



**THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO**

**NOTICE OF PASSING OF ZONING BY-LAW**

**Part of Lot 25, Concession 5  
8063 25<sup>th</sup> Sideroad  
Geographic Township of Adjala  
Township of Adjala-Tosorontio**

**TAKE NOTICE** that the Council of the Corporation of the Township of Adjala-Tosorontio passed **By-law No. 23-46** on **May 10<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 JUNE 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 permit the construction of a single-family dwelling located closer to the front property line, permit a detached access structure to be located in front of the proposed single-family dwelling and to permit an agricultural structure closer to the front property line, within the Agricultural (A) 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.

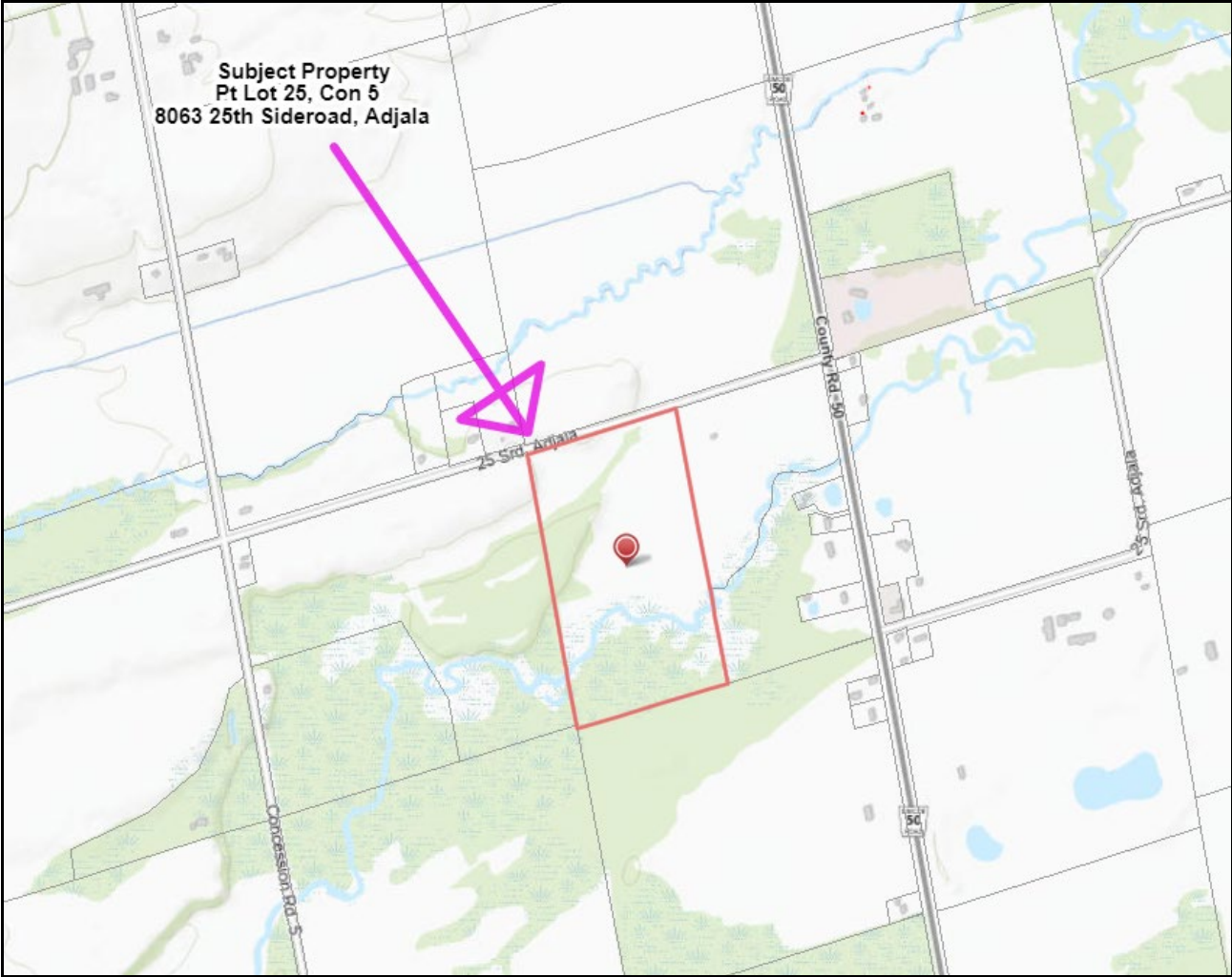
Only individuals, corporations and public bodies may appeal a by-law to the OLT. A notice of appeal may not be filed by an unincorporated association or group however, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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 12<sup>th</sup> day of May 2023.

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

Telephone: (705) 434-5055 Ext. 223  
Fax: (705) 434-5051



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

**By-law No. 2023-46**

**A By-law to amend Zoning By-law 03-57, as amended, of the Township of Adjala-Tosorontio on Part of Lot 25, Concession 5, on Reference Plan 51R24047 Part 1 & 2, RP 51R24140 Parts 1 & 2, geographic Township of Adjala, 8063 25<sup>th</sup> Sideroad (4301-010-003-03720)**

**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 5, geographic Township of Adjala, from Agricultural (A) Zone to Agricultural Exception 137 (A-137) Zone, as shown cross-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 4.4.137 (A-137 Zone)**

Schedule A-3, Part Lot 25, Con 5, geographic Township of Adjala.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 25, Concession 5 (geographic Township Adjala) is hereby further amended to permit the construction of a single family dwelling located closer to the front property line, permit construction of a detached garage located in front of the single-family dwelling and closer to the front property line and permit the construction of an agricultural structure located closer to the front property line.

