



**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/08/23**

**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 25, Concession 5, geographic Township of Adjala, Township of Adjala-Tosorontio (8063 25<sup>th</sup> Sideroad.Adjala).

**SYNOPSIS:** To permit construction of a single-family dwelling located closer to the front property line, permit a detached accessory structure to be located in front of the proposed single-family dwelling and permit an agricultural structure located closer to the front property line, within the Agricultural (A) 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, April 12<sup>th</sup>, 2023 at 6:00 p.m. at a Regular Council Meeting.**

**There will be a commenting period from March 13, 2023 to April 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), 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.

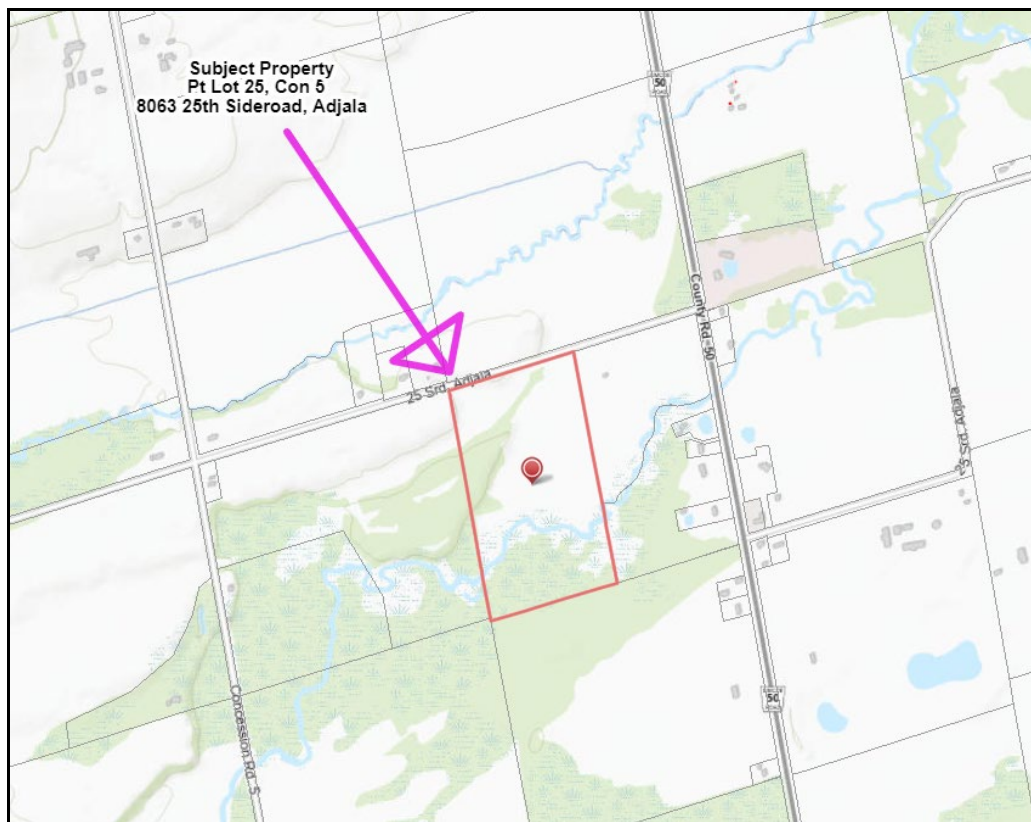
Additional information regarding the Zoning By-law Amendment is available to the public upon request to the Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday. Please see the contact information for the Planner below:

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 13<sup>th</sup> day of March 2023.

**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED ZONING AMENDMENT  
Z/08/23 (8063 25<sup>th</sup> Sideroad, Adjala)**

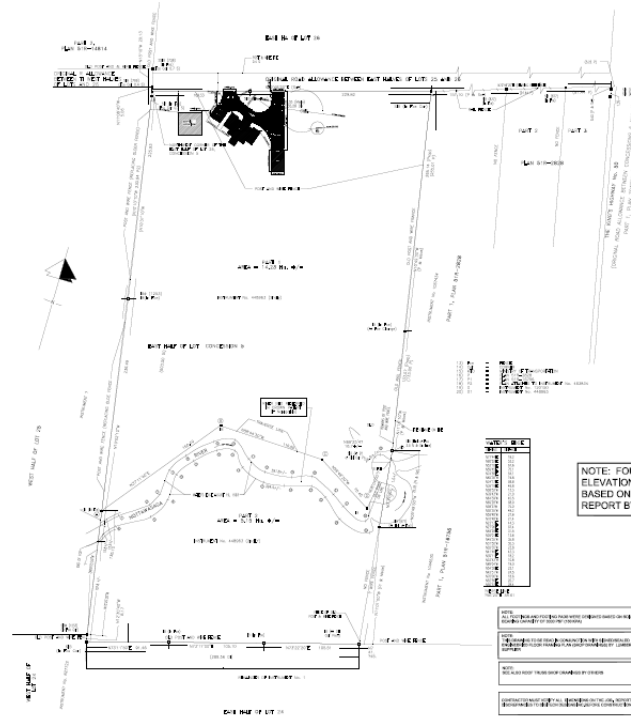
Application has been made for rezoning (Z/08/23) on lands located on Part of Lot 25, Concession 5, geographic township of Adjala, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to permit the construction of a single-family dwelling located closer to the front property line, permit construction of a detached accessory structure located in front of the proposed single-family dwelling and to permit an agricultural structure located closer to the front property line than permitted within the Agricultural (A) Zone. The proposed single-family dwelling is required to have a minimum front yard setback of 20 metres, where the dwelling is proposed to be 15.20 metres, the detached accessory structure is required to be behind the single-family dwelling, where it's being proposed in front of the single-family dwelling with a front yard setback of 15.00 metres and the agricultural structure is required to be 100 metres from the front property line however, is being proposed with e minimum front yard setback of 41.90 metres.



