



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF PUBLIC MEETING
FOR APPLICATIONS
Filed under the Planning Act, R.S.O. 1990

**SUBDIVISION, OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT
APPLICATIONS
D12/WIN/17, O/01/17 & Z/04/17**

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 Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment for property located on Part of Lot 11, Concession 5, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6126 Concession Road 6).

SYNOPSIS: To approve a proposed draft plan of subdivision and amend zoning to reflect residential development and lot standards. (6126 Concession Road 6 - Winzen). NOTE: While each file is a separate application, all are related; a single circulation has been prepared to assist you with providing comments.

AND TAKE NOTICE that considering the restrictions due to COVID-19, the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Virtual Public Meeting on Monday, November 22nd, 2021 at 6:00 p.m. at a Special Council Meeting. There will be a commenting period from October 15, 2021 to November 12th, 2021** on the mentioned reports in such a way that the public can participate by 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:

Dianne Gould-Brown
Clerk
Township of Adjala-Tosorontio
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 263 F: (705) 434-5051
e-mail: dgouldbrown@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@adjitos.ca, to be read at the meeting 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 a person or public body that files an appeal of a decision of the Council of the Township of Adjala-Tosorontio in respect of the proposed plan of subdivision, does not make oral submissions at the public meeting, if one is held, or make written submissions to the Township of Adjala-Tosorontio before the proposed plan of subdivision is approved or refused, the Ontario Land Tribunal may dismiss the appeal.

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.

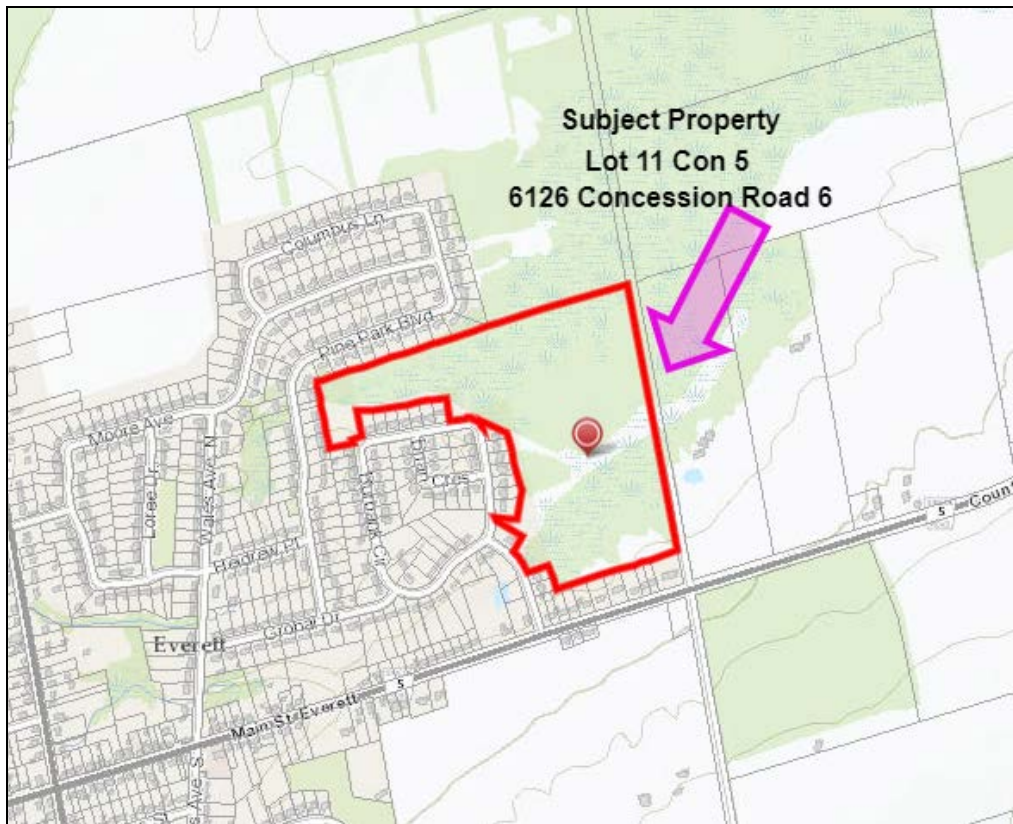
Additional information regarding the Zoning By-law Amendment, Official Plan Amendment and Plan of Subdivision is available to the public upon request to the Junior Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday. Please see the contact information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

