



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/04/23

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 2, Concession 1, geographic Township of Sunnidale, Township of Adjala-Tosorontio (9040 Webster Road).

SYNOPSIS: To permit construction of an oversized detached accessory structure that will exceed the height of the single-family dwelling within the Hamlet Residential One (HR1) Zone.

AND TAKE NOTICE the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on Wednesday, April 12th, 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 in-person, attending virtually 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, 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.

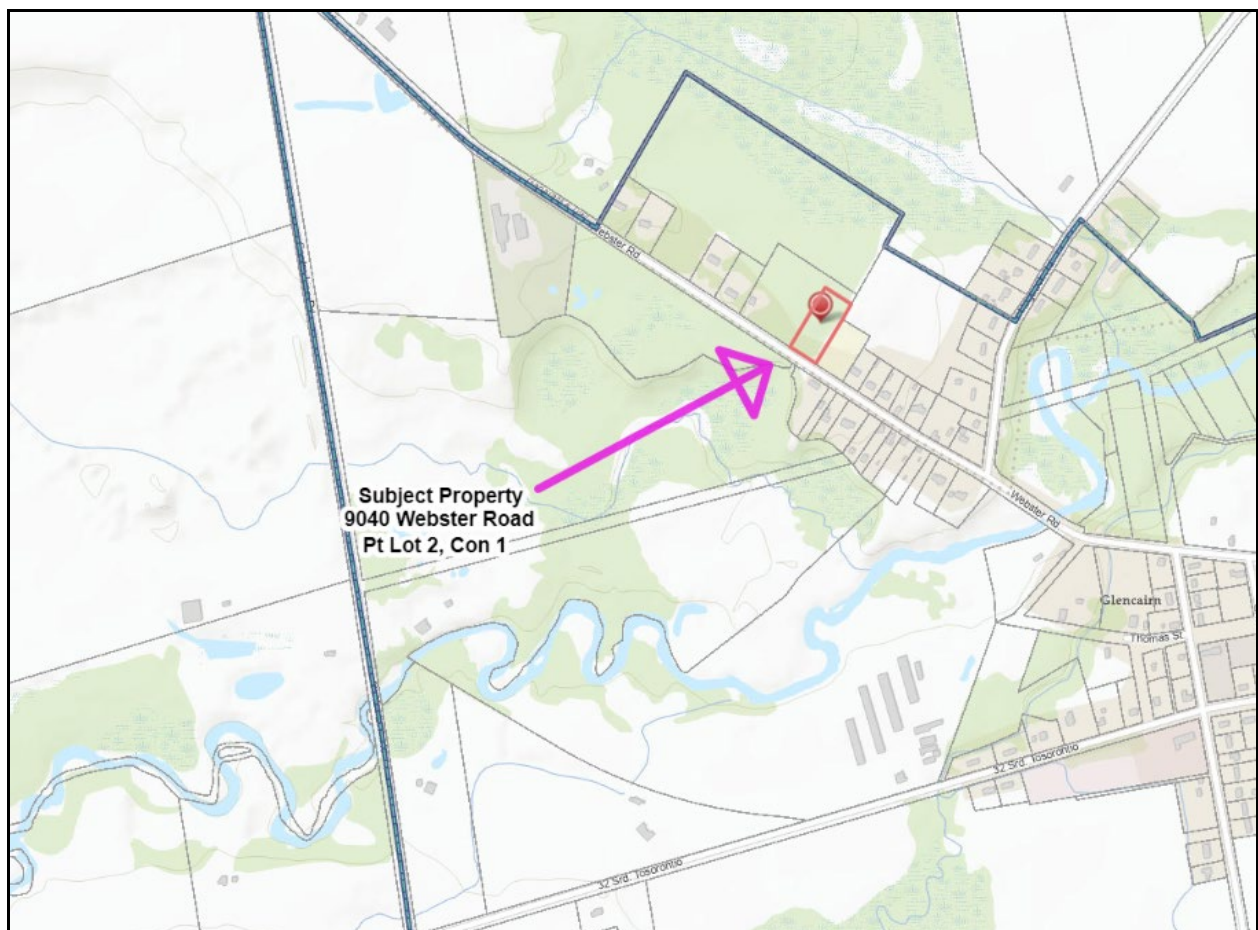
Additional information regarding the Zoning By-law Amendment is available to the public upon request to the Planner through letter, email, fax, or voice message between 8:30 a.m. and 4:30 p.m., Monday to Friday. Please see the contact information for the Planner below:

