



**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/18/22**

**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 15, Concession 3, geographic Township of Adjala, Township of Adjala-Tosorontio (8727 County Road 1).

**SYNOPSIS: To permit construction of a single-family dwelling and accessory structures that don't meet lot standards within the Rural Residential (RR) Zone.**

**AND TAKE NOTICE** that considering the restrictions due to COVID-19, the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on Wednesday, December 14<sup>th</sup>, 2022 at 6:00 p.m. at a Regular Council Meeting.**

**There will be a commenting period from November 16, 2022 to December 9, 2022** 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:

Dianne Gould-Brown  
Clerk  
Township of Adjala-Tosorontio  
7855 Sideroad 30 Alliston ON L9R 1V1  
P: (705) 434-5055 ext. 263 F: (705) 434-5051  
e-mail: [dgouldbrown@adjtos.ca](mailto:dgouldbrown@adjtos.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](mailto:clerk@adjtos.ca), to be read at the meeting 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 30<sup>th</sup> 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](mailto:ebrathwaite@adjtos.ca)

**Dated** at the Township of Adjala-Tosorontio this 16<sup>th</sup> day of November 2022.



**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED ZONING AMENDMENT  
Z/18/22 (8727 County Road 1)**

Application has been made for rezoning (Z/18/22) on lands located on Part of Lot 15, Concession 3, geographic township of Adjala, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to permit construction of a single-family located closer to the front and rear property lines, permit construction of a pool and cabana within the front yard, to permit the construction of a detached accessory structure to be closer to the interior side property line and permit an increase in lot coverage, within the Rural Residential (RR) Zone (Part Lot 15, Concession 3).

Zone		Use	Lot Standards			Yard Standards (Metres)			
By-law Section	Symbol	Type of Use	Frontage (metres)	Area (ha.)	Maximum Coverage	Front	Int. Side	Ext. Side	Rear
16.1	RR	Rural Residential	100.0	2.0	5%	30.0	10.0	30.0	20.0

**Zoning Matrix – Rural Residential (RR) – Residential Use**

	Required	Proposed	Difference
Maximum Coverage	5%	10%	+5%
Front Yard Setback	30.0 m	18.0 m	- 12.0 m
Interior Side Yard Setback	10.0 m	10.0 m	-
Rear Yard Setback	20.0 m	10.0 m	- 10.0 m

Township of  
**Adjala-Tosorontio**



# The Corporation of The Township of Adjala-Tosorontio

## By-law No. 22- XX

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

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**Part of Lot 15, Concession 3, on Reference Plan 51R8060; Part 1 ROW Over RP 51R8060; Part 2 51R14109 Part 1, geographic Township of Adjala, 8727 County Road 1 (4301-010-005-19601)**

**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-2" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 15, Concession 3, geographic Township of Adjala, from Rural Residential (RR) zone to Rural Residential Exception 11 (RR-11) Zone, as shown cross-hatched on Schedule "A", attached hereto.
2. **THAT** Section 16.5 – Zone Exceptions for the Rural Residential (RR) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

#### **Section 16.5.11 (RR-11 Zone)**

Schedule A-2, Part Lot 15, Con 3 geographic Township of Adjala.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 15, Concession 3 (geographic Township Adjala) is hereby further amended to permit the construction of a single-family dwelling located closer to the front and rear property lines and an increase in lot coverage.

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

- i. The minimum front yard setback shall be 18 metres;
- ii. The minimum rear yard setback shall be 10 metres; and
- iii. The maximum lot coverage shall be 10%.

All other provisions of the Rural Residential (RR) 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 \_\_\_\_\_ 2022.

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**Floyd Pinto, Mayor**

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**Dianne Gould-Brown, Clerk**

# Schedule "A" To By-law No. 22 -