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: ebrahwaite@adjtos.ca

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

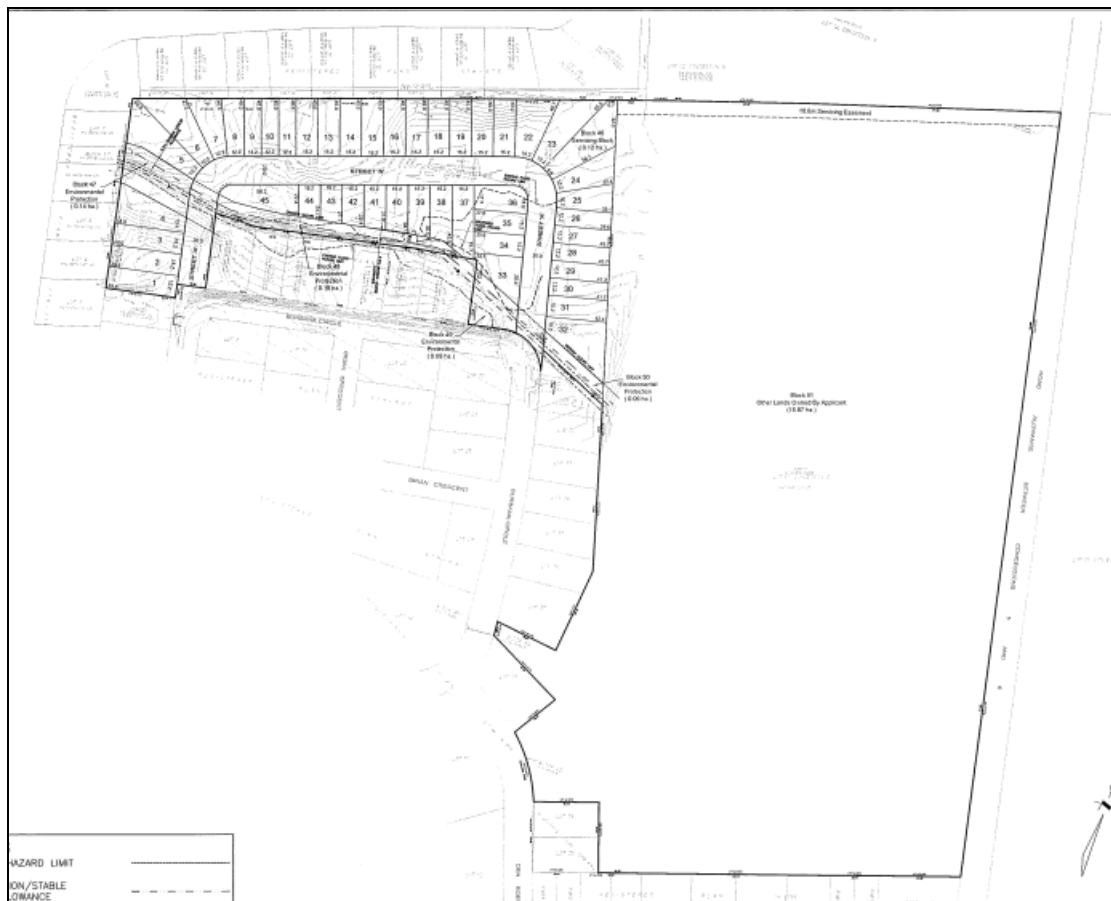
**PLAN OF SUBDIVISION, OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW
AMENDMENT APPLICATIONS
D12/WIN/17, O10/17 & Z104/17**

