

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF PASSING OF ZONING BY-LAW

**Part of Lot 10, Concession 4
8137 Main Street, Everett
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. 22-05** on **January 17th, 2022** 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

14th DAY OF FEBRUARY 2022

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).

The purpose and effect of the By-law is to rezone the property from Institutional (I) Zone to Hamlet Residential One (HR1) Zone, recognize the existing setbacks and lot coverage for the house and accessory structure.

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 25th day of January 2022.

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The Corporation of The Township of Adjala-Tosorontio

By-law No. 22-05

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

Part of Lot 10, Concession 4, Lots 82 & 83 of 1382 on Reference Plan, geographic Township of Tosorontio, 8137 Main Street, Everett (4301-020-006-04200)

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-5" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 10, Concession 4, geographic Township of Tosorontio, Lots 82 & 83 of 1382 on Reference Plan from an Institutional (I) Zone to Hamlet Residential One Exception Thirty-One (HR1-31) 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 18.3.31 (HR1-31 Zone)

Schedule B-5, Part of Lot 10, Concession 4, Lots 82 & 83 of 1382 on Reference Plan, geographic Township of Tosorontio.

Notwithstanding any provisions to the contrary of this By-law, the following altered and additional provisions shall apply to the lands zoned **HR1-31**:

- i. The maximum lot coverage of 60% shall be permitted;
- ii. The single family dwelling shall have the following restrictions:
 - a. The minimum front yard setback shall be 2.7 metres;
 - b. The minimum exterior side yard setback shall be 1 metre
 - c. All other provisions of this by-law shall apply, including the restrictions in Schedule B

- iii. The existing accessory structure shall have the following restrictions:
 - a. The minimum interior side yard setback shall be 1.7 metres;
 - b. The minimum rear yard setback shall be 1 metre; and
 - c. The accessory structure shall be subject to an encroachment agreement to the satisfaction of the County of Simcoe;
 - d. The accessory structure shall be subject to section 3.18.
 - e. All other provisions of this by-law shall apply, including the restrictions in Schedule B

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

3. **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 19th day of January 2022.



Floyd Pinto, Mayor



Dianne Gould-Brown, Clerk

Schedule "A"
To
By-law No. 22-05

