



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF COMPLETE APPLICATION, PARTICULARS AND PUBLIC ACCESS
For Applications Filed under the Planning Act, R.S.O. 1990

ZONING BY-LAW AMENDMENT APPLICATION Z/13/22

SYNOPSIS: To permit construction of an oversized detached accessory structure located closer to the rear property line, to be used entirely for a home industry. To further permit a reduction in the required parking spaces and an increase in employees.

IN FULFILLMENT of Section 34(12) of the Planning Act, please be advised that an application has been received concerning a proposed zoning by-law amendment, as indicated below.

AN EXPLANATION of the Purpose and Effect of the proposed amendment, describing the lands to which it applies, and a key map showing the location of the lands, accompany this notice.

INFORMATION relating to the proposed zoning by-law amendment 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.

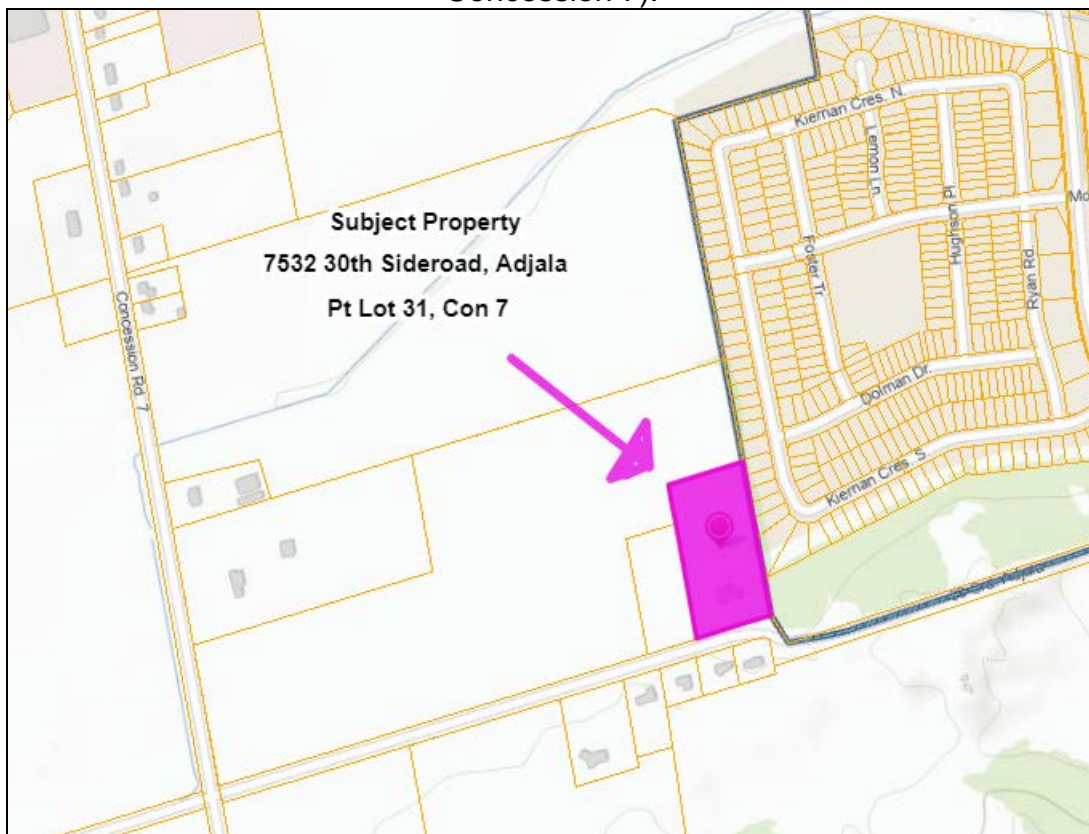
IF YOU WISH TO MAKE ANY COMMENTS or have any questions, please contact the Planning Department by **September 30, 2022**.

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

Dated at the Township of Adjala-Tosorontio this 9th day of September 2022.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/13/22 (7532 30th Sideroad, Adjala)**

An application has been made for the rezoning (Z/13/22) on lands located on Part of Lot 31, Concession 7, geographic township of Adjala, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property for a site-specific reason to permit construction of an oversized detached accessory structure with a maximum size of 558m² where a maximum 100m² is permitted. To permit the accessory storage structure to be used 100% for the Home Industry, whereas a maximum of 50% is permitted. To permit four (4) persons, excluding the owner and members of the family residing in the dwelling to be employed, whereas two (2) is the maximum. To permit one (1) off-street parking space to be provided for each 140m² of the accessory size, whereas one (1) off-street parking space per 30m² is required and to permit a minimum rear yard setback of 7 metres, where 7.5 metres is required Rural (R) Zone (Part Lot 31, Concession 7).



