



**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/16/22**

**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 18, Concession 3, geographic Township of Tosorontio, Township of Adjala-Tosorontio (7039 Concession Road 3).

**SYNOPSIS: To convert the existing single-family dwelling to a duplex within the Rural (R) Zone.**

**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 **Hybrid Public Meeting on Wednesday, January 11<sup>th</sup>, 2023 at 6:00 p.m. at a Regular Council Meeting.**

**There will be a commenting period from December 12, 2022 to January 6, 2023** 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:

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@adjtos.ca](mailto:dgouldbrown@adjtos.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](mailto:clerk@adjtos.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 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 30<sup>th</sup> 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:

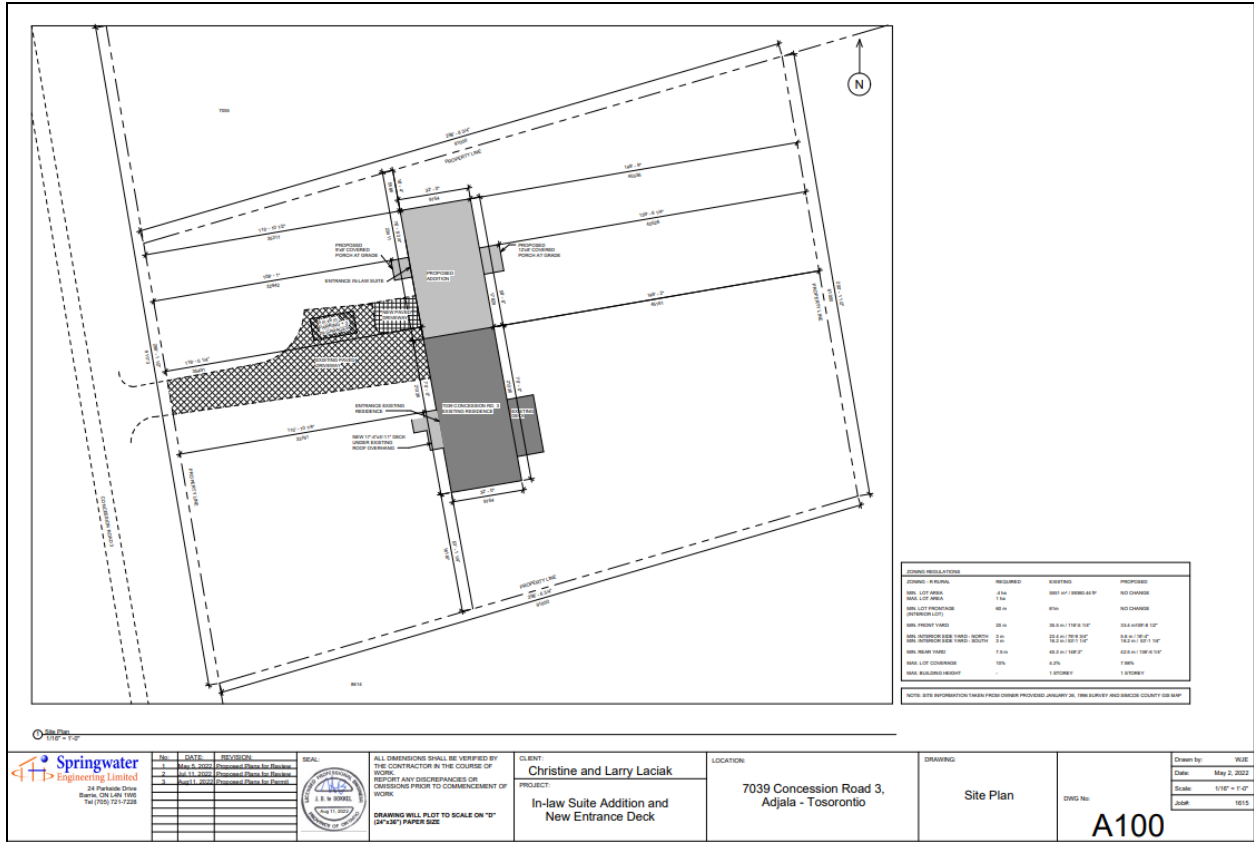
Eric Brathwaite  
Planner  
Township of Adjala-Tosorontio  
7855 Sideroad 30 Alliston ON L9R 1V1  
P: (705) 434-5055 ext. 245 F: (705) 434-5051  
e-mail: [ebrathwaite@adjtos.ca](mailto:ebrathwaite@adjtos.ca)

**Dated** at the Township of Adjala-Tosorontio this 12<sup>th</sup> day of December 2022.

**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED ZONING AMENDMENT  
Z/16/22 (7039 Concession Road 3)**

Application has been made for rezoning (Z/16/22) on lands located on Part of Lot 18, Concession 3, geographic township of Tosorontio, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to permit construction of an addition to the single-family dwelling to create a duplex, within the Rural (R) Zone (Part Lot 18, Concession 3).





