



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 26, Concession 1, geographic Township of Adjala, Township of Adjala-Tosorontio (9100 25th Sideroad, Adjala).

SYNOPSIS: To permit an accessory dwelling unit within an oversized detached accessory structure in the front yard in the Rural (R) 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.

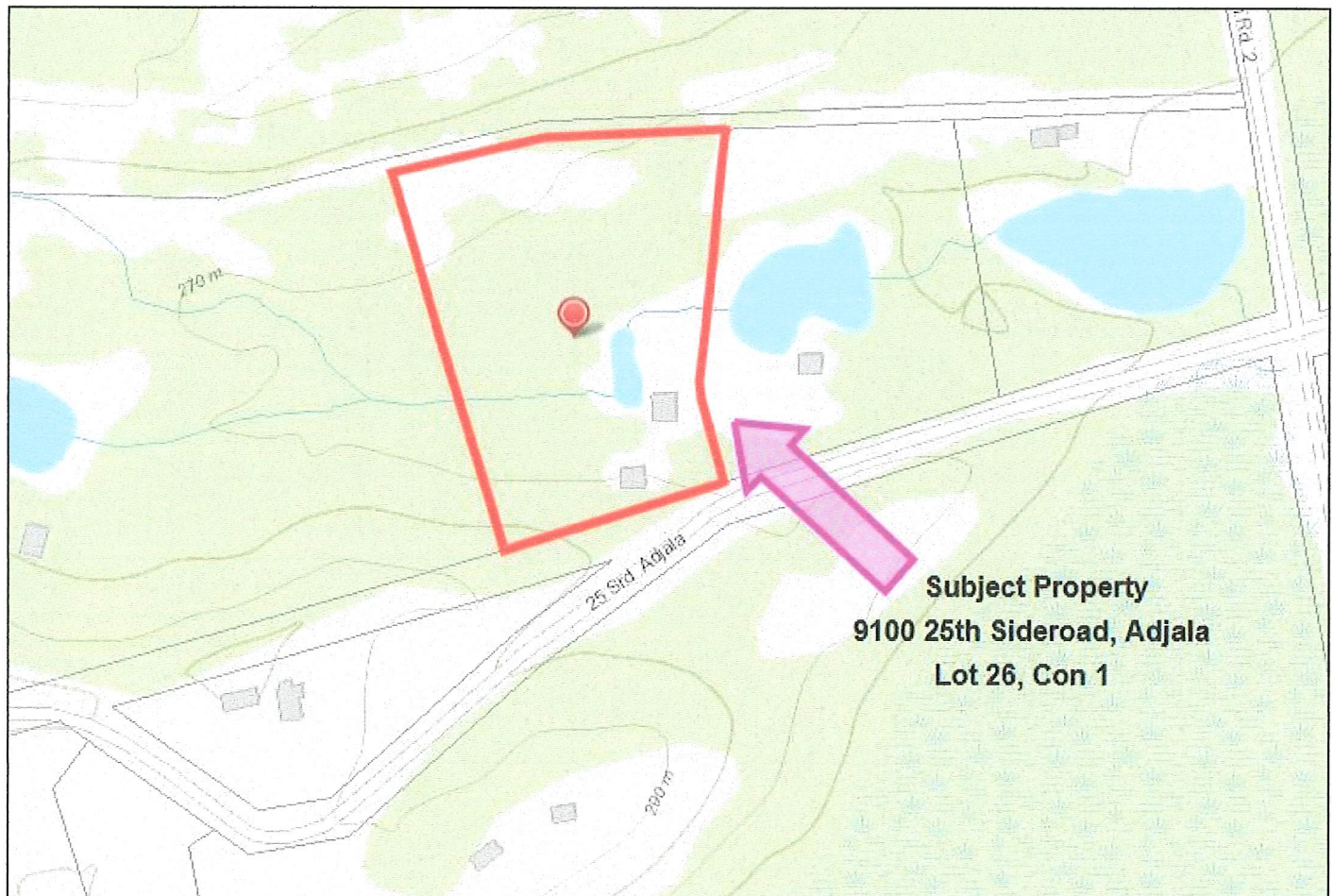
If you wish to be notified of the approval of the proposed Zoning By-law Amendment, you must make a written request to the Township of Adjala-Tosorontio, 7855 30th Sideroad Adjala, Alliston, Ontario, L9R 1V1.

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/01/21 (9100 25th Sideroad, Adjala)**

Application has been made for rezoning (Z/01/21) on lands located on Part of Lot 26, Concession 1, geographic township of Adjala, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to permit an accessory dwelling unit within an oversized detached accessory structure, located in the front yard.



CONCEPTUAL SEPTIC SKETCH

9100 25 Sideroad Adjala
 Part of Lot 26, Concession 1
 Township of Adjala-Toscoronto
 County of Simcoe

- Notes:
- Septic system design to meet all Ontario Building Code requirements
 - Planning reviews and approvals required
 - Accuracy of base plans needs to be confirmed
 - Planning compliance review required
 - Planning approvals required
 - Natural heritage & engineering constraints not evaluated
 - All dimensions and areas are approximate
 - Based on County of Simcoe GIS data
 - Based on Roots Environmental - Scoped Natural Heritage Evaluation - January 22 2021

DATE: March 19, 2021

ISSUES:

SCALE: 1:250



County of Simcoe
 Roots Environmental
 N:\adjala-toscoronto\12031\02\Drawings\Site Sketch

PLANNING
 URBAN DESIGN
 & LANDSCAPE
MHBC
 ARCHITECTURE

1-800-387-2222 | www.mhbc.ca



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 26, Concession 1, geographic Township of Adjala, 9100 25th Sideroad, Adjala (4301-010-006-01100)

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-4" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 26, Concession 1, geographic Township of Adjala, from a Rural (R) Zone to Rural Exception 107 (R-107) Zone, as shown cross-hatched on Schedule "A", attached hereto
2. **THAT** Section 5.4 – Zone Exceptions for the Rural (R) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 5.4.107 (R-107 Zone)

Schedule A-4, Part of Lot 26, geographic Township of Adjala.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 26, Concession 1 (geographic Township Adjala) is hereby further amended to permit a dwelling unit within a detached accessory building.

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

- i. No more than one (1) accessory dwelling unit shall be permitted in the R-107 zone;
- ii. The accessory dwelling unit shall have a maximum gross floor area, not exceeding, 200 square meters (2,152 square feet),

- iii. The accessory dwelling unit shall have a maximum ground gross floor area, not exceeding, 100 square meters (1, 076 square feet)
- iv. The accessory dwelling unit shall be permitted to be located in the front yard of the principal dwelling; and
- v. shall have a front yard setback of 8.0 meters

All other provisions of the Rural 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 –



SITE SKETCH

9100 25 Sideroad Adjala
 Part of Lot 26, Concession 1
 Township of Adjala-Tesoronko
 County of Simcoe

- Notes:
- Planning reviews and approvals required
 - Accuracy of base plans needs to be confirmed
 - Planning compliance review required
 - Planning approvals required
 - Natural heritage & engineering constraints not evaluated
 - All dimensions and areas are approximate
 - Based on County of Simcoe OIS data
 - Based on Roots Environmental - Scoped Natural Heritage Evaluation - January 22 2021

DATE: March 3, 2021
 DRAWN BY: County of Simcoe - Roots Environmental
 SCALE: 1:1000
 0 10 20 30 40 50 Meters
 9100-25-26-1-27-ADJ-2021-01-01-01-01

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 13 COLLEGE STREET, SUITE 201, ARLINGTON, ONTARIO
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