PART OF THE EAST HALF OF LOT 25,  
CONCESSION 5,  
TOWNSHIP OF ADJALA,  
COUNTY OF SIMCOE,

**SITE STATISTICS**

AREA OF LOT: 79,451.94M<sup>2</sup>  
 AREA OF THE ZONE: 1,810,475.11M<sup>2</sup>  
 AREA OF PARCEL: 100.00M<sup>2</sup>  
 AREA OF GRAVCE: 712.59M<sup>2</sup>



NOTE: FOUNDATION WALLS AND HOUSE DESIGN  
ELEVATIONS BY LASSONE ENGINEERING LTD.  
BASED ON FLOOD HAZARD ASSESSMENT HAZARD  
REPORT BY WSP.

**DRGTECH DESIGNS INC.**  
 11511 HWY 7 EAST, SUITE 100, MARKHAM, ON L3R 9V7  
 TEL: (905) 477-8888  
 FAX: (905) 477-8889  
 WWW.DRGTECHDESIGNS.COM  
 PROJECT: ADJALA AND FATMA PERIRA  
 DRAWN BY: A. BRISQOLA  
 DATE: 08/11/2010  
 SHEET: SP-1

# 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 25, Concession 5, on Reference Plan 51R24047 Part 1 & 2, RP 51R24140 Parts 1 & 2, geographic Township of Adjala, 8063 25<sup>th</sup> Sideroad (4301-010-003-03720)**

**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 5, geographic Township of Adjala, from Agricultural (A) Zone to Agricultural Exception 137 (A-137) Zone, as shown cross-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 4.4.137 (A-137 Zone)**

Schedule A-3, Part Lot 25, Con 5, geographic Township of Adjala.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 25, Concession 5 (geographic Township Adjala) is hereby further amended to permit the construction of a single family dwelling located closer to the front property line, permit construction of a detached garage located in front of the single-family dwelling and closer to the front property line and permit the construction of an agricultural structure located closer to the front property line.

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

- i. The minimum front yard setback for the single-family dwelling shall be 15.20 metres;
- ii. The minimum front yard setback for the detached accessory structure shall be 15.0 metres;
- iii. That only one (1) detached accessory structure shall be permitted in front of the single-family dwelling; and
- iv. The minimum front yard setback for an agricultural structure shall be 41.9 metres

All other provisions of the Agricultural (A) Zone shall apply.

2. **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.

