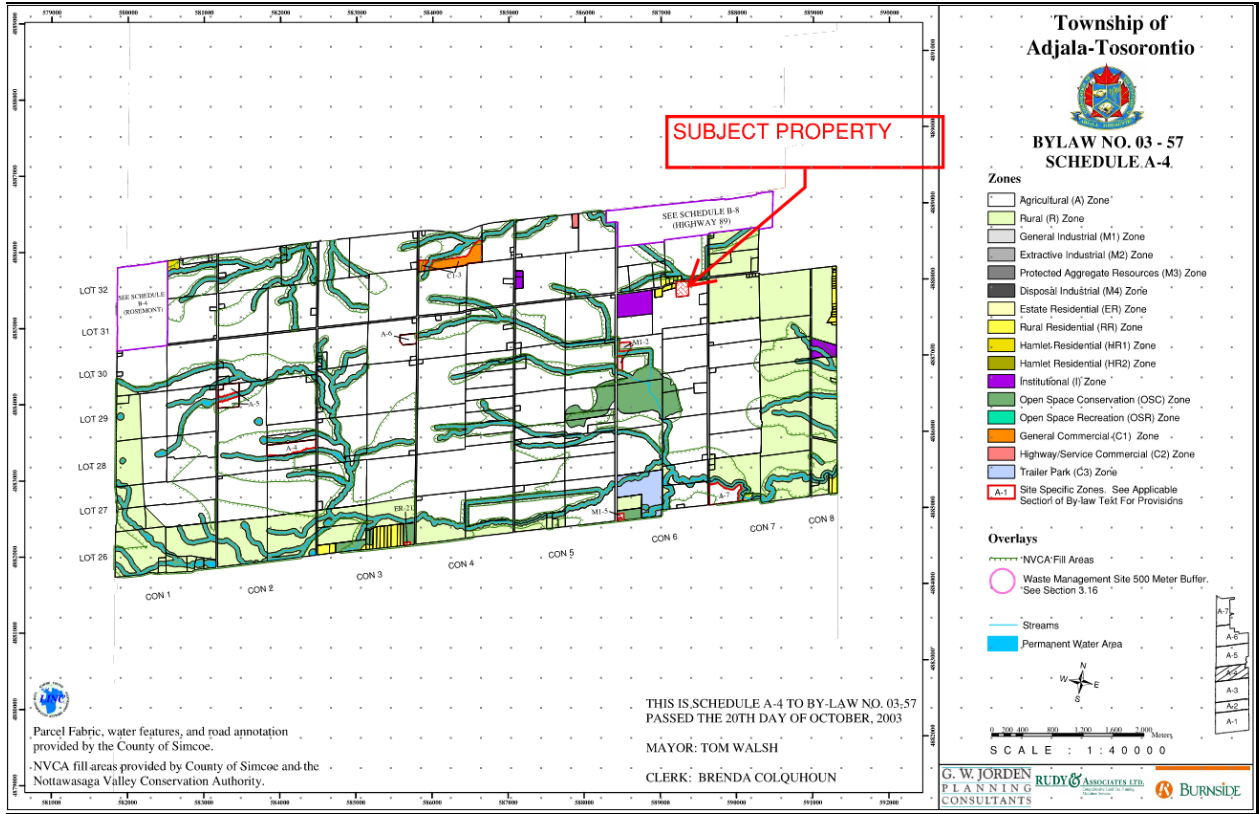
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Ontario Land Tribunal, and in either case, in accordance with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



**Township of
Adjala-Tosorontio**



**BY-LAW NO. 03 - 57
SCHEDULE A-4**

- Zones**
- Agricultural (A) Zone
 - Rural (R) Zone
 - General Industrial (M1) Zone
 - Extractive Industrial (M2) Zone
 - Protected Aggregate Resources (M3) Zone
 - Disposal Industrial (M4) Zone
 - Estate Residential (ER) Zone
 - Rural Residential (RR) Zone
 - Hamlet Residential (HR1) Zone
 - Hamlet Residential (HR2) Zone
 - Institutional (I) Zone
 - Open Space Conservation (OSC) Zone
 - Open Space Recreation (OSR) Zone
 - General Commercial (C1) Zone
 - Highway/Service Commercial (C2) Zone
 - Trailer Park (C3) Zone
 - Site Specific Zones. See Applicable Section of By-law Text For Provisions

- Overlays**
- NVCA Fill Areas
 - Waste Management Site 500 Meter Buffer. See Section 3.16
 - Streams
 - Permanent Water Area

Parcel Fabric, water features, and road annotation provided by the County of Simcoe.
 NVCA fill areas provided by County of Simcoe and the Nottawasaga Valley Conservation Authority.

THIS IS SCHEDULE A-4 TO BY-LAW NO. 03-57
PASSED THE 20TH DAY OF OCTOBER, 2003

MAYOR: TOM WALSH
CLERK: BRENDA COLQUHOUN

G. W. JORDEN
PLANNING
CONSULTANTS
 RUDY & ASSOCIATES LTD.
 BURNSIDE

07743 30th SR Adjala
Adjala Conc. 6 PT Lot 30 RP
51R28920 Part 2

Roll# 4301 010-003-08220-0060

