



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/22/23

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 2, Concession 3, geographic Township of Tosorontio, Township of Adjala-Tosorontio (5026 Concession Road 4).

SYNOPSIS: To permit construction of a detached accessory structure that is located in-front of the single-family dwelling, within the Agricultural (A) Zone.

AND TAKE NOTICE the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on Wednesday, January 10th, 2024, with the open session starting at 6:30 p.m.**

There will be a commenting period from December 18, 2023 to January 5, 2024 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@adjitos.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, 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 30th 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:

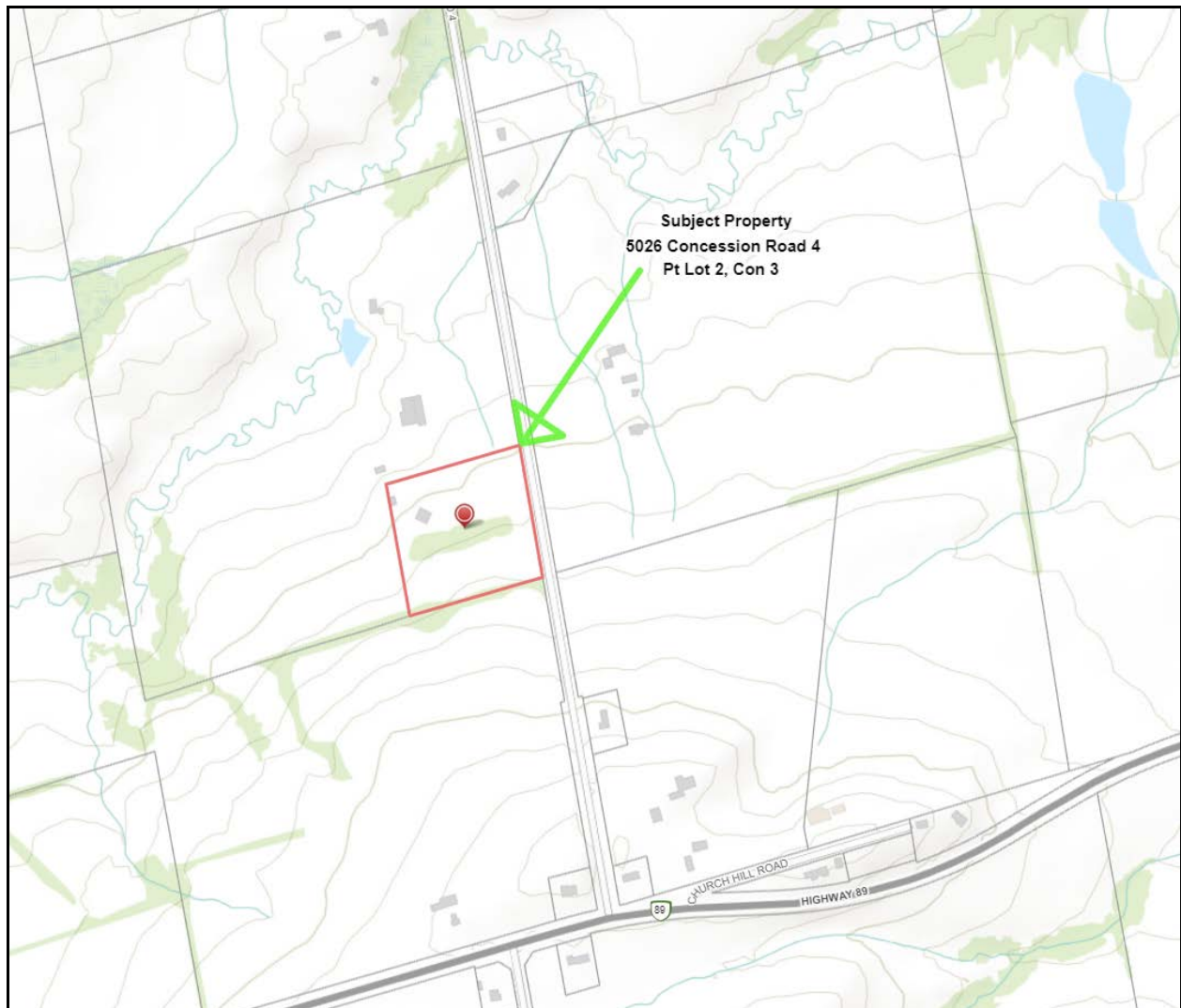
Jaclyn Cook
Planning Technician
Township of Adjala-Tosorontio
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 223 F: (705) 434-5051
e-mail:jcook@adjtos.ca

Dated at the Township of Adjala-Tosorontio this 18th day of December 2023.