<p>Springwater Engineering Limited</p> <p>24 Franklin Drive Burlington, ON L7R 1R8 Tel: (905) 321-7228</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>March 2022</td> <td>Prepared Plans for Planning</td> </tr> <tr> <td>2</td> <td>May 11, 2022</td> <td>Discrepancies for Planning</td> </tr> <tr> <td>3</td> <td>May 11, 2022</td> <td>Discrepancies for Planning</td> </tr> </tbody> </table>	NO.	DATE	REVISION	1	March 2022	Prepared Plans for Planning	2	May 11, 2022	Discrepancies for Planning	3	May 11, 2022	Discrepancies for Planning		<p>ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF WORK.</p> <p>DRAWING WILL PLOT TO SCALE ON "D" (24"X36") PAPER SIZE</p>	<p>CLIENT: <b>Christine and Larry Laciak</b></p> <p>PROJECT: <b>In-law Suite Addition and New Entrance Deck</b></p>	<p>LOCATION: <b>7039 Concession Road 3, Adjala - Tosoronto</b></p>	<p>DRAWING: <b>Site Plan</b></p>	<p>DWG No: <b>A100</b></p>	<p>Drawn by: <b>WJE</b></p> <p>Date: <b>May 2, 2022</b></p> <p>Scale: <b>1/8" = 1'-0"</b></p> <p>Loop: <b>1015</b></p>
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# The Corporation of The Township of Adjala-Tosorontio

## By-law No. 23- XX

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

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#### Part of Lot 18, Concession 3, on Reference Plan 51R25973; Part 1, geographic Township of Tosorontio, 7039 Concession Road 3 (4301-020-004-05310)

**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 18, Concession 3, geographic Township of Tosorontio, from Rural (R) zone & Open Space Conservation (OSC) to Rural Exception 119 (R-119) Zone & Open Space Conservation Exception 19 (OSC-19), 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 5.4.119 (R-119 Zone)**

Schedule A-6, Part Lot 18, 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 18, Concession 3 (geographic Township Tosorontio) is hereby further amended to permit the construction of an additional dwelling unit attached to the existing single-family dwelling.

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

- i. The maximum of one (1) additional dwelling unit shall be permitted

All other provisions of the Rural (R) Zone shall apply.

3. **THAT** Section 15.3 – Zone Exceptions for the Open Space Conservation (OSC) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

**Section 15.3.19 (OSC-19 Zone)**

Schedule A-6, Part Lot 18, 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 18, Concession 3 (geographic Township Tosorontio) is hereby further amended to permit the extension of the existing single-family dwelling into the Open Space Conservation (OSC) Zone.

All other provisions of the Open Space Conservation (OSC) Zone shall 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 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 \_\_\_\_\_ 2023.

