



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/07/19**

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 25, Concession 6, geographic Township of Adjala, Township of Adjala-Tosorontio (7942 25th Sideroad).

SYNOPSIS: To restrict the residential uses of the retained lot, to recognize the setbacks of the existing agricultural structures on the retained lot, and to permit a reduced frontage, as a result of a surplus farm dwelling severance.

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 Wednesday, December 8th, 2021 at 6:00 p.m. at a Regular Council Meeting.**

There will be a commenting period from November 15, 2021 to December 3, 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@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.

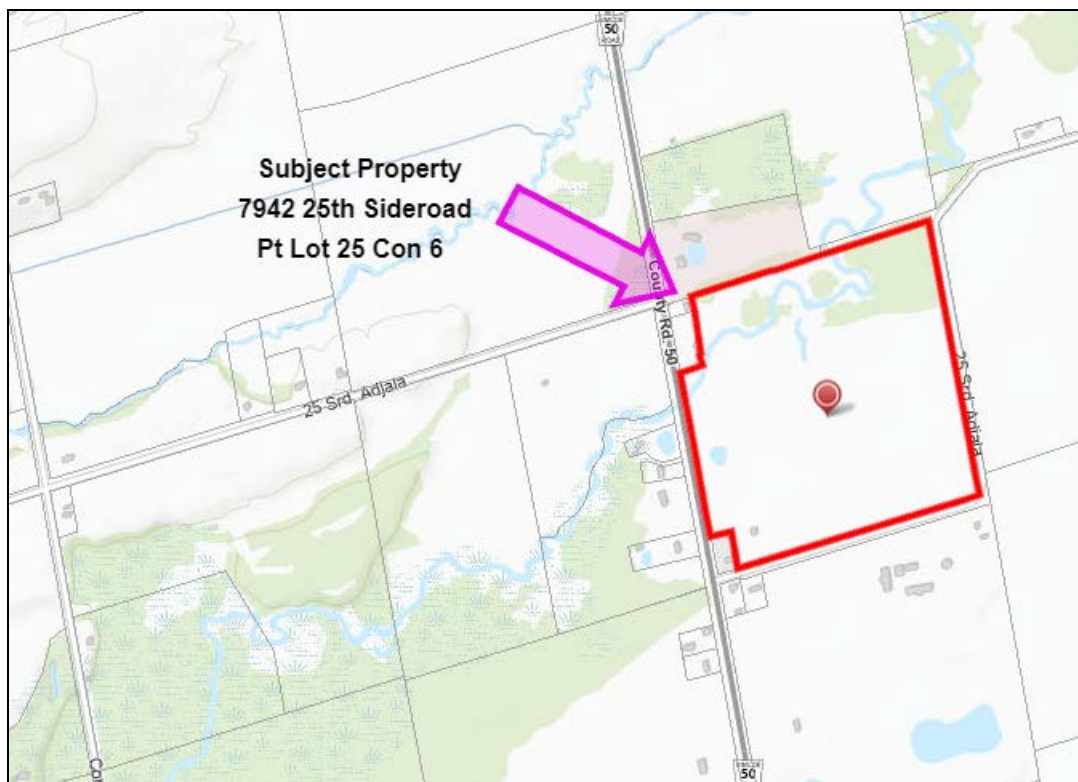
Additional information regarding the Zoning By-law Amendment is available to the public upon request to the Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday. Please see the contact information for the Planner below:

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

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

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/07/19 (7942 25th Sideroad)**

Application has been made for rezoning (Z/07/19) on lands located on Part Lot 25 Concession 6, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property for a site-specific reason to remove agricultural uses on the severed lot, to recognize the reduced frontage and lot size of the severed lot, to recognize the setbacks of the existing agricultural structures on the retained lot and to sterilize the retained parcel to prohibit a residential use in the Agricultural (A) Zone (Part Lot 25, Concession 6).



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 25, Concession 6, RP; 51R19619 Parts 1 & 2, geographic Township of Adjala, 7942 25th Sideroad (4301-010-003-06600)

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-3" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 25, Concession 6, RP; 51R19619 Parts 1 & 2, geographic Township of Adjala, from an Agricultural (A) Zone to Agricultural Exception 132 (A-132) Zone, as shown cross-hatched on Schedule "A", attached hereto and an Agricultural Exception 133 (A-133) Zone, as shown 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 4.4.132 (A-132 Zone)

Schedule A-3, Part of Lot 25, Concession 6, geographic Township of Adjala.

Notwithstanding any provisions to the contrary of this By-law, the following altered and additional provisions shall apply to the lands zoned **A-132**:

- a) Residential uses shall be prohibited;
- b) The minimum lot area shall be 32 ha;
- c) The minimum side yard setback for the existing agricultural structure shall be the greater of 3 metres or the Minimum Distance Separation; and
- d) The minimum exterior side yard setback of the existing agricultural structure shall be the greater of 60 metres or the Minimum Distance Separation.

All other provisions of the Agricultural zone continue to apply.

3. **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 4.4.133 (A-133 Zone)

Schedule A-3, Part of Lot 25, Concession 6, geographic Township of Adjala.

Notwithstanding any provisions to the contrary of this By-law, the following altered and additional provisions shall to apply to the lands zoned **A-133**:

- a) Maximum Lot Area shall be 1.19 ha; and,
- b) Minimum Lot Frontage shall be 10 metres

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 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 2021.

Floyd Pinto, Mayor

Dianne Gould-Brown, Clerk

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

