



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/15/21**

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 10, Concession 4, geographic Township of Tosorontio, Township of Adjala-Tosorontio (8137 Main Street, Everett).

SYNOPSIS: To rezone the property from Institutional (I) Zone to Hamlet Residential One (HR1) Zone, recognize the existing setbacks and lot coverage for the house and accessory structures.

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 Junior 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/15/21 (8137 Main Street, Everett)**

Application has been made for rezoning (Z/15/21) on lands located on Part Lot 10 Concession 5, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property from Institutional (I) Zone to Hamlet Residential One (HR1) Zone and to recognize the existing setbacks and lot coverage for the house and accessory structures. (Part Lot 10, Concession 4).



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 10, Concession 4, Lots 82 & 83 of 1382 on Reference Plan, geographic Township of Tosorontio, 8137 Main Street, Everett (4301-020-006-04200)

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 “B-5” of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 10, Concession 4, geographic Township of Tosorontio, Lots 82 & 83 of 1382 on Reference Plan from an Institutional (I) Zone to Hamlet Residential One Exception Thirty-One (HR1-31) Zone, as shown cross-hatched on Schedule “A”, attached hereto.
2. **THAT** Section 18.3 – Zone Exceptions for the Hamlet Residential One (HR1) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 18.3.31 (HR1-31 Zone)

Schedule B-5, Part of Lot 10, Concession 4, Lots 82 & 83 of 1382 on Reference Plan, 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 **HR1-31**:

- i. The maximum lot coverage of 60% shall be permitted;
- ii. The single family dwelling shall have the following restrictions:
 - a. The minimum front yard setback shall be 2.7 metres;
 - b. The minimum exterior side yard setback shall be 1 metre
 - c. All other provisions of this by-law shall apply, including the restrictions in Schedule B

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