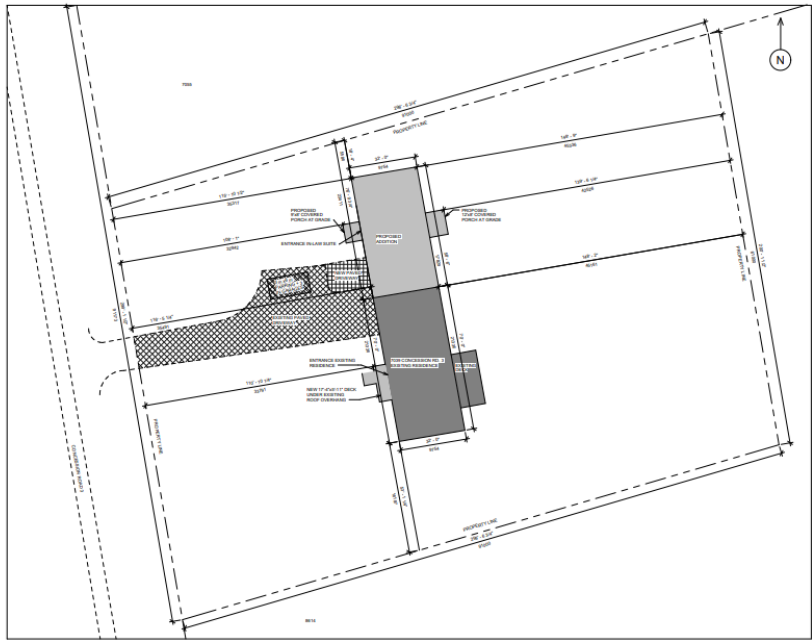
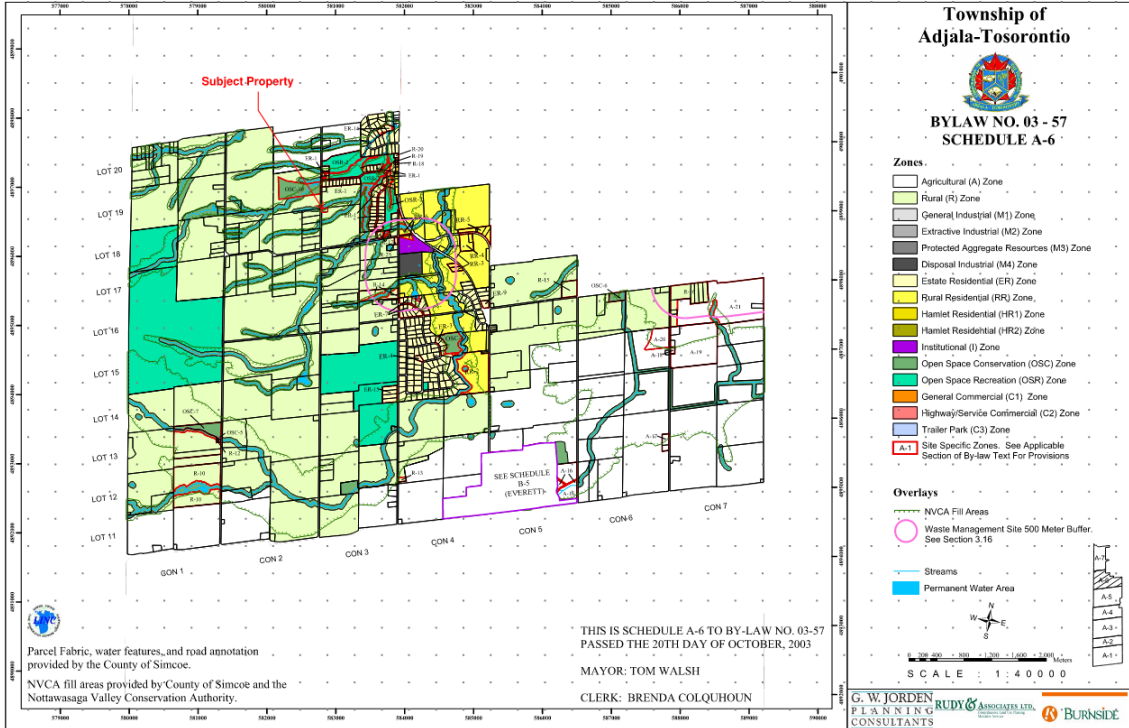
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**Scott W. Anderson, Mayor**

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**Dianne Gould-Brown, Clerk**

# Schedule "A" To By-law No. 23 -



CONTRACT NO.	DATE	REVISION	BY	CHKD.
1	2023	Issue for Review		
2	2023	Revised Drawings		
3	2023	Final Drawings		

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Site Preparation	1	LOT	10000	10000
2	Foundation	1	LOT	15000	15000
3	Structure	1	LOT	20000	20000
4	Roofing	1	LOT	8000	8000
5	Interior Finishes	1	LOT	12000	12000
6	Exterior Finishes	1	LOT	5000	5000
7	Site Work	1	LOT	3000	3000
8	Permit Fees	1	LOT	2000	2000
9	Professional Fees	1	LOT	10000	10000
10	Contingency	1	LOT	10000	10000
<b>TOTAL</b>					<b>100000</b>

NOTE: SITE INFORMATION TAKEN FROM CONDESSA PROJECTS, JANUARY 24, 1988 SURVEY AND SIMCOE COUNTY GIS MAP

<p>Springwater Engineering Limited 24 Parkside Drive Burlington, ON L7R 4B8 Tel: (709) 517-1238</p>	No. _____ Date _____ Scale _____		ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF WORK. DRAWING WILL PLOT TO SCALE ON "D" (30"X42") PAPER SIZE	CLIENT: <b>Christine and Larry Laciak</b> PROJECT: <b>In-law Suite Addition and New Entrance Deck</b>	LOCATION: <b>7039 Concession Road 3, Adjala - Tosoronto</b>	DRAWING: <b>Site Plan</b> DWG No. _____	Drawn by: <b>WLS</b> Date: <b>May 3, 2023</b> Scale: <b>1/8" = 1'-0"</b> Job No. <b>A100</b>
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