

**THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO**  
**NOTICE OF PASSING OF ZONING BY-LAW**

**Part of Lot 18, Concession 3  
7039 Concession Road 3  
Geographic Township of Tosorontio  
Township of Adjala-Tosorontio**

**TAKE NOTICE** that the Council of the Corporation of the Township of Adjala-Tosorontio passed **By-law No. 23-16** on **February 8<sup>th</sup>, 2023** under section 34 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the By-law by filing with the Clerk of the Corporation of the Township of Adjala-Tosorontio, not later than the

**1<sup>st</sup> DAY OF MARCH 2023**

a Notice of Appeal setting out the objection to the By-law and the reasons in support of the objection, to be accompanied by the required fee to the OLT (\$1,100.00 cheque or money order payable to the Minister of Finance or the private citizen fee with the request for "Lower Fee Form").

**The purpose and effect of the By-law is to convert the existing single-family dwelling into a duplex.**

The following information is attached with this notice:

- A copy of the Zoning Amendment By-law; and,
- A map showing the location of the lands to which the By-law applies.

For further information, please contact the Municipal Office during regular office hours.

Only individuals, corporations and public bodies may appeal a by-law to the OLT. A notice of appeal may not be filed by an unincorporated association or group however, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

**DATED** at the Township of Adjala-Tosorontio this 9<sup>th</sup> day of February 2023.

Eric Brathwaite, Planner  
Township of Adjala-Tosorontio  
7855 Sideroad 30,  
Alliston, Ontario, L9R 1V1

Telephone: (705) 434-5055 Ext. 245  
Fax: (705) 434-5051

# **The Corporation of The Township of Adjala-Tosorontio**

## **By-law No. 23- 16**

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

---

**Part of Lot 18, Concession 3, on Reference Plan 51R25973; Part 1, geographic Township of Tosorontio, 7039 Concession Road 3 (4301-020-004-05310)**

**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 3, geographic Township of Tosorontio, from Rural (R) zone & Open Space Conservation (OSC) to Rural Exception 119 (R-119) Zone & Open Space Conservation Exception 19 (OSC-19), 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 5.4.119 (R-119 Zone)**

Schedule A-6, Part Lot 18, Con 3 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 3 (geographic Township Tosorontio) is hereby further amended to permit the construction of an additional dwelling unit attached to the existing single-family dwelling.

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

- i. The maximum of one (1) additional dwelling unit shall be permitted

All other provisions of the Rural (R) Zone shall apply.

3. **THAT** Section 15.3 – Zone Exceptions for the Open Space Conservation (OSC) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

**Section 15.3.19 (OSC-19 Zone)**

Schedule A-6, Part Lot 18, Con 3 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 3 (geographic Township Tosorontio) is hereby further amended to permit the extension of the existing single-family dwelling into the Open Space Conservation (OSC) Zone.

All other provisions of the Open Space Conservation (OSC) Zone shall apply.

4. **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 8<sup>th</sup> day of February 2023.



