



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

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 14, Concession 3, geographic Township of Tosorontio, Township of Adjala-Tosorontio (6483 Concession Road 3).

SYNOPSIS: To permit construction of a detached additional residential unit.

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 January 18, 2022 to February 9, 2022** 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
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@aditos.ca

AND TAKE NOTICE that in addition to the virtual public meeting, public meetings will be held on Wednesday, February 9, 2022 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 through our iCompass portal.



If a person or public body does not make oral or visual or written comments as prescribed earlier to 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 Ontario Land Tribunal.

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

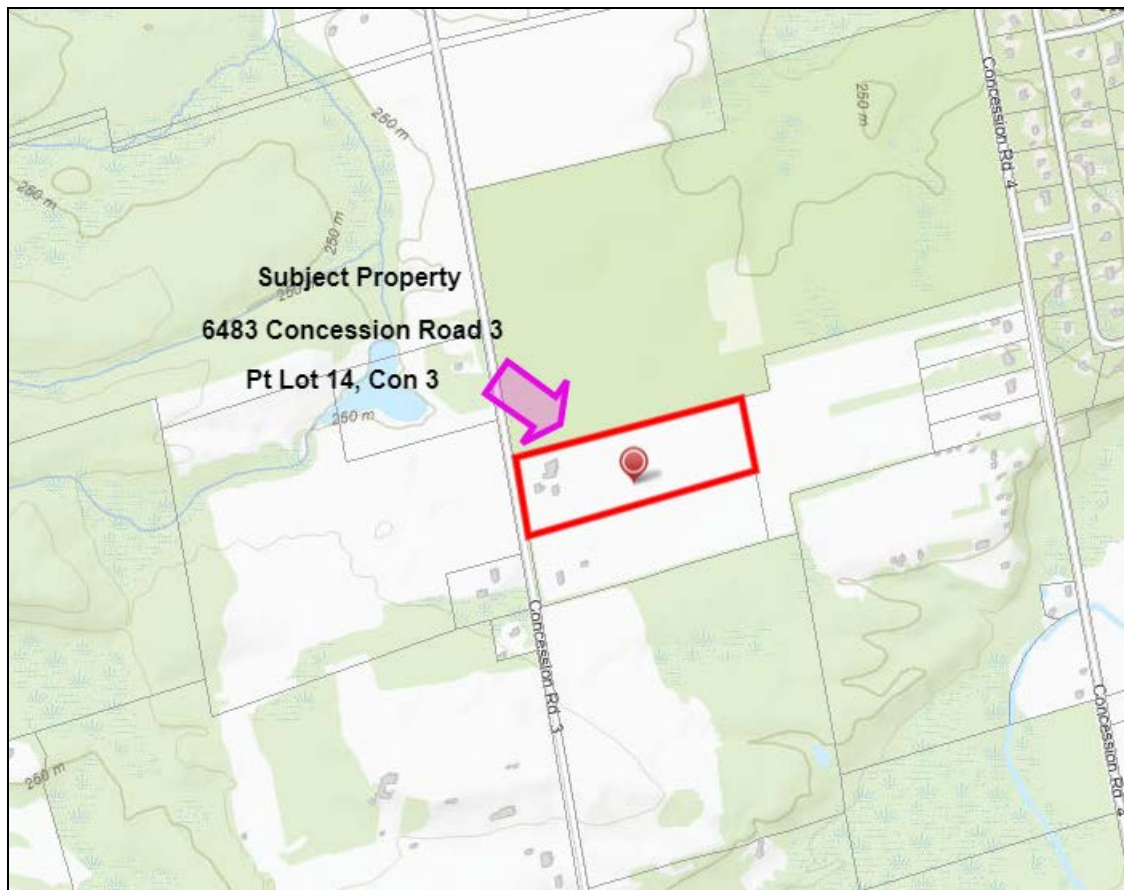
If you wish to be notified of the approval of the proposed Zoning By-law Amendment, you must make a written request to the Township of Adjala-Tosorontio, 7855 30th Sideroad Adjala, Alliston, Ontario, L9R 1V1.

Additional information regarding the Zoning By-law Amendments is available to the public upon request to the 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 18th day of January 2022.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/23/21 (6483 Concession Road 3)**

Application has been made for rezoning (Z/23/21) on lands located on Part of Lot 14, Concession 3, geographic township of Tosorontio, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to a site-specific zoning to permit a second detached single-family dwelling.



The Corporation of The Township of Adjala-Tosorontio

By-law No. 22- XX

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

Part of Lot 14, Concession 3, 51R11767 Part 1, 51R24148 Part 2 on Reference Plan, geographic Township of Tosorontio, 6483 Concession Road 3 (4301-020-003-05200)

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 14, Concession 3, geographic Township of Tosorontio, from a Rural (R) Zone to Rural Exception 113 (R-113) 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 5.4.113 (R-113 Zone)

Schedule A-6, Part of Lot 14, Concession 3, geographic Township of Tosorontio.

Notwithstanding any provisions to the contrary of this By-law, the following altered and additional provisions shall apply to the lands zoned **R-113**:

- i. No more than two (2) single-family dwellings shall be permitted in the R-113 zone;
- ii. Provisions of Section 3.3 continue to apply.

All other provisions of the Rural (R) zone continue to apply.

3. **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 2022.

Floyd Pinto, Mayor

Dianne Gould-Brown, Clerk

Schedule "A"
To
By-law No. 22 -



