



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/05/22**

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 18, Concession 2, geographic Township of Tosorontio, Township of Adjala-Tosorontio (8840 17th Sideroad).

SYNOPSIS: To permit construction of a detached accessory structure in front of the single-family dwelling in the Rural (R) 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 **Virtual Public Meeting on Wednesday, May 11th, 2022 at 6:00 p.m. at a Regular Council Meeting.**

There will be a commenting period from April 19, 2022 to May 6, 2022 on the mentioned reports in such a way that the public can participate by 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



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, 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 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 19th day of April 2022.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/05/22 (8840 17th Sideroad, Tosorontio)**

Application has been made for rezoning (Z/05/22) on lands located on Part of Lot 18, Concession 2, geographic township of Tosorontio, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to permit construction of a detached accessory structure in front of the single-family dwelling in the Rural (R) Zone. (Part Lot 18, Concession 2).



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

Part of Lot 18, Concession 2, 51R25789 Part 2 on Reference Plan, geographic Township of Tosorontio, 8840 17th Sideroad (4301-020-004-02900)

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 Lot 18, Concession 2, geographic Township of Tosorontio, from Rural (R) & Open Space Conservation (OSC) zone to Rural Exception Fourteen (R-114) & Open Space Conservation (OSC) 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 5.4.114 (R-114 Zone)

Schedule A-6, Part Lot 18, geographic Township of Tosorontio.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 18, Concession 2 (geographic Township Tosorontio) is hereby further amended to permit the construction of a detached accessory in front of the single-family dwelling.

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

- i. No more than one (1) accessory structure shall be permitted in front of the single-family dwelling; and
- ii. The front yard setback of the accessory structure shall be a minimum of 39 metres.

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

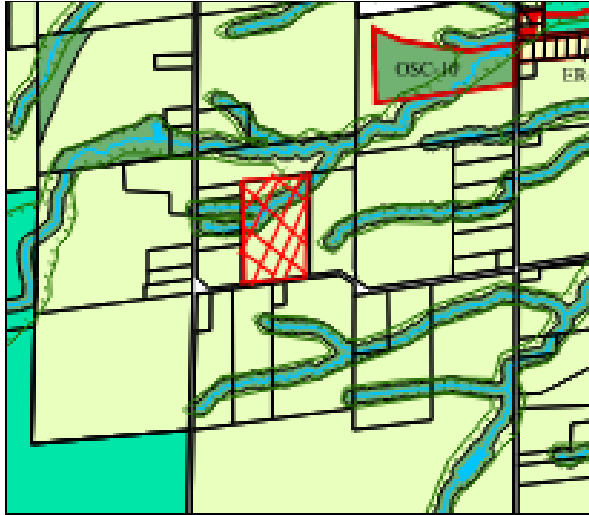
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Ontario Land Tribunal, and in either case, in accordance with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

Floyd Pinto, Mayor

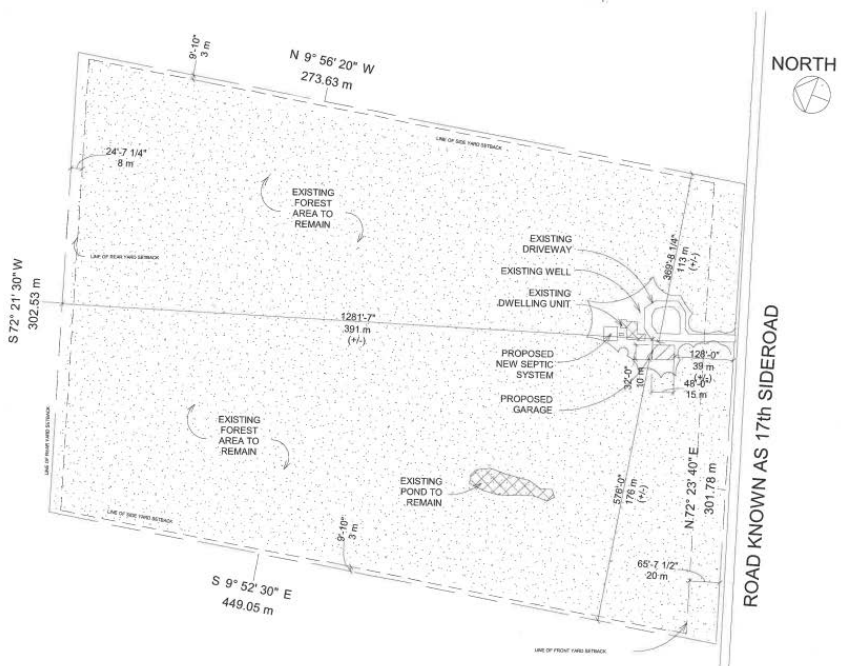
Dianne Gould-Brown, Clerk

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



ZONING INFORMATION
 ZONE = R (RURAL) CONTAINS OSC ZONE
 ACCESSORY STRUCTURE = 36.6 FT
 MAX HEIGHT = 36.6 FT
 MIN. DISTANCE FROM EXISTING STRUCTURES = 5 FT
 MAX COVERAGE = 10%
 FRONTAGE = 20M
 INTERIOR SIDE YARD = 3M
 REAR YARD = 7.5M

SITE STATISTICS
 EXISTING BUILDING FOOTPRINT = 1,366 SQ.FT. +/-
 PROPOSED GARAGE = 1,536 SQ.FT. +/-
 LOT AREA = 33.27 ACRES +/-
 LOT COVERAGE = 0.2%



Versio 1

RDH design

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SITING PLAN

21006

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