---

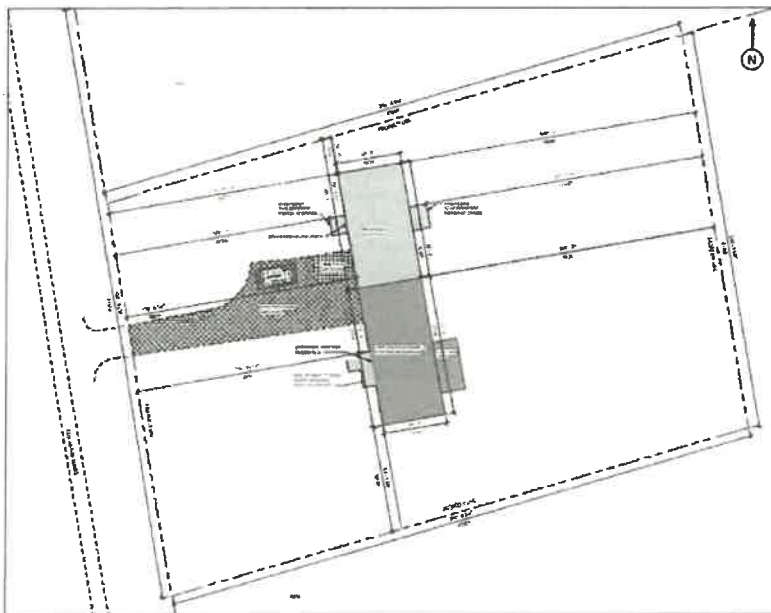
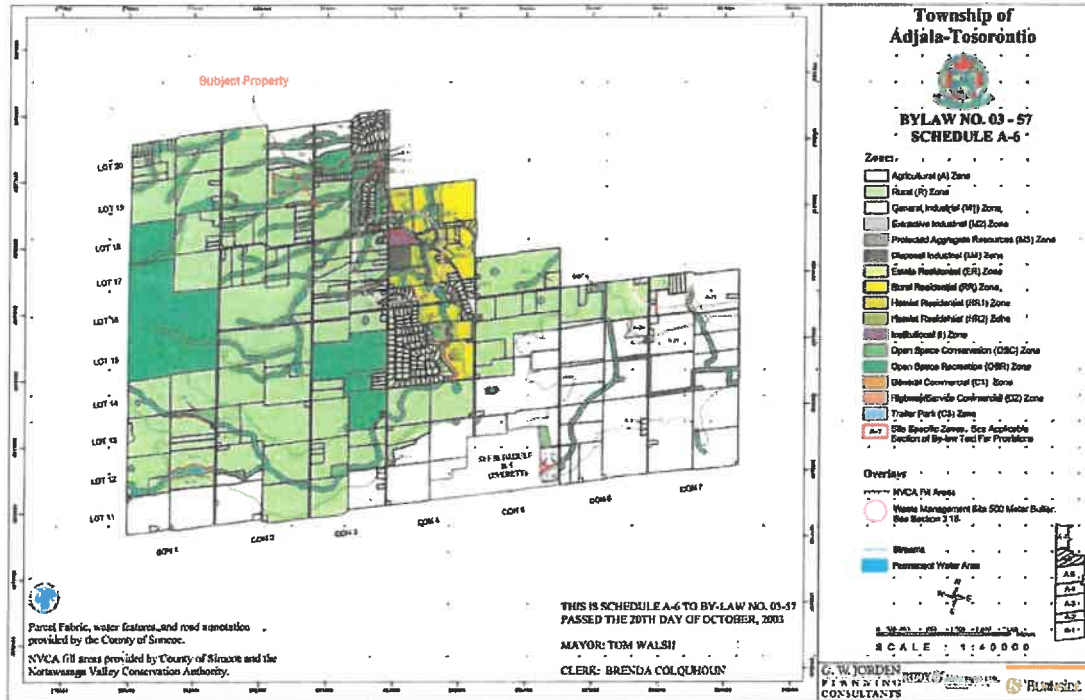
**Scott W. Anderson, Mayor**



---

**Dianne Gould-Brown, Clerk**

# Schedule "A" To By-law No. 23 – 16



Area	Area (sq. m)	Percentage	Comments
Site Area	10,000	100%	
Building Footprint	2,000	20%	
Parking Area	3,000	30%	
Other	5,000	50%	

		<b>CLIENT:</b> Christine and Larry Lachuk <b>PROJECT:</b> In-lane Sube Addition and New Entrance Deck	<b>LOCATION:</b> 7039 Comoxton Road 3, Adjala - Tosorontio	<b>DATE:</b> 2011 <b>SCALE:</b> 1/8" = 1'-0"	<b>Drawn by:</b> JMS <b>Check by:</b> MJC <b>Issue:</b> 2/16/11 <b>Rev:</b> 01
<b>Site Plan</b>				<b>A100</b>	