



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF PUBLIC MEETING FOR APPLICATIONS

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

ZONING BY-LAW AMENDMENT APPLICATION

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio has received an application under the Planning Act, R.S.O. 1990, as amended, for a Zoning By-law Amendment for property located on Part of Lot 21, Concession 1, geographic Township of Tosorontio, Township of Adjala-Tosorontio (7406 Concession Road 2).

SYNOPSIS: To permit an oversized detached accessory structure in the Agricultural (A) Zone & Open Space Conservation (OSC) Zone.

AND TAKE NOTICE that considering the COVID-19 context, the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Virtual Public Meeting with a commenting period from April 15, 2021 to May 7, 2021** on the mentioned reports in such a way that the public could participate by sending their comments through letters or faxes or emails or voice messages or video clips to:

Eric Brathwaite
Junior Planner
Township of Adjala-Tosorontio
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 245 F: (705) 434-5051
e-mail: ebrathwaite@adjtos.ca

AND TAKE NOTICE that in addition to the virtual public meeting, public meetings will be held on Wednesday, May 12, 2021 at 6:00 p.m. Meetings will be held in Council Chambers and are considered public meetings. However, due to public health concerns regarding COVID-19, **physical attendance is strongly discouraged**. Council has established protocols and requirements for the purposes of public safety which must be adhered to should any member of the public choose to attend.

These meetings will be live streamed by the municipality on through our iCompass portal.

If a person or public body does not make oral or visual or written comments as prescribed earlier for the virtual public meeting or public meeting to the Township of Adjala-Tosorontio before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of Adjala-Tosorontio to the Local Planning Appeal Tribunal.

If a person or public body does not make oral or visual or written comments as prescribed earlier for the virtual public meeting or public meeting 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 Local Planning Appeal Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

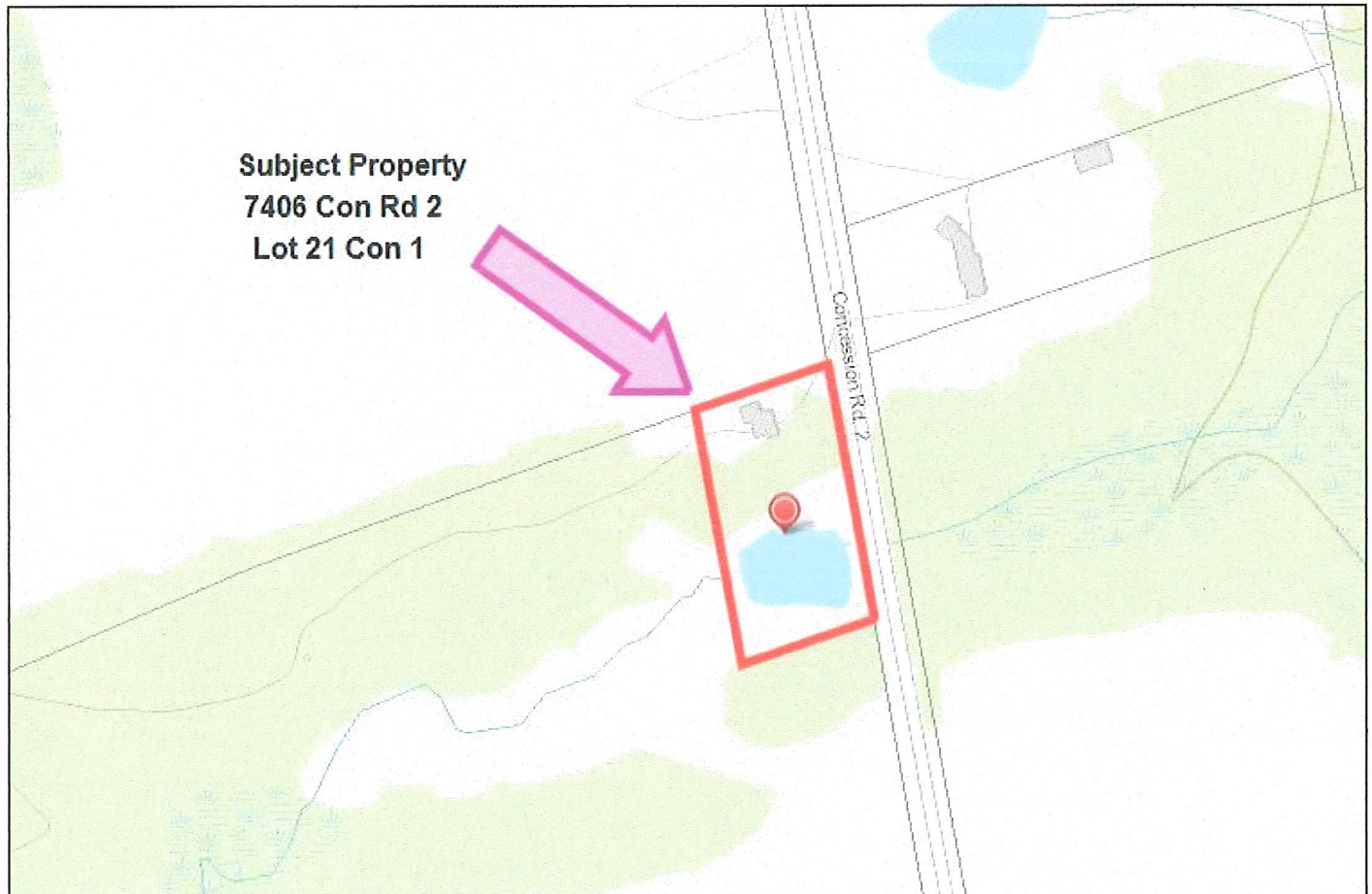
If you wish to be notified of the approval of the proposed Zoning By-law Amendment, you must make a written request to the Township of Adjala-Tosorontio, 7855 30th Sideroad Adjala, Alliston, Ontario, L9R 1V1.

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

Dated at the Township of Adjala-Tosorontio this 15th day of April 2021.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/02/21 (7406 Concession Road 2)**

Application has been made for rezoning (Z/02/21) on lands located on Part of Lot 21, Concession 1, geographic township of Tosorontio, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to permit an oversized detached accessory structure within the Open Space Conservation Zone (OSC).



The Corporation of The Township of Adjala-Tosorontio

By-law No. 21- XX

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

Part of Lot 21, Concession 1, geographic Township of Adjala, 7406 Concession Road 2, Tosorontio (4301-020-004-00800)

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-7" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 21, Concession 1, geographic Township of Tosorontio, from an Agriculture (A) Zone and Open Space Conservation Zone to Agriculture Exception 123 (A-123) Zone, as shown cross-hatched on Schedule "A", attached hereto
2. **THAT** Section 4.4 – Zone Exceptions for the Agriculture (A) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 4.4. 123 (A-123 Zone)

Schedule A-7, Part of Lot 21, geographic Township of Tosorontio.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 21, Concession 1 (geographic Township Tosorontio) is hereby amended to permit an oversized detached accessory building.

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

- i. The accessory building shall have a maximum gross floor area, not exceeding, 167.23 square metres (1,800 square feet)

All other provisions of the Agriculture (A) zone continue to apply.

4. **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 Local Planning Appeal 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 2021.

Floyd Pinto, Mayor

Dianne Gould-Brown, Clerk

Schedule "A"
To
By-law No. 21 -

