



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
Z/13/22**

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 31, Concession 7, geographic Township of Adjala, Township of Adjala-Tosorontio (7532 30th Sideroad, Adjala).

SYNOPSIS: To permit construction of an oversized detached accessory structure located closer to the rear property line, to be used entirely for a home industry. To further permit a reduction in the required parking spaces and an increase in employees.

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, December 14th, 2022 at 6:00 p.m. at a Regular Council Meeting.**

There will be a commenting period from November 16, 2022 to December 9, 2022 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

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, 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 30th Sideroad Adjala, Alliston, Ontario, L9R 1V1.

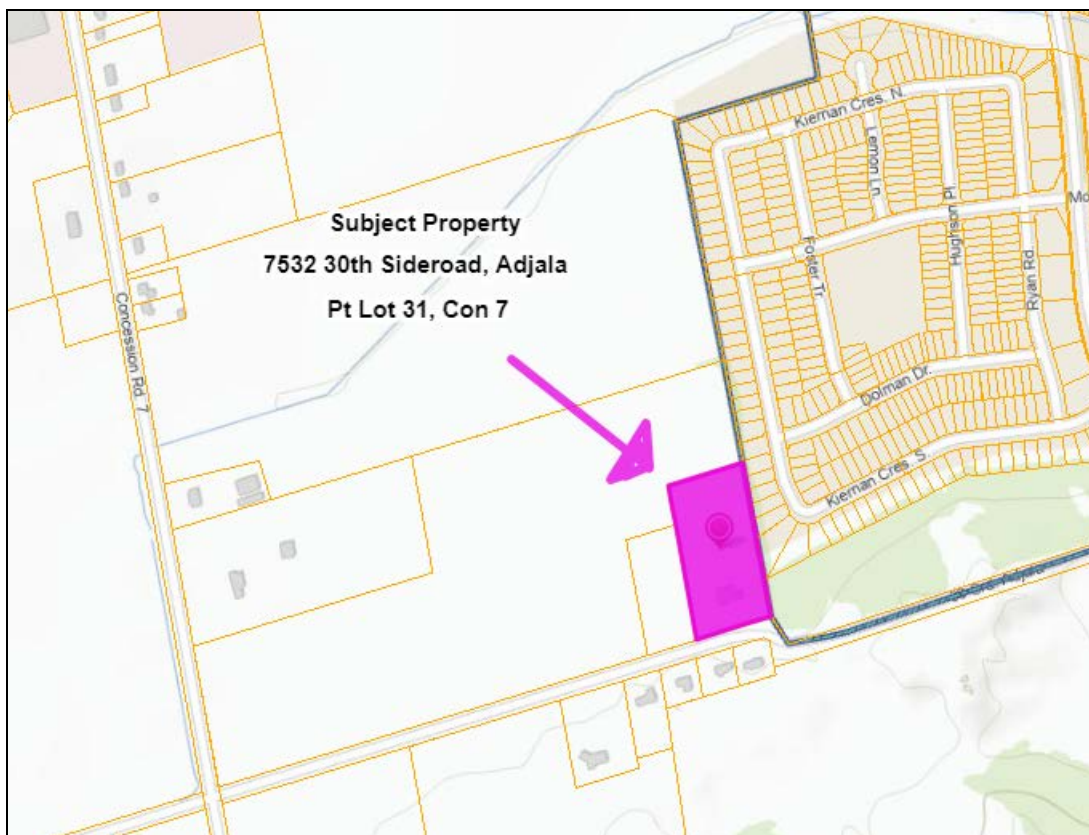
Additional information regarding the Official Plan Amendment and Zoning By-law Amendment is available to the public upon request to the Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday. Please see the contact information for the Planner below:

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@adjitos.ca

Dated at the Township of Adjala-Tosorontio this 16th day of November 2022.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/13/22 (7532 30th Sideroad, Adjala)**

An application has been made for the rezoning (Z/13/22) on lands located on Part of Lot 31, Concession 7, geographic township of Adjala, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property for a site-specific reason to permit construction of an oversized detached accessory structure with a maximum size of 558m² where a maximum 100m² is permitted. To permit the accessory storage structure to be used 100% for the Home Industry, whereas a maximum of 50% is permitted. To permit four (4) persons, excluding the owner and members of the family residing in the dwelling to be employed, whereas two (2) is the maximum. To permit one (1) off-street parking space to be provided for each 140m² of the accessory size, whereas one (1) off-street parking space per 30m² is required and to permit a minimum rear yard setback of 7 metres, where 7.5 metres is required Rural (R) Zone (Part Lot 31, Concession 7).



