



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

**NOTICE OF PARTICULARS AND PUBLIC ACCESS  
FOR APPLICATIONS**

Filed under the Planning Act, R.S.O. 1990

As required by Sections 22 (6.4)

**And**

**NOTICE OF PUBLIC MEETING  
FOR APPLICATIONS**

Filed under the Planning Act, R.S.O. 1990

**ZONING BY-LAW AMENDMENT APPLICATION**

**Z/21/23**

**TAKE NOTICE** that the Council of the Corporation of the Township of Adjala-Tosorontio has received applications under the Planning Act, R.S.O. 1990, as amended, for a Zoning By-law Amendment for property located on Part of Lot 16, Concession 4, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6789 County Road 13).

**SYNOPSIS:** To permit construction of an oversized detached accessory structure that is higher than the existing single-family dwelling, within the Estate Residential (ER) Zone.

**AND TAKE NOTICE** the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on Wednesday, December 13<sup>th</sup>, 2023, with the open session starting at 6:30 p.m.**

**There will be a commenting period from November 22, 2023 to December 8, 2023** on the mentioned reports in such a way that the public can participate by attending or sending their comments through letters, faxes, emails, voice messages, video clips or by **registering with the Clerk's Department, to speak at the public meeting.** The Clerk's contact information can be found below:

Robin Reid  
Clerk  
Township of Adjala-Tosorontio  
7855 Sideroad 30 Alliston ON L9R 1V1  
P: (705) 434-5055 ext. 263 F: (705) 434-5051  
e-mail: [rreid@adjtos.ca](mailto:rreid@adjtos.ca)



Comments received after the commenting period will not be placed on the agenda, however they will be received by the Clerk's Department, [clerk@adjtos.ca](mailto:clerk@adjtos.ca), and kept on record with the application.

**AND TAKE NOTICE** that these meetings will be live streamed by the municipality through our iCompass portal.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Adjala-Tosorontio to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Adjala-Tosorontio before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Adjala-Tosorontio before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the proposed Zoning By-law Amendment, you must make a written request to the Township of Adjala-Tosorontio, 7855 30<sup>th</sup> Sideroad Adjala, Alliston, Ontario, L9R 1V1.

Additional information regarding the Zoning By-law Amendment is available to the public upon request to the Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday. Please see the contact information for the Planner below:

Jaclyn Cook  
Planning Technician  
Township of Adjala-Tosorontio  
7855 Sideroad 30 Alliston ON L9R 1V1  
P: (705) 434-5055 ext. 223 F: (705) 434-5051  
e-mail: [jcook@adjtos.ca](mailto:jcook@adjtos.ca)

**Dated** at the Township of Adjala-Tosorontio this 22<sup>nd</sup> day of November 2023.

**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED ZONING AMENDMENT  
Z/21/23 (6789 County Road 13)**

An application has been made for rezoning (Z/21/23) on lands located on Part of Lot 16, Concession 4, geographic township of Tosorontio, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to permit the construction of an oversized detached accessory structure, which is higher than the existing single-family dwelling. The proposed structure has an area of 297 m<sup>2</sup> where 100 m<sup>2</sup> is the maximum permitted within the lot area and the proposed height is 5.5m where the existing single-family dwelling height is 5m.

**Location Map**



**PROPOSAL**



Site Plan 'A'  
6789 County Road 13  
Part Lot 16  
Concession 4  
Township of Adjala-Tosorontio  
County of Simcoe  
2023

SITE PLAN STATISTICS

System Assessment Zone (SAZ):

REQUIRED	PROPOSED
6789 County Rd. 13 COP/R13/2012	"R13A" "R13B"
Maximum Lot Coverage	80.0 m
Building Area for use within a Lot	200 m <sup>2</sup>
Existing Single Detached Dwelling	100 m <sup>2</sup>
Proposed Detached Garage	100 m <sup>2</sup> 20' x 17'
Existing Frame Shed	100 m <sup>2</sup> 20' x 17'
Proposed Detached Garage	100 m <sup>2</sup> 20' x 17'
Lot Coverage ratio (%)	10.0 m <sup>2</sup> 5.0 m <sup>2</sup> 10.0 m <sup>2</sup>
Height of Building (m)	2.5 m
Building Height (m) for Attached Building	8.0 m
Building Height (m) for Accessory Buildings	5.0 m
Building Height (m) for Accessory Buildings	5.0 m
Distance Between Driveway and Lot Line (m)	1.0 m

NOTES

- Boundary and measurements to be confirmed by an Ontario Land Surveyor.
- This symbol denotes that a zoning by-law amendment is required.



6789 County Road 13  
TOWNSHIP OF ADJALA-TOSORONTIO

SITE PLAN

Date Issued: MAY 21, 2023

Drawn By: JAC

Checked By: JAC

Project No.: 000-23008

Client No.: N.A.