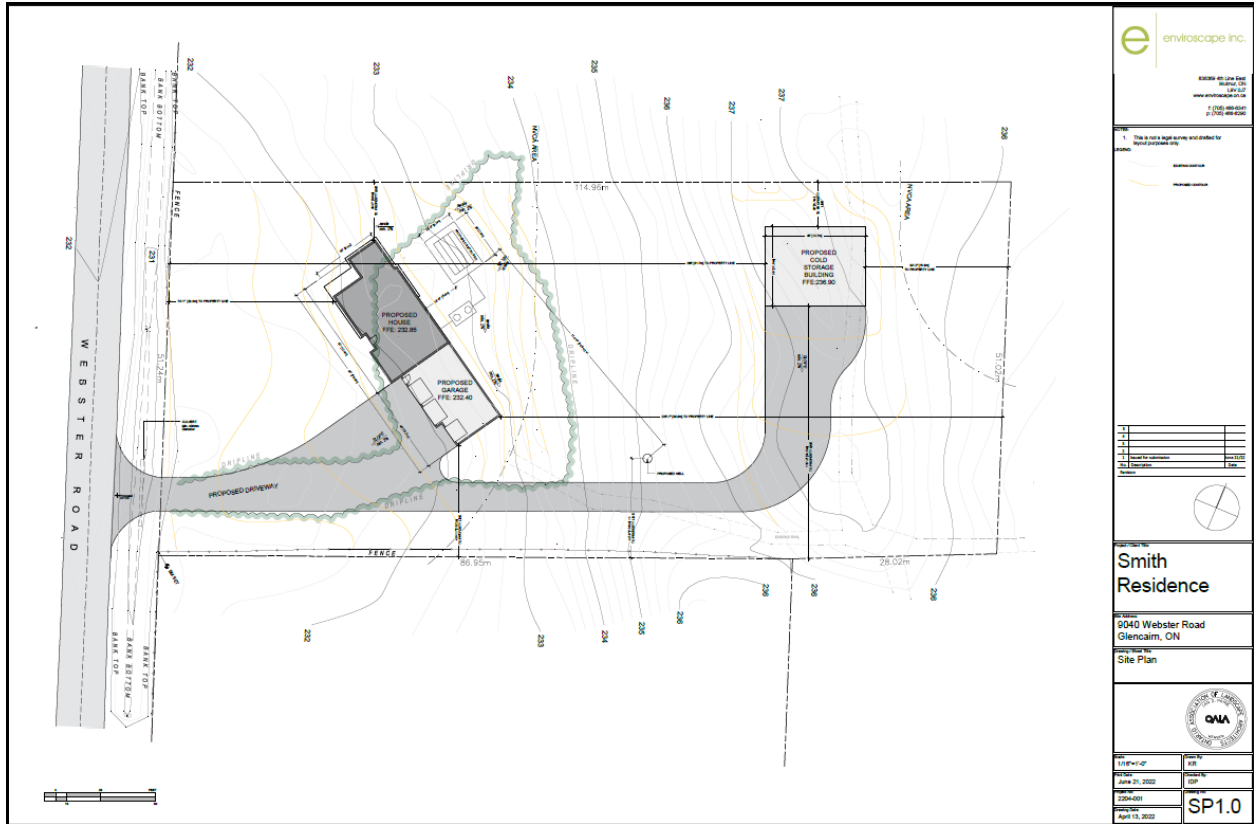
Eric Brathwaite
Planner
Township of Adjala-Tosorontio
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 245 F: (705) 434-5051
e-mail: ebrathwaite@adjtos.ca

Dated at the Township of Adjala-Tosorontio this 13th day of March 2023.