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 31, Concession 7, RP 51R2579, Part 1, geographic Township of Adjala, 7532 30th Sideroad (4301-010-003-11402)

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 a portion of the subject property located as Part of Lot 31, Concession 7, geographic Township of Adjala, from a Rural (R) Zone to Rural Exception 116 (R-116) Zone, as shown 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 5.4.116 (R-116 Zone)

Schedule A-4, Part of Lot 31, Concession 7, geographic Township of Adjala.

Notwithstanding any provisions to the contrary of By-law 03-57, as amended, the zoning of the lands described as, Part of Lot 31, Concession 7, Geographic Township of Adjala, is hereby further amended by establishing the following provisions to apply to the lands Zoned Rural Exception 116 (R-116):

- a) That notwithstanding Section 3.4.i)iii) of this By-law, the gross floor area of the accessory building shall be 558 square metres (6,006.3 square feet).
- b) That notwithstanding Section 3.13.c) of this By-law, the maximum gross floor area of the Home Industry shall be 100 percent of the gross floor area of the accessory structure.

- c) That notwithstanding Section 3.13.d) of this By-law, four (4) persons excluding the owner and members of the family residing in the dwelling shall be employed in the Home Industry.
- d) That notwithstanding Section 3.13.f) of this By-law, no more than four (4) parking spaces shall be required to be devoted for the Home Industry.
- e) That notwithstanding Schedule B Section 5.1 of this By-law, the rear yard setback shall be 7.0 metres for the accessory structure.

All other provisions of the Rural zone continue to apply.

3. **THAT** Schedule "A" is hereby declared to form part of this By-law.

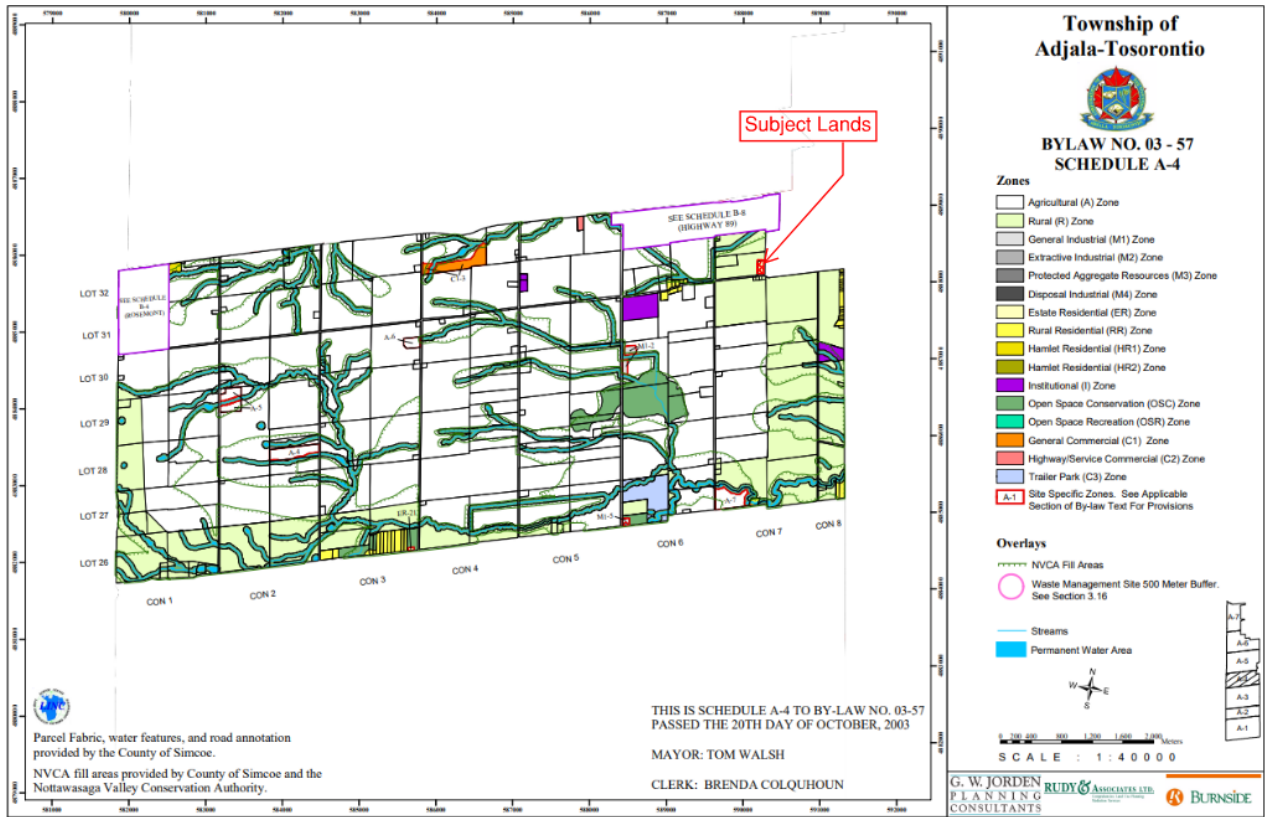
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Local Planning Appeal Tribunal, and in either case, in accordance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