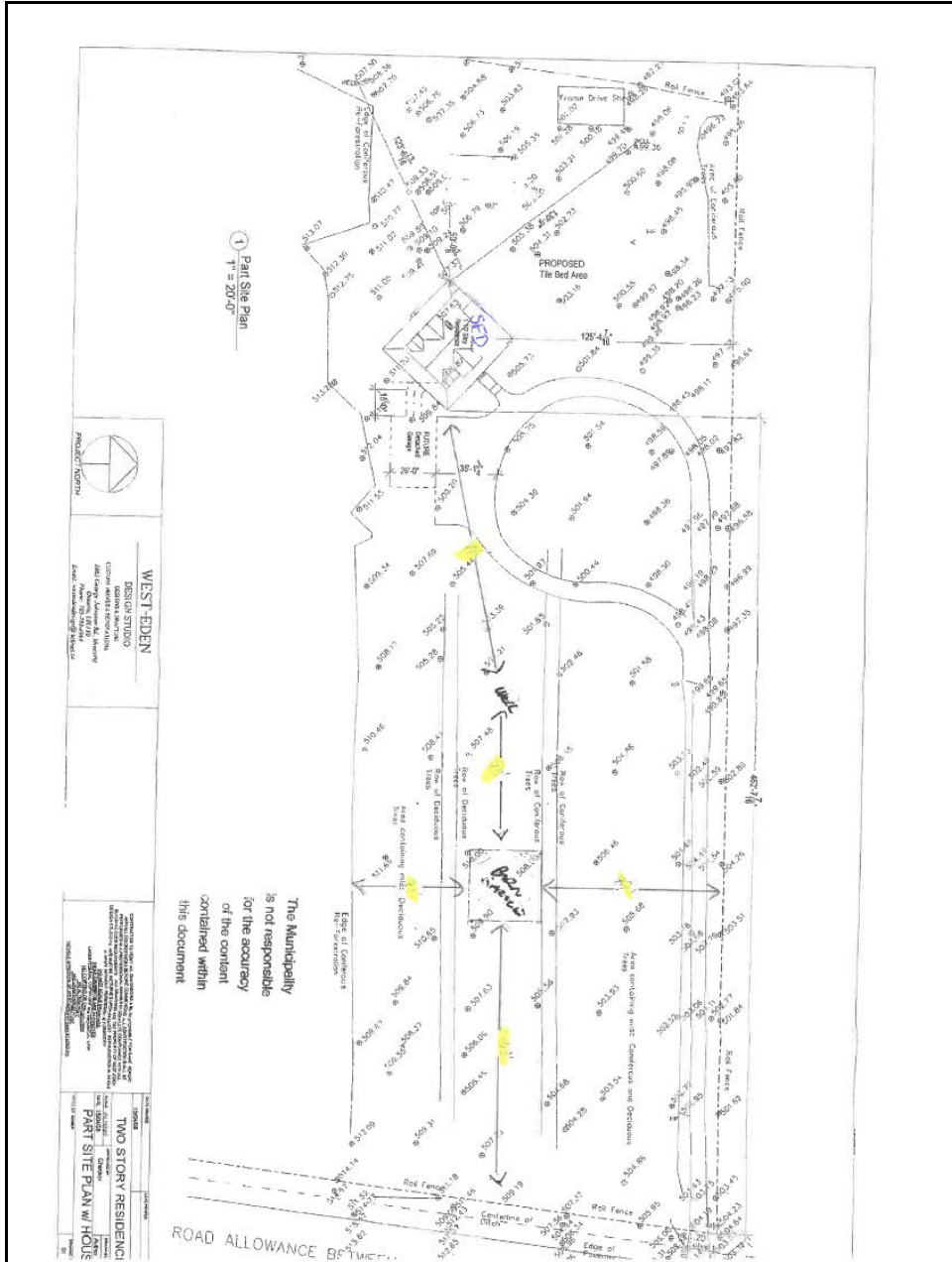
**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/22/23 (5026 Concession Road 4)**

An application has been made for rezoning (Z/22/23) on lands located on Part of Lot 2, Concession 3, geographic township of Tosorontio, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to permit the construction of a detached accessory structure, which is located in-front of the existing single-family dwelling. The proposed structure will have a front yard setback of 46.6 metres.

Location Map



PROPOSAL



The Corporation of The Township of Adjala-Tosorontio

By-law 2024 - XX

A By-law to amend Zoning By-law 03-57, as amended, of the Township of Adjala-Tosorontio on Part of Lot 2, Concession 3, on Registered Plan; geographic Township of Tosorontio, 5026 Concession Road 4 (4301-020-001-07800)

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-5" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 2, Concession 3, geographic Township of Tosorontio, from Agricultural (A) Zone to Agricultural Exception 141 (A-141) Zone, as shown cross-hatched on Schedule "A", attached hereto.
2. **THAT** Section 4.4 – Zone Exceptions for the Agricultural (A) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 4.4.141 (A-141 Zone)

Schedule A-5, Part Lot 2, Con 3, geographic Township of Tosorontio.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 2, Concession 3 (geographic Township Tosorontio) is hereby further amended to permit the construction of a detached accessory structure to be located in-front of the existing single-family dwelling.

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

- i. The minimum front yard setback shall be 46 metres

All other provisions of the Agricultural (A) Zone shall apply.

3. **THAT** Schedule “A” and “B” are hereby declared to form part of this By-law.

ENACTMENT

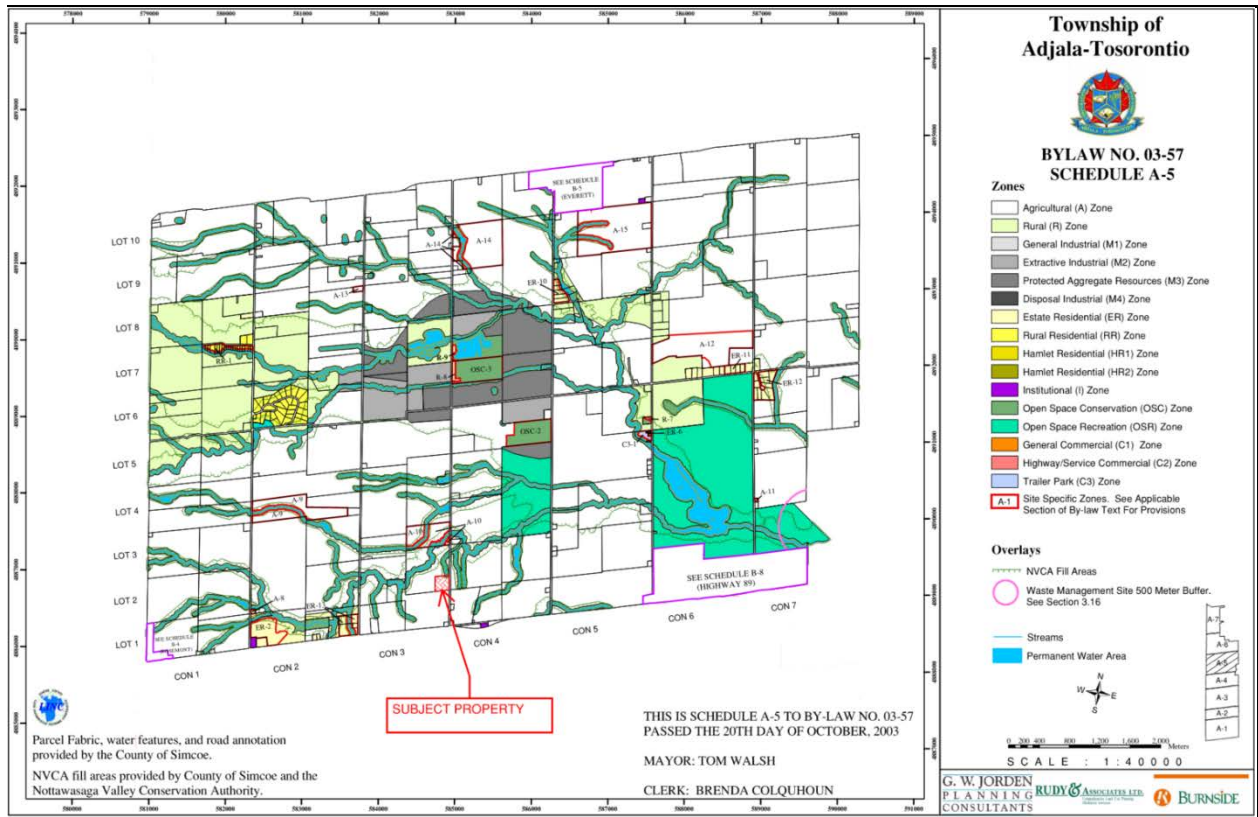
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Ontario Land Tribunal, and in either case, in accordance with 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 _____ 2024.

