



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/07/19

SYNOPSIS: To restrict the residential uses of the retained lot, to recognize the setbacks of the existing agricultural structures on the retained lot, and to permit a reduced frontage, as a result of a surplus farm dwelling severance.

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.

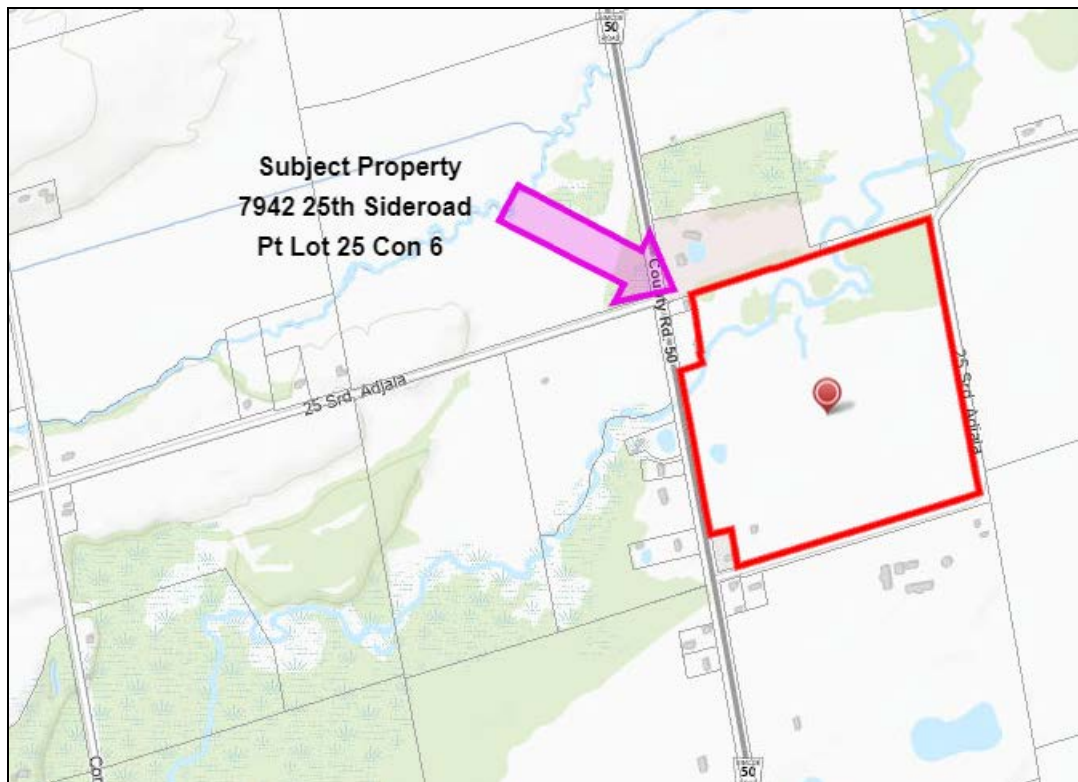
IF YOU WISH TO MAKE ANY COMMENTS or have any questions, please contact the Planning Department by **November 12, 2021**.

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 21st day of October 2021.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/07/21 (7942 25th Sideroad, Adjala)**

Application has been made for rezoning (Z/07/19) on lands located on Part Lot 25 Concession 6, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property for a site-specific reason to remove agricultural uses on the severed lot, to recognize the reduced frontage and lot size of the severed lot, to recognize the setbacks of the existing agricultural structures on the retained lot and to sterilize the retained parcel to prohibit a residential use in the Agricultural (A) Zone (Part Lot 25, Concession 6).



The Corporation of The Township of Adjala-Tosorontio

By-law No. 21- XX

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

Part of Lot 25, Concession 6, RP; 51R19619 Parts 1 & 2, geographic Township of Adjala, 7942 25th Sideroad (4301-010-003-06600)

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-3" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 25, Concession 6, RP; 51R19619 Parts 1 & 2, geographic Township of Adjala, from an Agricultural (A) Zone to Agricultural Exception 132 (A-132) Zone, as shown cross-hatched on Schedule "A", attached hereto and an Agricultural Exception 133 (A-133) Zone, as shown 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 4.4.132 (A-132 Zone)

Schedule A-3, Part of Lot 25, Concession 6, geographic Township of Adjala.

Notwithstanding any provisions to the contrary of this By-law, the following altered and additional provisions shall apply to the lands zoned **A-132**:

- a) Residential uses shall be prohibited;
- b) The minimum lot area shall be 32 ha;
- c) The minimum side yard setback or Minimum Distance Separation for the existing agricultural structure shall be 3 metres; and
- d) The minimum exterior side yard setback of the existing agricultural structure shall be 60 metres.

Schedule "A"
To
By-law No. 21 -