▨ From Rural (R) To Rural with Exception "R-xx"

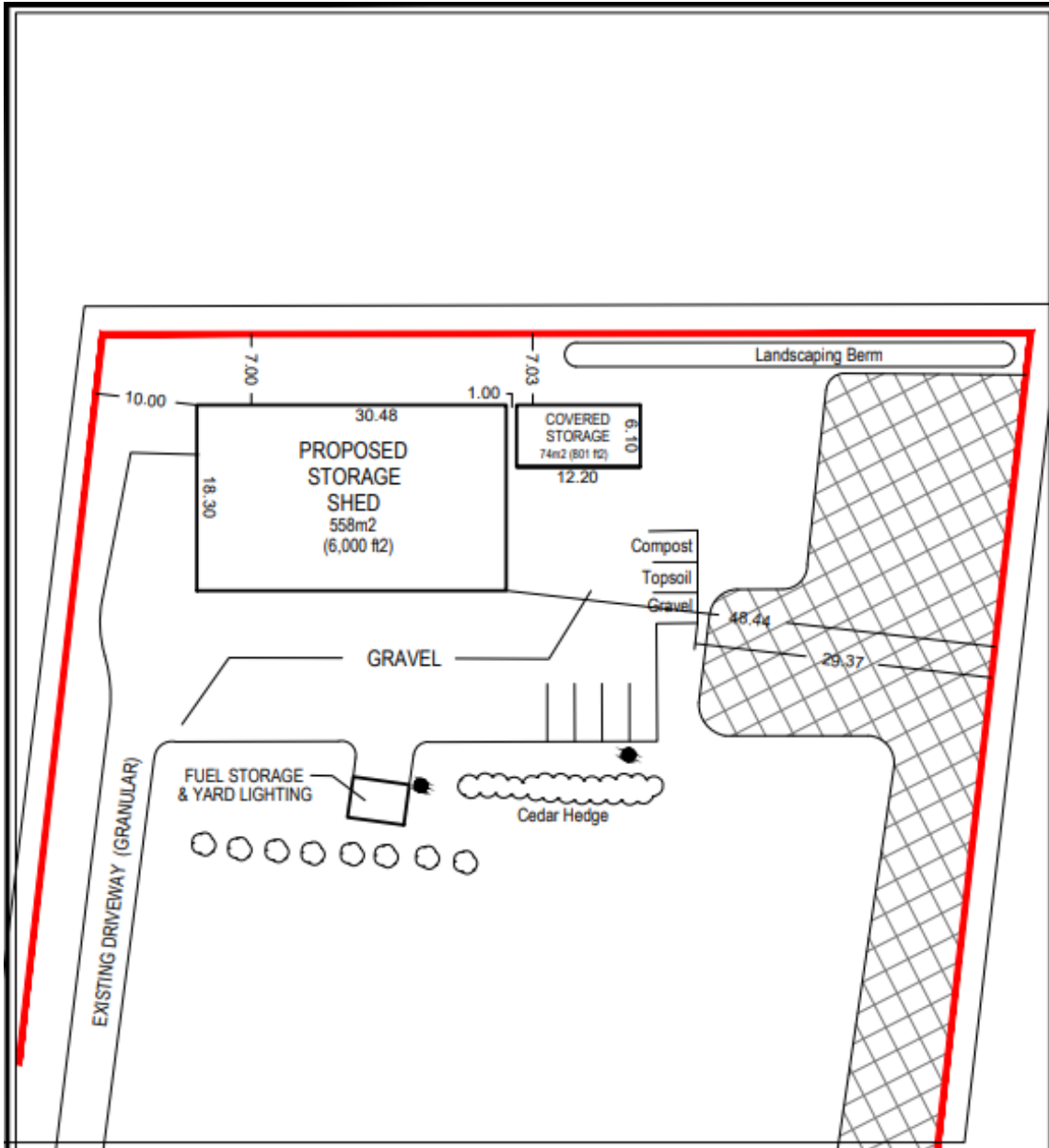



FIGURE 6B

DETAILED SITE PLAN HOME INDUSTRY
 DNA LANDSCAPING
 7532 30th Sideroad Adj4a
 Part of West Half of Lot 31
 Concession 7
 Township of Adj4a-Toronto
 County of Simcoe

-  Naturalized Area / Buffer (no disturbance)
-  Light Standard

 <p>Thorstone Consulting Services Land Use Planning and Development P.O. Box 118, Sutton, Ontario</p>	PREPARED FOR: DNA 2017-2018
	DATE: 2017-05-22
	SCALE: (m) 0 5 10 15 20