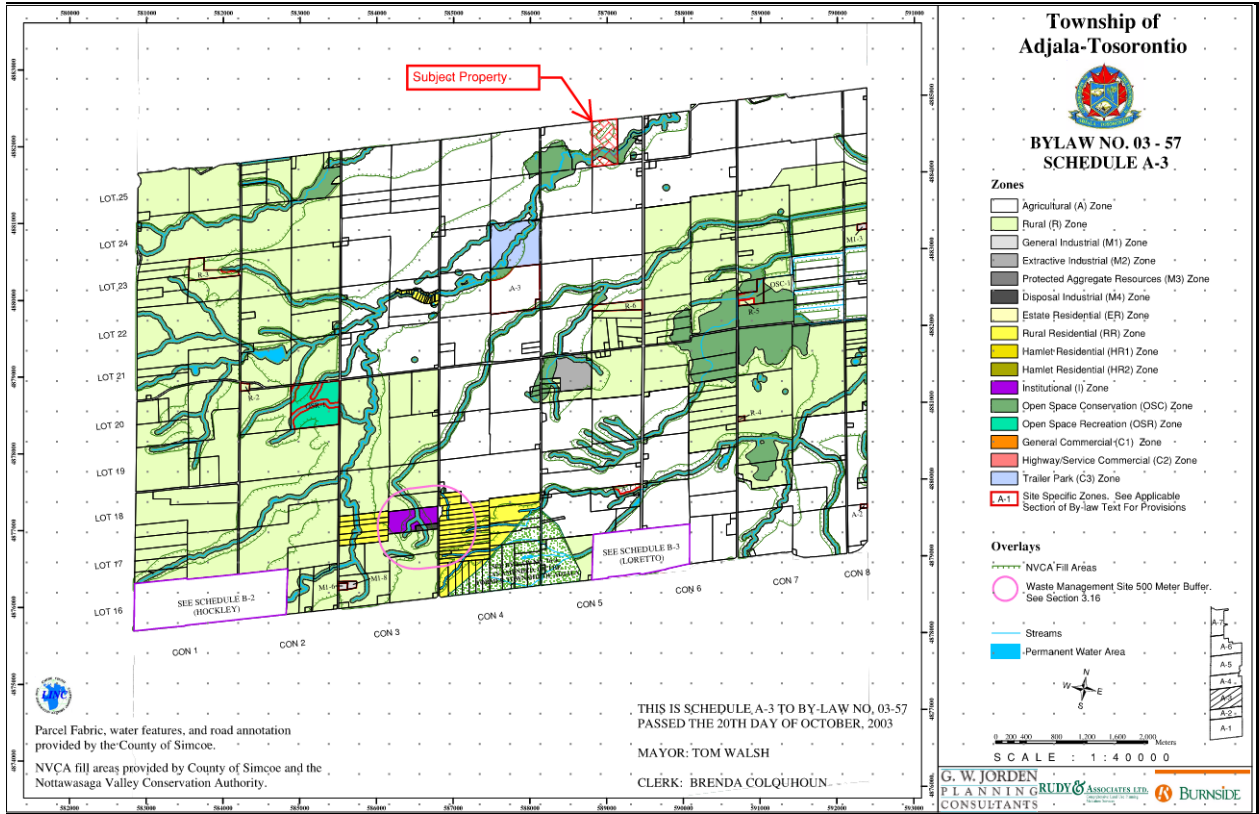
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**Scott W. Anderson, Mayor**

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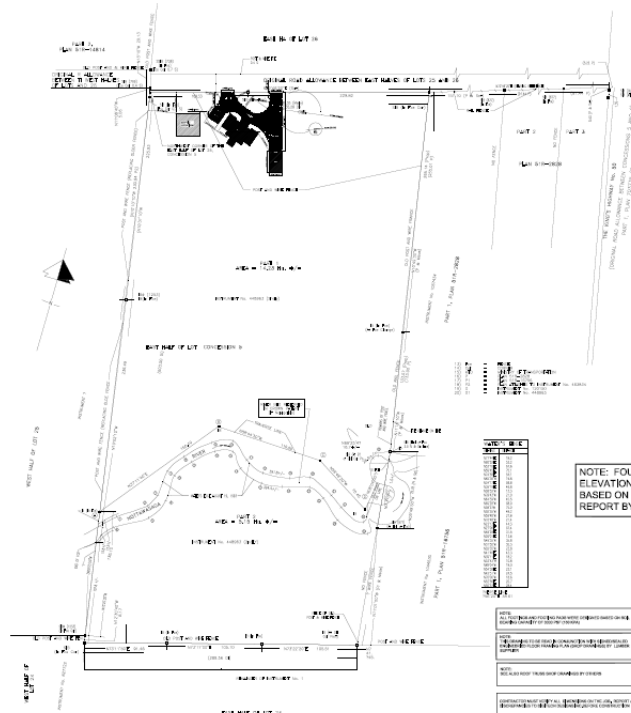
**Dianne Gould-Brown, Clerk**

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



PART OF THE EAST HALF OF LOT 25,  
 CONCESSION 5,  
 TOWNSHIP OF ADJALA,  
 COUNTY OF SIMCOE,

**SITE STATISTICS**  
 AREA OF LOT ..... 76,411.74M  
 AREA OF NEW DWELLING ..... 6025.11M  
 AREA OF DRIVE ..... 142.89M  
 AREA OF GARAGE ..... 77.89M



NOTE: FOUNDATION WALLS AND HOUSE DESIGN ELEVATIONS BY LASSONE ENGINEERING LTD. BASED ON FLOOD HAZARD ASSESSMENT HAZARD REPORT BY WSP.

NO.	DESCRIPTION
1	EXISTING DRIVEWAY
2	EXISTING DRIVEWAY
3	EXISTING DRIVEWAY
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**DIGITECH DESIGNS INC**  
 4 PRINCE GEORGE  
 1000 HWY 104  
 UNIT 10  
 MARKHAM, ONTARIO L3R 9V7  
 TEL: (905) 477-1111  
 FAX: (905) 477-1112  
 WWW.DIGITECHDESIGNS.COM

PROJECT: 2023-001  
 CLIENT: ASHRAF AND FATMA PERERA  
 DATE: 10/10/2023  
 COUNTY: SIMCOE  
 TOWN: ADJALA

SP-1