KEY MAP - LOCATION OF AFFECTED LANDS



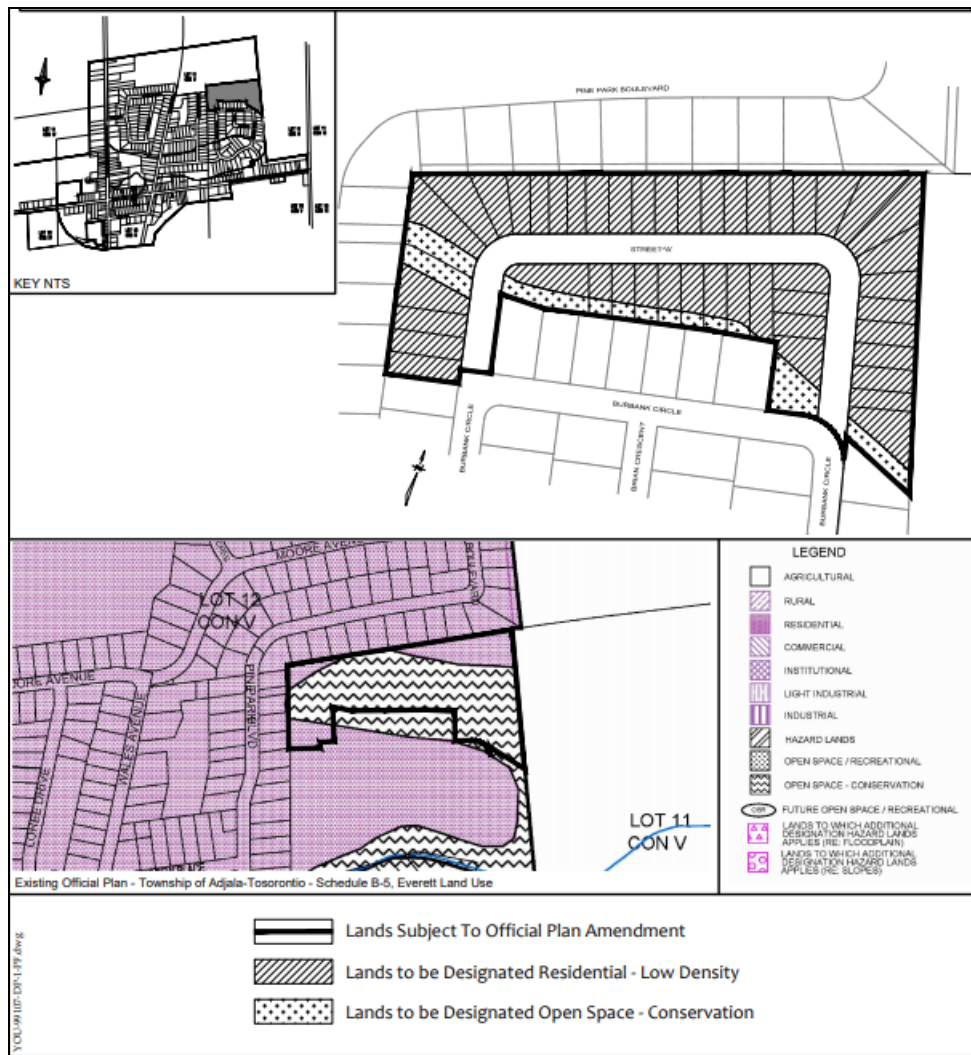
**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED PLAN OF SUBDIVISION
D12/WIN/17 (6126 Concession Road 6)**

Application has been made for a plan of subdivision (D12/WIN/17) on lands located on Part of Lot 11, Concession 5, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6126 Concession Road 6). The proposal is permit construction of a subdivision to allow for 45 single detached dwellings.



