



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF PASSING OF ZONING BY-LAW

**Part of Lot 16, Concession 4
6789 County Road 13
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. 2024-005** on **January 10th, 2024** 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

1st DAY OF FEBRUARY 2024

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 permit the construction of an oversized detached accessory structure that will exceed the height of the existing single-family dwelling, within the Estate Residential (ER) Zone.

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.

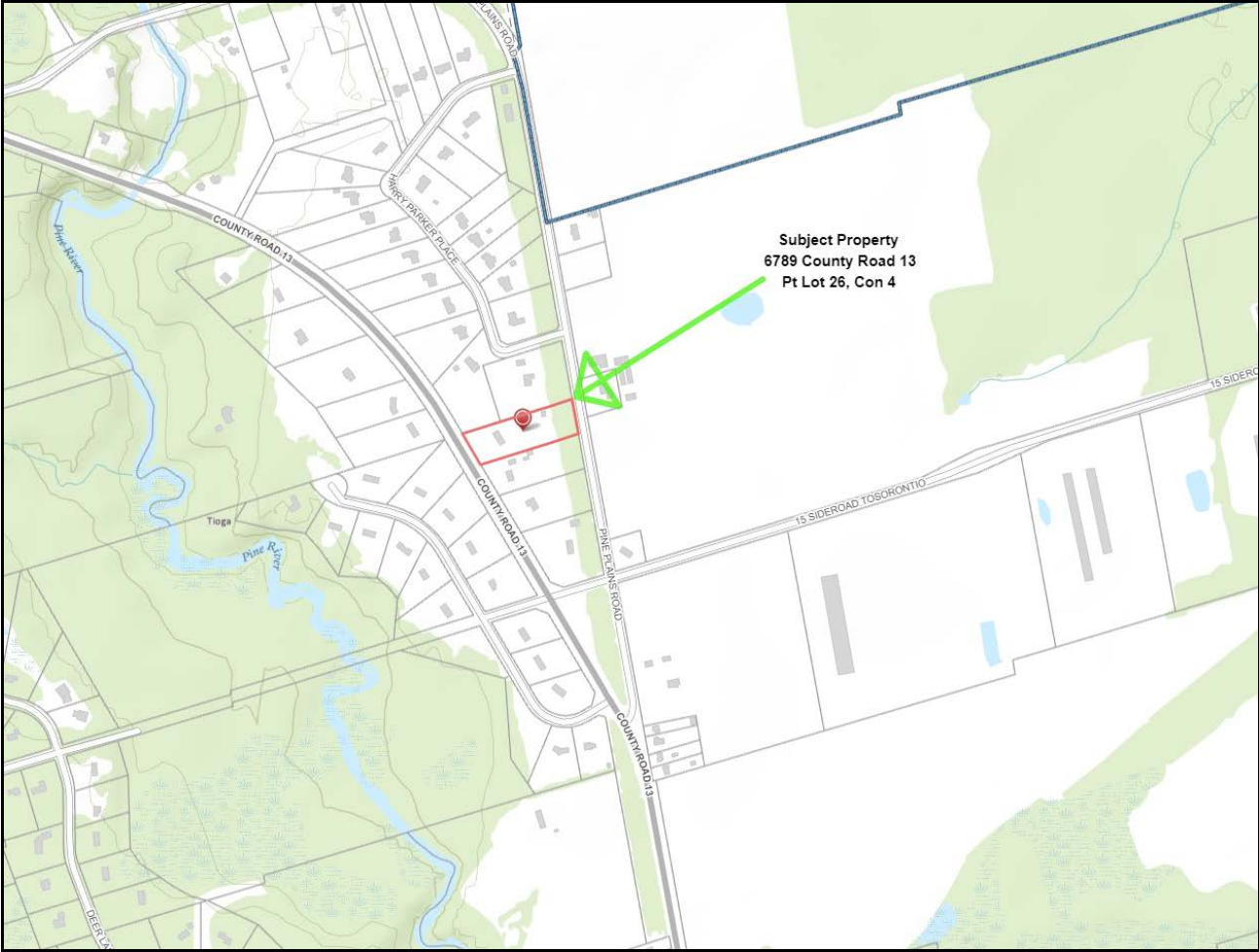
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a

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 12th day of January 2024.

Jaclyn Cook, Planning Technician
Township of Adjala-Tosorontio
7855 Sideroad 30,
Alliston, Ontario, L9R 1V1

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The Corporation of The Township of Adjala-Tosorontio

By-Law No. 2024-005

A By-law to amend Zoning By-law 03-57, as amended, of the Township of Adjala-Tosorontio on East Part of Lot 16, Concession 4, on Reference Plan 51R16249 Part 1, RP 51R26438 Part 3, geographic Township of Tosorontio, 6789 County Road 13 (4301-020-003-08701)

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 Township of Adjala-Tosorontio hereby 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 16, Concession 4, geographic Township of Tosorontio, from Estate Residential (ER) Zone to Estate Residential Exception 29 (ER-29) Zone, as shown cross-hatched on Schedule "A", attached hereto.
2. THAT Section 17.4 – Zone Exceptions for the Estate Residential (ER) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 17.4.29 (ER-29 Zone)

Schedule A-6, Part Lot 16, Con 4, geographic Township of Tosorontio.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 16, Concession 4 (geographic Township Tosorontio) is hereby further amended to permit the construction of an oversized detached accessory structure that exceeds the height of the existing single-family dwelling.