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 31, Concession 7, RP 51R2579, Part 1, geographic Township of Adjala, 7532 30th Sideroad (4301-010-003-11402)

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 a portion of the subject property located as Part of Lot 31, Concession 7, geographic Township of Adjala, from a Rural (R) Zone to Rural Exception 116 (R-116) Zone, as shown 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 5.4.116 (R-116 Zone)

Schedule A-4, Part of Lot 31, Concession 7, geographic Township of Adjala.

Notwithstanding any provisions to the contrary of By-law 03-57, as amended, the zoning of the lands described as, Part of Lot 31, Concession 7, Geographic Township of Adjala, is hereby further amended by establishing the following provisions to apply to the lands Zoned Rural Exception 116 (R-116):

- a) That notwithstanding Section 3.4.i)iii) of this By-law, the gross floor area of the accessory building shall be 558 square metres (6,006.3 square feet).
- b) That notwithstanding Section 3.13.c) of this By-law, the maximum gross floor area of the Home Industry shall be 100 percent of the gross floor area of the accessory structure.

- c) That notwithstanding Section 3.13.d) of this By-law, four (4) persons excluding the owner and members of the family residing in the dwelling shall be employed in the Home Industry.
- d) That notwithstanding Section 3.13.f) of this By-law, no more than four (4) parking spaces shall be required to be devoted for the Home Industry.
- e) That notwithstanding Schedule B Section 5.1 of this By-law, the rear yard setback shall be 7.0 metres for the accessory structure.

All other provisions of the Rural zone continue to apply.

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

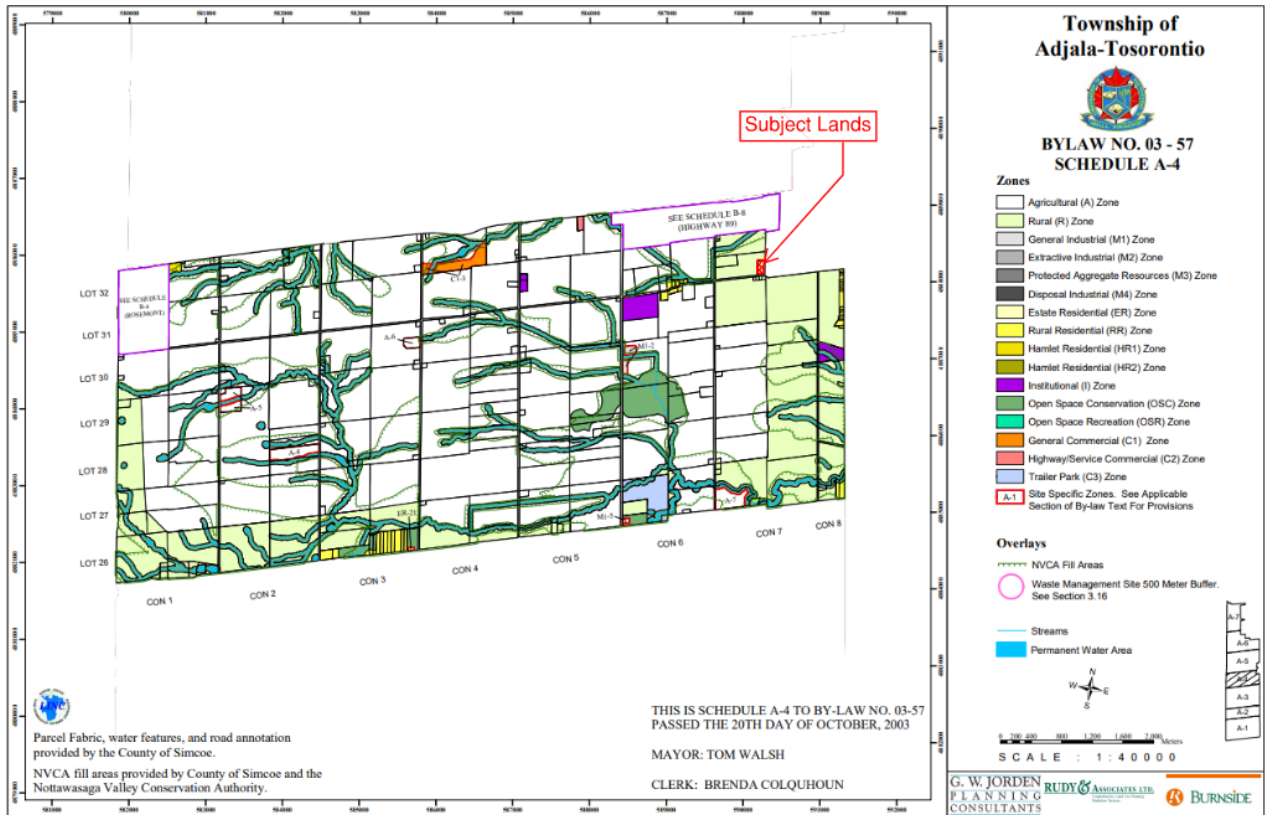
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Local Planning Appeal Tribunal, and in either case, in accordance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