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

- i. The minimum front yard setback for the single-family dwelling shall be 15.20 metres;
- ii. The minimum front yard setback for the detached accessory structure shall be 15.0 metres;
- iii. That only one (1) detached accessory structure shall be permitted in front of the single-family dwelling; and
- iv. The minimum front yard setback for an agricultural structure shall be 41.9 metres

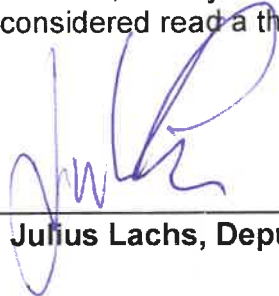
All other provisions of the Agricultural (A) Zone shall apply.

2. THAT Schedule "A" and "B" are 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 having been introduced and read a first and second time and be considered read a third time and finally passed this 10<sup>th</sup> day of May, 2023.



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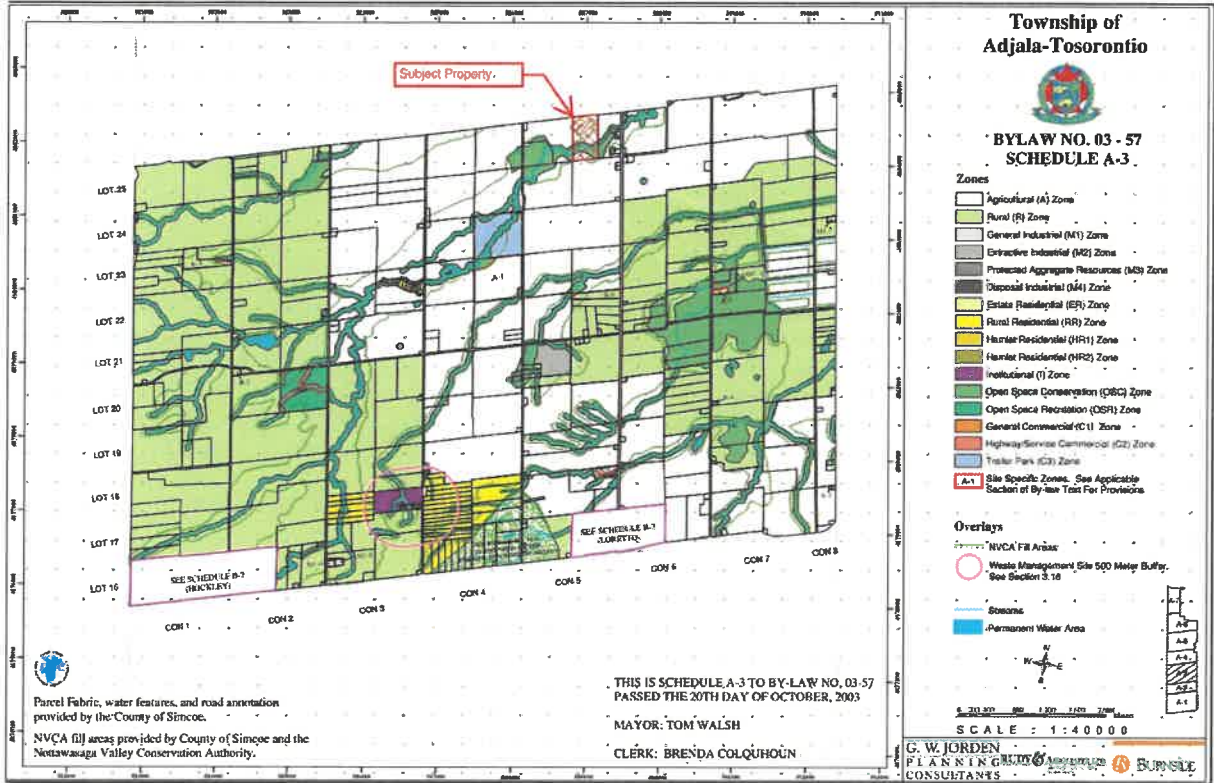
**Julius Lachs, Deputy Mayor**



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**Robin Reid, Clerk**

# Schedule A to By-law 2023-46



Township of Adjala-Tosoronto



BYLAW NO. 03 - 57  
SCHEDULE A-3

- Zones**
- Agricultural (A) Zone
  - Rural (R) Zone
  - General Industrial (MI) Zone
  - Extractive Industrial (MI2) Zone
  - Protected Aggregate Resources (MS) Zone
  - Disposal Industrial (MI4) Zone
  - Estate Residential (ER) Zone
  - Rural Residential (RR) Zone
  - Hamlet Residential (HR1) Zone
  - Hamlet Residential (HR2) Zone
  - Institutional (I) Zone
  - Open Space Conservation (OSC) Zone
  - Open Space Recreation (OSR) Zone
  - General Commercial (C1) Zone
  - Highway/Service Commercial (C2) Zone
  - Trailer Park (C3) Zone
  - A-1 Site Specific Zones. See Applicable Section of By-law Text For Provisions.

- Overlays**
- NVCA Fill Areas
  - Waste Management Site 500 Meter Buffer. See Section 3.18
  - Seasonal
  - Permanent Water Area

Parcel Fabric, water features, and road annotation provided by the County of Simcoe.  
NVCA fill areas provided by County of Simcoe and the Nottawasaga Valley Conservation Authority.

THIS IS SCHEDULE A-3 TO BY-LAW NO. 03-57 PASSED THE 20TH DAY OF OCTOBER, 2003.  
MAYOR: TOM WALSH  
CLERK: BRENDA COLQUHOUN

G. W. JORDEN  
PLANNING CONSULTANTS  
SCALE: 1:40000

# Schedule B to By-law 2023-46