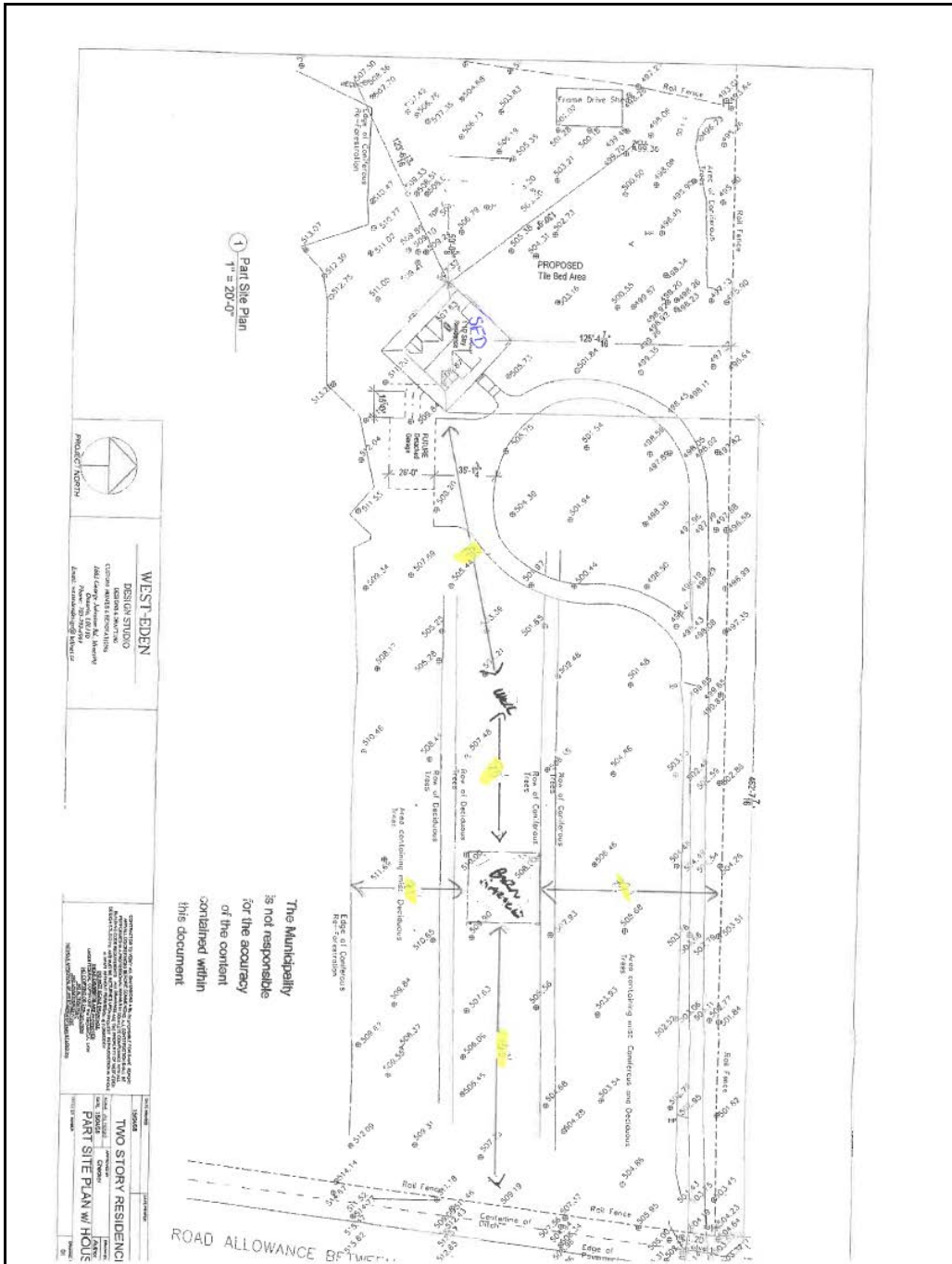
Scott W. Anderson, Mayor

Robin Reid, Clerk

Schedule A to By-law 2024-XX



Schedule B to By-law 2024-XX



WEST-EDEN
 DESIGN STUDIO
 10000 160th Street, Suite 100
 Edmonton, Alberta T5A 4P8
 Phone: (780) 463-1111
 Email: westeden@westeden.ca

TWO STORY RESIDENCE
 PART SITE PLAN w/ HOUSING
 PROJECT NO. 2024-XX
 DATE: 2024-XX-XX

The Municipality is not responsible for the accuracy of the content contained within this document