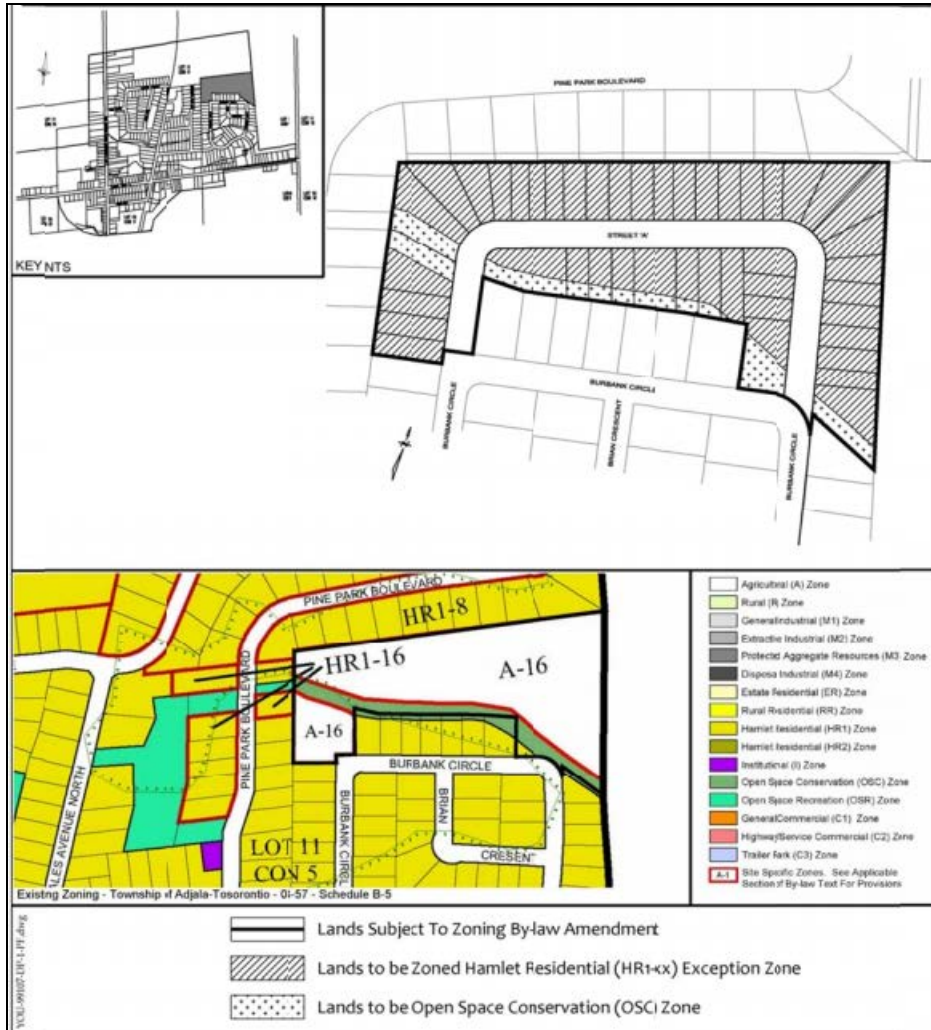
**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED OFFICIAL PLAN AMENDMENT
O/01/17 (6126 Concession Road 6)**

Application has been made for redesignation (O/01/17) on lands located on Part of Lot 11, Concession 5, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6126 Concession Road 6). The proposal is to change the designation to Residential – Low Density and Open Space – Conservation.



**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/04/17 (6126 Concession Road 6)**

Application has been made for rezoning (Z/04/17) on lands located on Part of Lot 11, Concession 5, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6126 Concession Road 6). The proposal is to change the zoning to Hamlet Residential One Exception XX (HR1-XX), and 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 11, Concession 5, geographic Township of Tosorontio, 6126
Concession Road 6 (4301-020-003-10600)**

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;

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 11, Concession 5, geographic Township of Tosorontio, from Agricultural Exception 16 (A-16) Zone and Open Space Conservation (OSC) Zone to a Hamlet Residential One Exception XX (HR1-XX) Zone, and Open Space Conservation (OSC) Zone, as shown on Schedule "A", attached hereto
2. **THAT** Section 18.3.XX (HR1-XX) Zone

Notwithstanding anything to the contrary found in this Bylaw, the following provisions shall apply to the lands zoned HR1-XX:

- A secondary suite is a permitted use;
 - The minimum lot frontage shall be 12.2 metres;
 - The minimum lot area shall be 487 square metres;
 - The minimum interior yard setback shall be 1.3 metres;
 - The minimum exterior side yard setback shall be 4 metres;
 - The maximum lot coverage shall be 30%.
3. **THAT** Schedule "A" is hereby declared to form part of this By-law.
 4. **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.

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