Drawing Title: OGU-23009-SP-1A.dwg



**JONES**  
CONSULTING GROUP LTD.  
REGISTERED PROFESSIONAL ENGINEER & ARCHITECT  
1000 SHEPPARD AVENUE EAST, SUITE 100  
AGINCOURT, ONTARIO M1T 3K7

# The Corporation of The Township of Adjala-Tosorontio

## By-law No. 23- XX

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

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**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 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 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.

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.

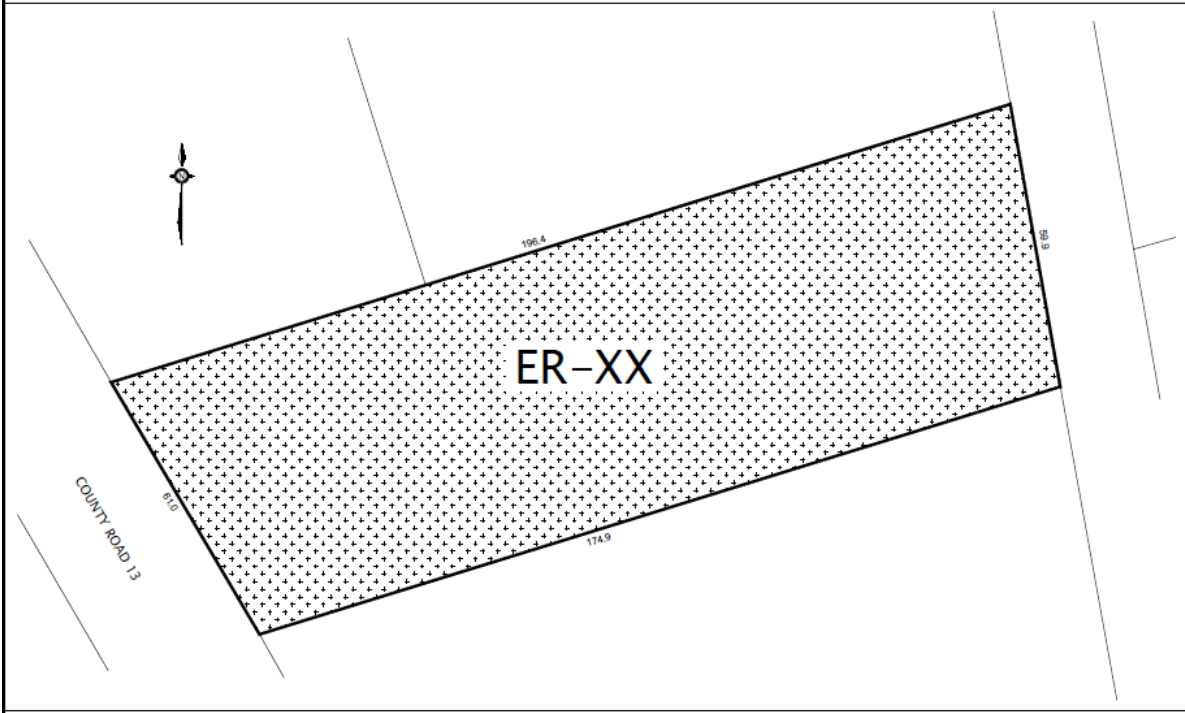
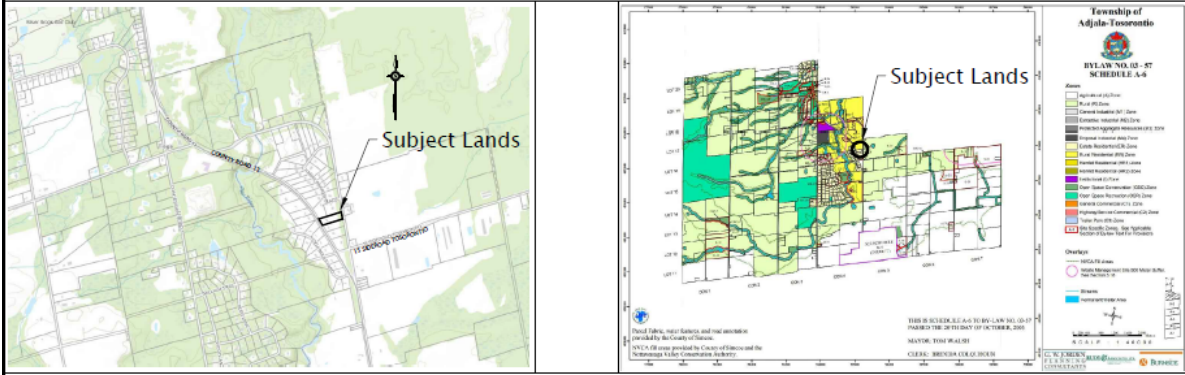
**THAT** notwithstanding anything contrary to the rules of procedure, this By-law having been introduced and read a first and second time and be considered read a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
**Scott W. Anderson, Mayor**

\_\_\_\_\_  
**Robin Reid, Clerk**

**Schedule "A"**  
**To**  
**By-law No. 23 –**

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



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

OQU-23039-zbla-2.dwg  
 23-10-06