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED ZONING AMENDMENT
Z/04/23 (9040 Webster Road)**

Application has been made for rezoning (Z/04/23) on lands located on Part of Lot 2, Concession 1, geographic township of Sunnidale, Township of Adjala-Tosorontio. The proposal is to amend the zoning of the property to permit the construction of an oversized detached accessory structure. The proposed structure has an area of 219 m² where 100 m² is the maximum permitted within the Hamlet Residential One (HR1) Zone.





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

Part of Lot 2, Concession 1, on Reference Plan 51R43178 Part 1, geographic Township of Sunnidale, 9040 Webster Road (4301-030-001-00404)

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-7" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 2, Concession 1, geographic Township of Sunnidale, from Hamlet Residential One (HR1) Zone to Hamlet Residential One Exception 34 (HR1-34) 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 18.3.34 (HR1-34 Zone)

Schedule B-7, Part Lot 2, Con 1, geographic Township of Sunnidale.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 2, Concession 1 (geographic Township Sunnidale) is hereby further amended to permit the construction of an oversized detached accessory structure that will exceed the single-family dwelling.

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

- i. The maximum gross floor area shall be 219 squared metres; and
- ii. The maximum height shall be 7.92 metres

All other provisions of the Hamlet Residential One (HR1) Zone shall apply.

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

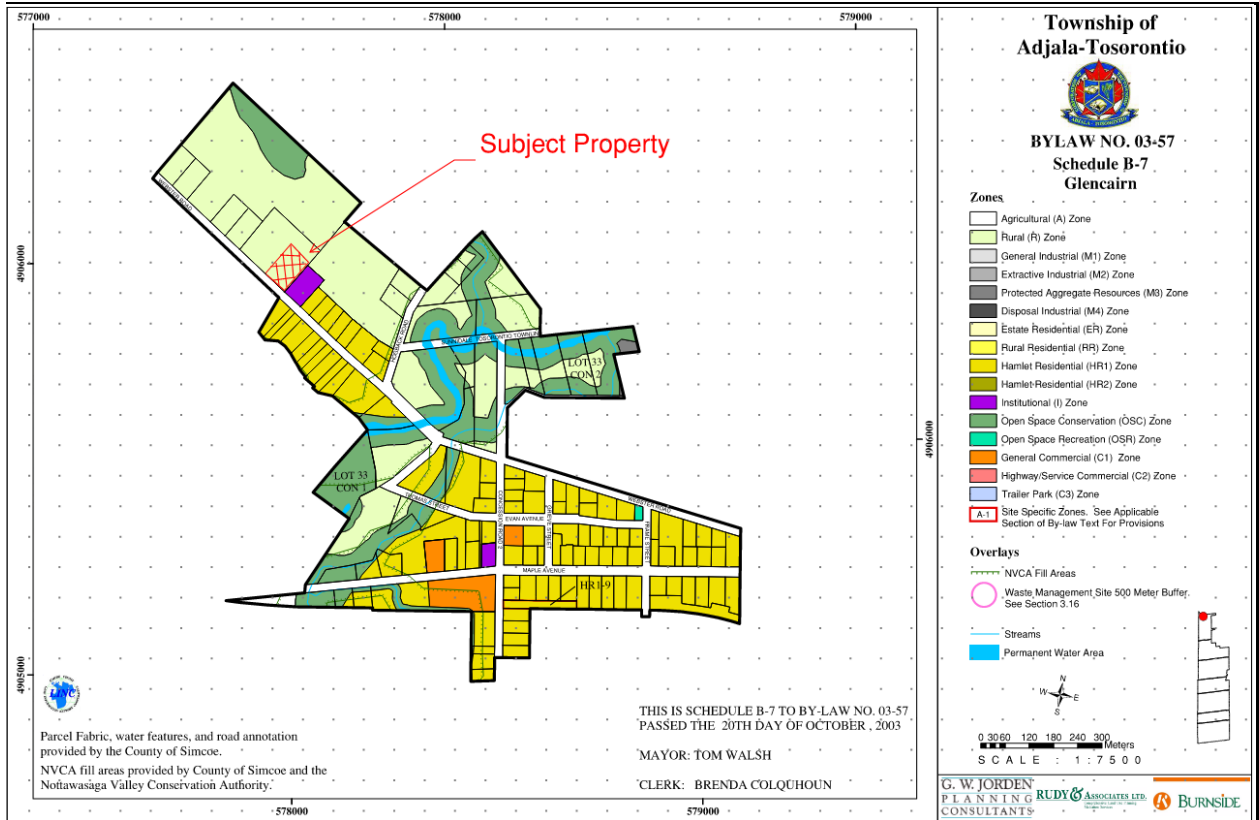
THAT this By-law shall come into force on the date of passage and take effect the day after the last date for filing a notice of appeal, where no notice of appeal is received, or, where a notice of appeal is received, upon the approval of the Ontario Land Tribunal, and in either case, in accordance with the provisions of the Planning Act, R.S.O. 1990, Ch. P. 13, as amended.