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 -



▨ From Rural (R) To Rural with Exception "R-xx"

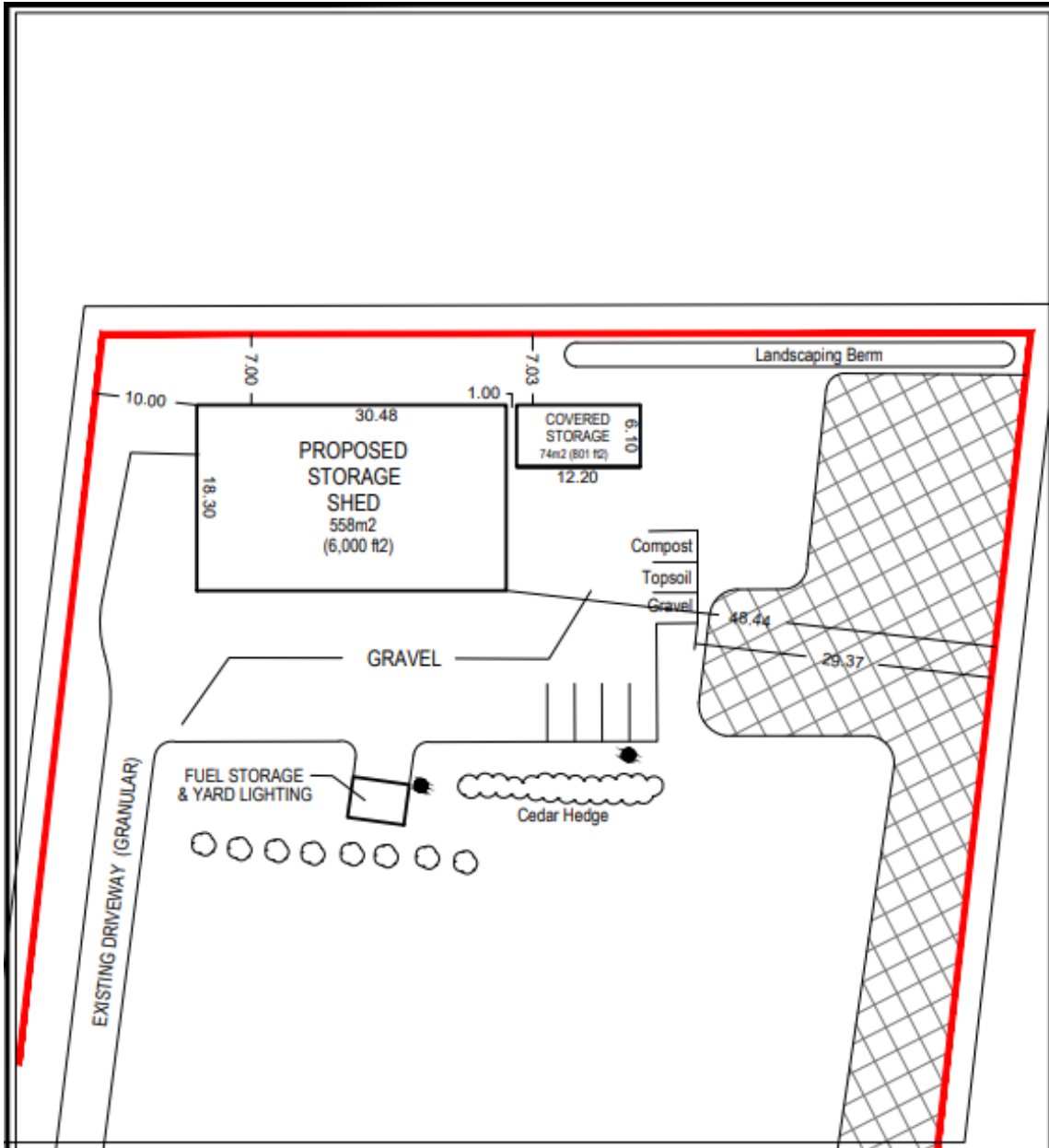



FIGURE 6B

DETAILED SITE PLAN HOME INDUSTRY
 DNA LANDSCAPING
 7532 30th Sideroad Adj4a
 Part of West Half of Lot 31
 Concession 7
 Township of Adj4a-Toronto
 County of Simcoe

-  Naturalized Area / Buffer (no disturbance)
-  Light Standard

 Thorstone Consulting Services Land Use Planning and Development P.O. Box 118, Sutton, Ontario	PREPARED FOR: DNA 2017-2018
	DATE: 2017-05-22
	SHEET NO.: 01/01
SCALE: (m) 0 5 10 15 20	