



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

**Part of Lot 15, Concession 5
7 Simon Drive, Loretto
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. 23-28** on **April 12th, 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

3rd DAY OF MAY 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 construction of a cabana located closer to the rear and side property line and an increase in lot coverage within the Hamlet Residential One (HR1) 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.

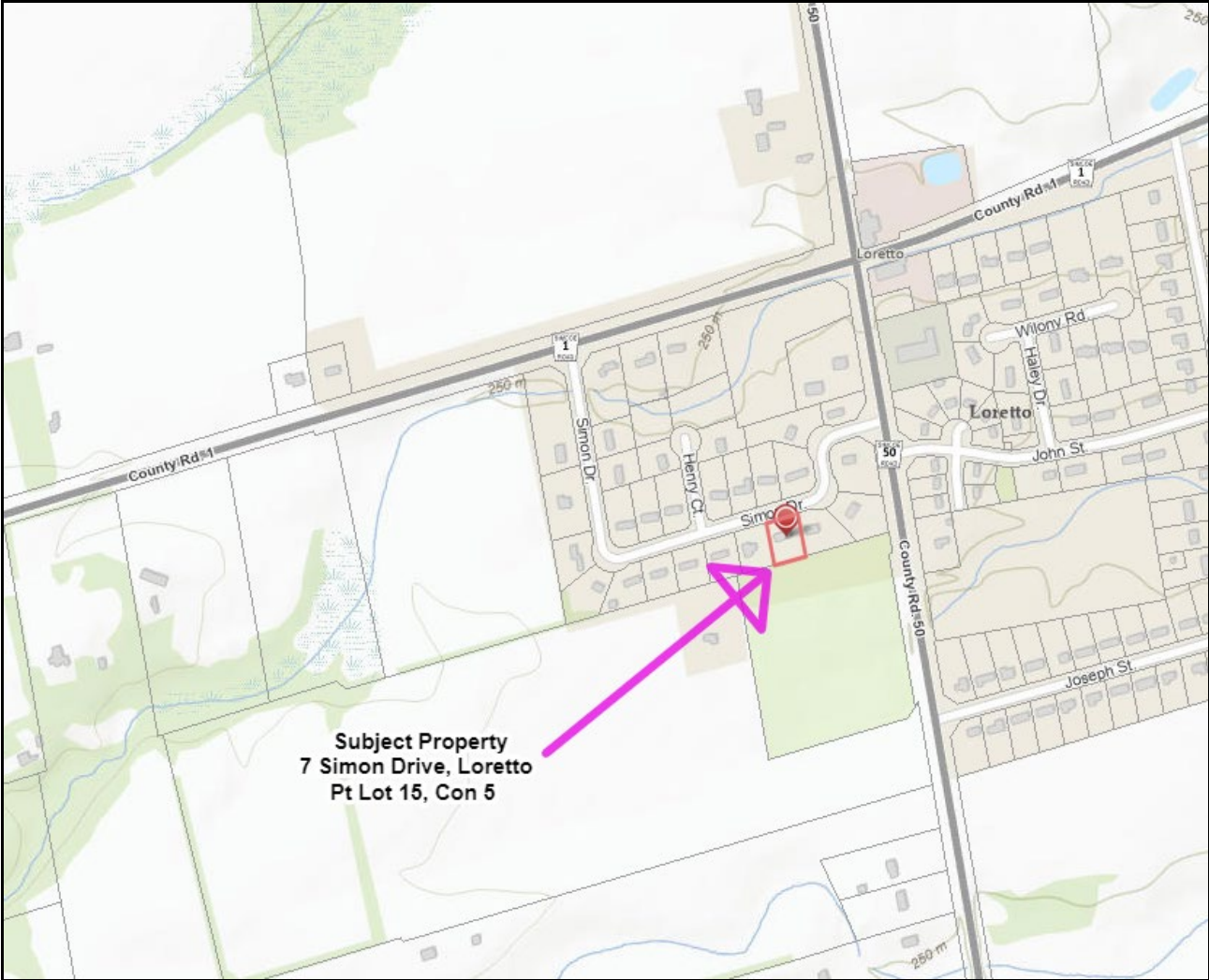
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a

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 13th day of April 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. 2023-28