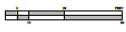
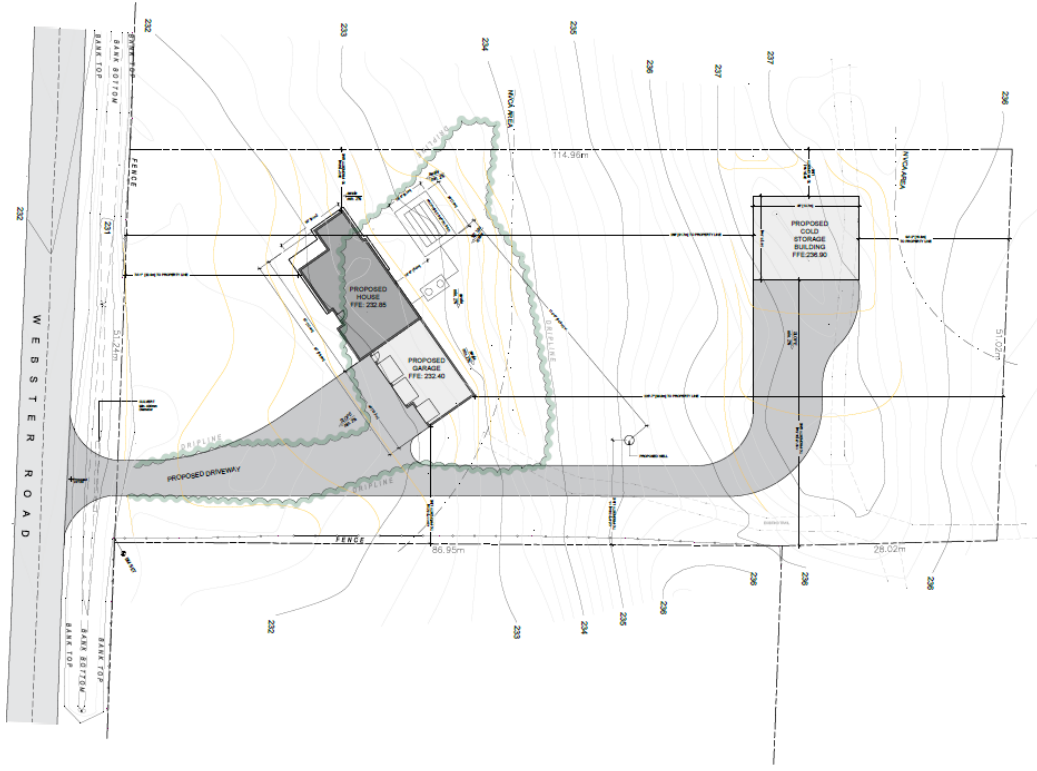
THAT notwithstanding anything contrary to the rules of procedure, this By-law having been introduced and read a first and second time and be considered read a third time and finally passed this _____ day of _____ 2023.

Scott W. Anderson, Mayor

Dianne Gould-Brown, Clerk

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





1. This is a legal survey and should be used for legal purposes only.

Legend:
 - Existing contour
 - Proposed contour

1	Proposed House	222.85
2	Proposed Garage	232.46
3	Proposed Cold Storage Building	226.90
4	Proposed Driveway	
5	Proposed Fences	

Smith Residence
 9040 Webster Road
 Glencair, ON



DATE	DATE
2022-06-21	2022-06-21
PROJECT	PROJECT
2204-001	2204-001
DATE	DATE
2022-04-13	2022-04-13

SP1.0

DRAFT