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

- i. The maximum gross floor area shall be 297 square metres; and,
- ii. That the detached garage shall not exceed 1 storey and the building height of the detached garage shall be a maximum of 5.5 metres.

All other provisions of the Estate Residential (ER) Zone shall apply.

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

ENACTMENT

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 be introduced and read a first and second time and be considered read a third time and finally passed this 10th day of January, 2024.



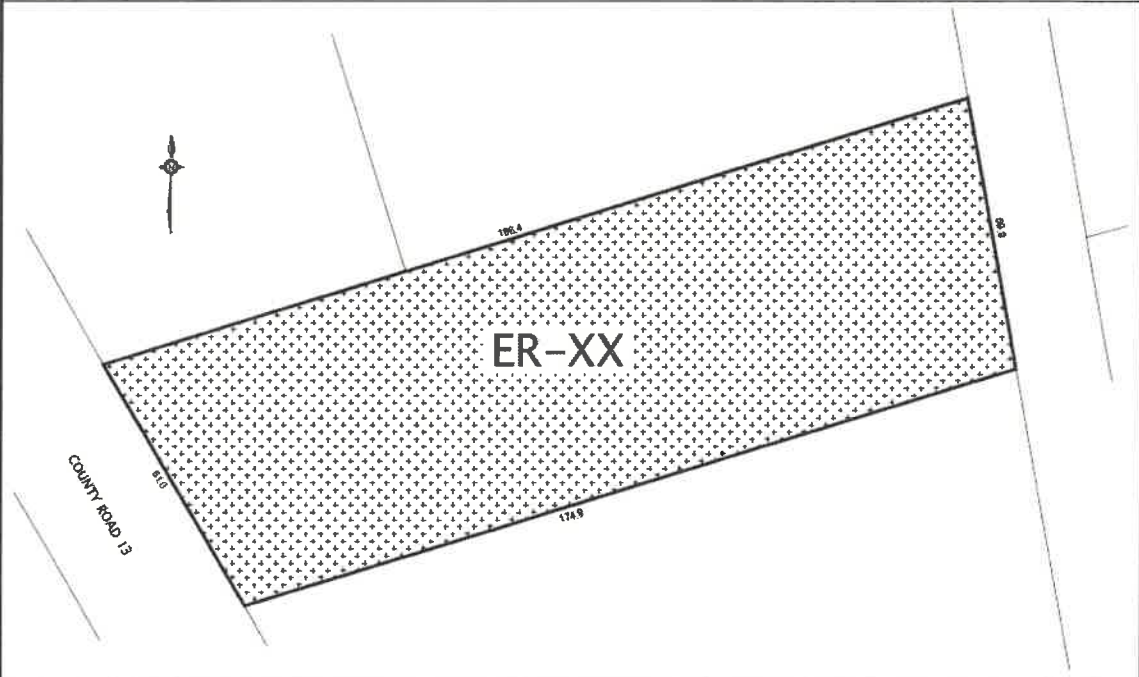
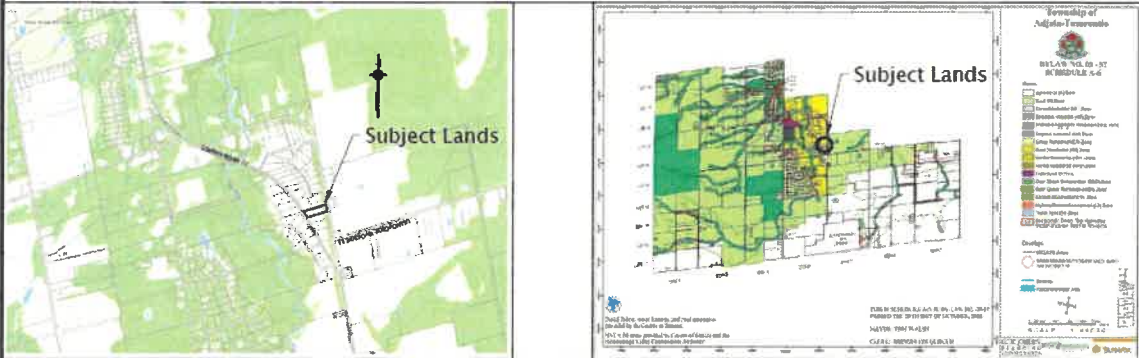
Scott W. Anderson, Mayor



Robin Reid, Clerk

Schedule "A"
To
By-law No. 2024 – 005

Schedule 'A'
Proposed Zoning By-law Amendment
6789 County Road 13
Township of Adjala-Tosorontio
County of Simcoe
2023



Scale 1:1250 (8.5x11)

-  Lands Subject to Zoning By-law Amendment
-  Lands to be Zoned Estate Residential Exception (ER-XX)

OQU-28029-zbla-2.dwg
 23-10-08