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

Part of Lot 15, Concession 5, being Lot 11 on Plan 1690, geographic Township of Adjala, 7 Simon Drive, Loretto (4301-010-002-07217)

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 "B-3" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 15, Concession 5, geographic Township of Adjala, from Hamlet Residential One (HR1) zone to Hamlet Residential One Exception 33 (HR1-33) Zone, as shown cross-hatched on Schedule "A", attached hereto.
2. **THAT** Section 18.3 – Zone Exceptions for the Hamlet Residential One (HR1) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 18.3.33 (HR1-33 Zone)

Schedule B-3, Part Lot 15, 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 15, Concession 5 (geographic Township Adjala) is hereby further amended to permit the construction of a cabana located closer to the interior side lot line and rear yard lot line.

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

- i. The interior side lot line shall be minimum 2.15 metres;

- ii. The rear yard lot line shall be a minimum of 1.30 metres; and
- iii. The maximum lot coverage shall not exceed 30% of the total lot area.

All other provisions of the Hamlet Residential One (HR1) Zone shall apply.

2. **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 12th day of April 2023.

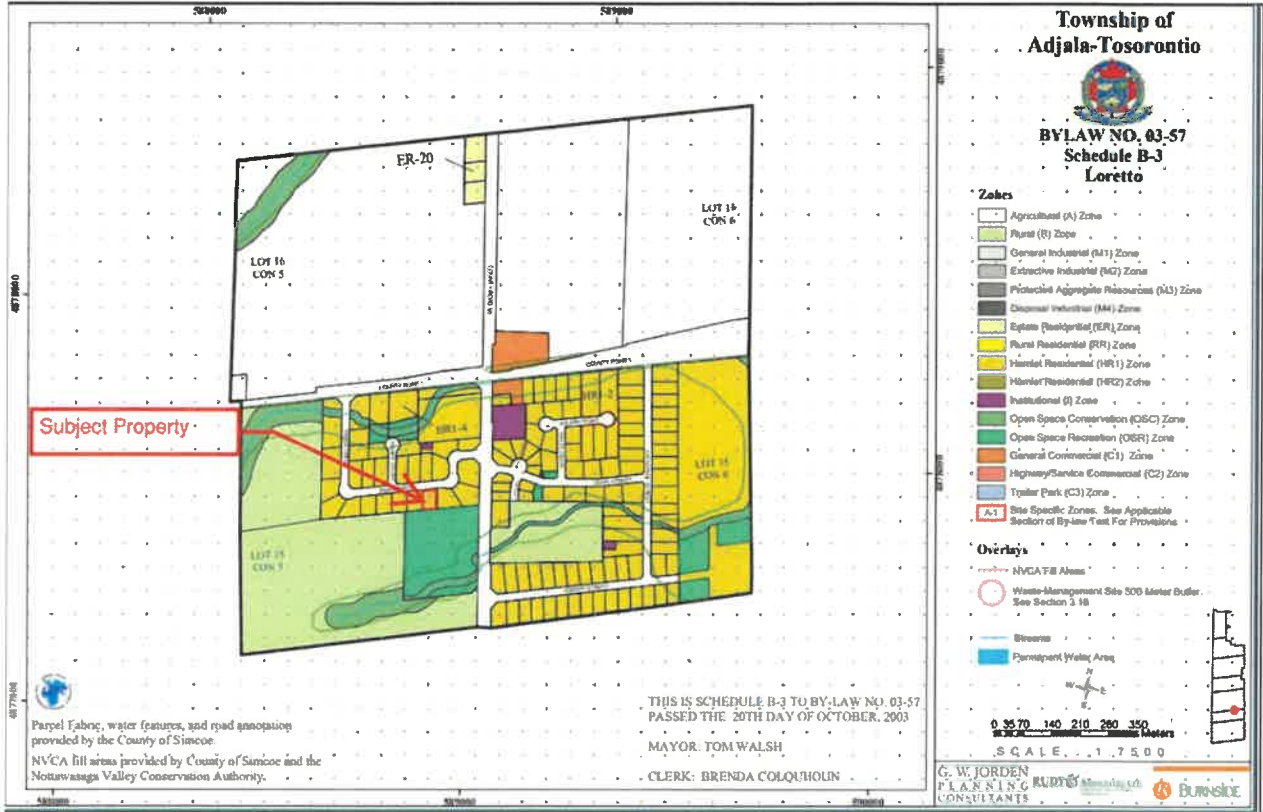


Scott W. Anderson, Mayor



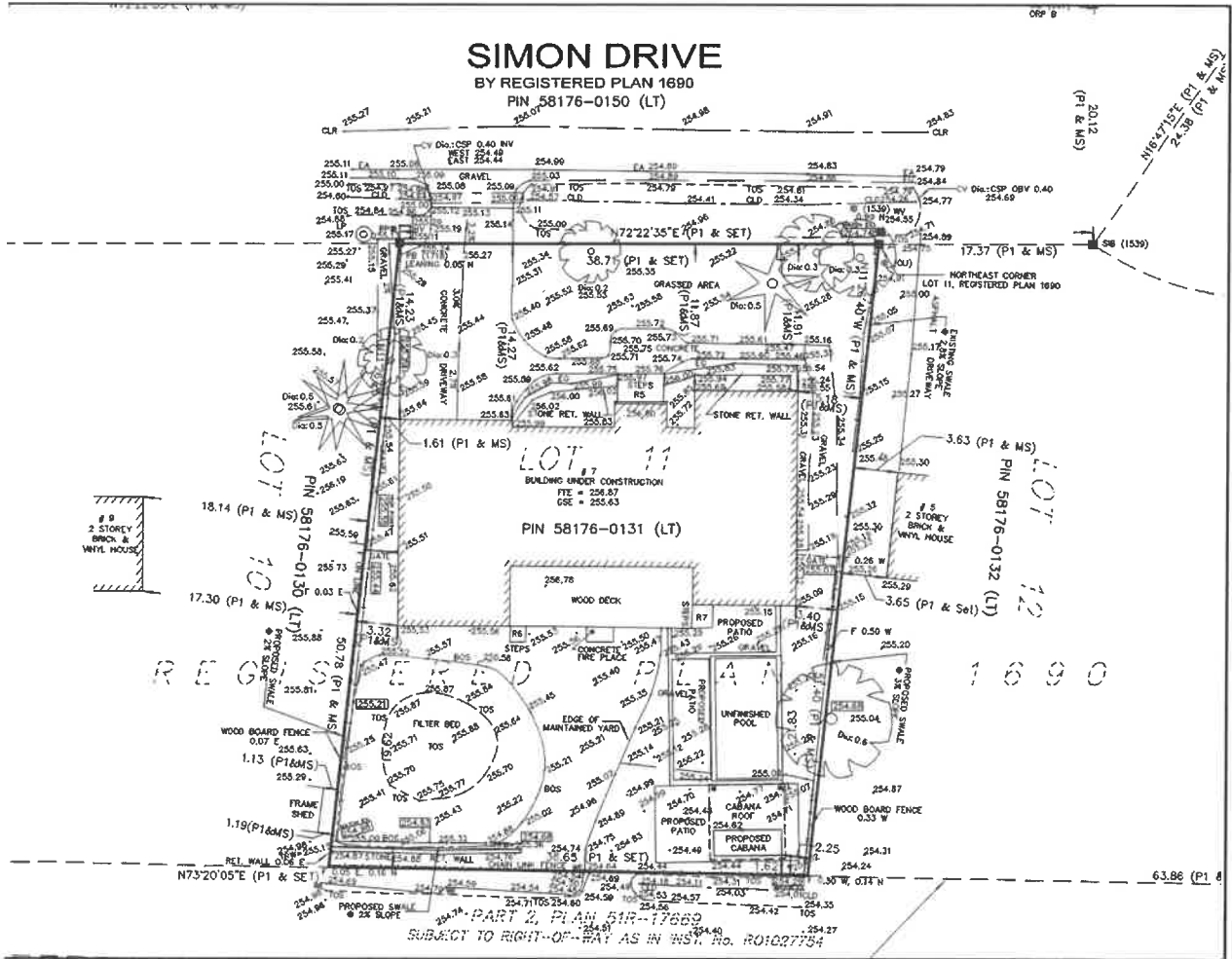
Robin Reid, Clerk

Schedule "A" To By-law No. 23 – 28



SIMON DRIVE

BY REGISTERED PLAN 1690
PIN 58176-0150 (LT)



PART 2, PLAN 517-17600
SUBJECT TO RIGHT-OF-WAY AS IN INST. NO. R01027754