



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
As required by Sections 34(12)

**ZONING BY-LAW AMENDMENT APPLICATION
Z/04/25**

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 the property legally described as **Plan 1382, Block P, Lot 63, Concession 5, Part Lot 10** (8053 Main Street, Everett, Adjala-Tosorontio).

SYNOPSIS: To permit the rezoning of the subject lands from Hamlet Residential (HR1) to Hamlet Residential Exception Zone to:

- **Allow one additional residential unit (ARU) by converting the existing garage, with a maximum gross floor area of 92.2 square metres, whereas Zoning By-law 03-57 does not permit accessory detached dwelling units and an accessory residential structure exceeding 55 m² on lots smaller than 0.25 hectares; and**
- **Allow a minimum interior yard setback of 2.4 metres, whereas Zoning By-law 03-57 requires a minimum setback of 3 metres.**

AND TAKE NOTICE the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on Wednesday, July 9th, 2024, with the open session starting at 6:30 p.m.**

There will be a commenting period from June 18, 2024, to July 4, 2024. People can send 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:

Robin Reid
Clerk
Township of Adjala-Tosorontio
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 263 F: (705) 434-5051
e-mail: rreid@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 public body or a specified person as defined in the *Planning Act* would otherwise have an ability to appeal the decision of Council of the Township of Adjala-Tosorontio to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to the Township before the by-law is passed, that person, public body, or specified person is not entitled to appeal the decision.

If a public body or a specified person does not make oral submissions at a public meeting or make written submissions to the Township before the by-law is passed, they 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:

Kartik Sally
Planner
Township of Adjala-Tosorontio
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 222 F: (705) 434-5051
e-mail: ksally@adjtos.ca

Dated at the Township of Adjala-Tosorontio this 17th day of June 2024.

**EXPLANATION OF THE PURPOSE AND EFFECT
 OF THE PROPOSED ZONING AMENDMENT
 Z/04/25 (8053 Main Street Everett)**

The proposal includes converting the existing garage on the subject lands into an additional residential unit (ARU), constructing a new accessory structure to accommodate the relocated garage/shop and removing the existing shed. To facilitate the proposed development, a site-specific Zoning By-law Amendment is required to rezone the lands from 'Hamlet Residential (HR1)' to 'Hamlet Residential Exception Zone' to permit an additional residential unit with a building area of approximately 92 meters square and bring the overall site's characteristics into conformity.

Site Plan:

