

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF PASSING OF ZONING BY-LAW

**Part of Lot 21, Concession 5
8036 20 Sideroad,
Geographic Township of Adjala,
Township of Adjala-Tosorontio**

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio passed **By-law No. 2024-045** on **July 10th, 2024** under section 34 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the By-law by filing with the Clerk of the Corporation of the Township of Adjala-Tosorontio, not later than the

30th DAY OF July 2024

a Notice of Appeal setting out the objection to the By-law and the reasons in support of the objection, to be accompanied by the required fee to the OLT (\$1,100.00 cheque or money order payable to the Minister of Finance or the private citizen fee with the request for "Lower Fee Form").

The purpose and effect of the by-law is to amend the zoning from Rural (R) Zone to Rural Exception 125 (R-125) Zone. This amendment will allow for the construction of an oversized detached accessory building and an increase in lot coverage.

The following information is attached with this notice:

- A copy of the Zoning Amendment By-law; and,
- Schedule "A" showing the location of the lands to which the By-law applies.

For further information, please contact the Municipal Office during regular office hours.

Only individuals, corporations and public bodies may appeal a by-law to the OLT. A notice of appeal may not be filed by an unincorporated association or group however, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

DATED at the Township of Adjala-Tosorontio this 11th day of July 2024.

Kartik Sally, Planning Administrative Assistant
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The Corporation of The Township of Adjala-Tosorontio

By-Law No. 2024-045

A By-law to amend Zoning By-law 03-57, as amended, of the Township of Adjala-Tosorontio, Part of Lot 21, Concession 5, Geographic Township of Adjala, Township of Adjala-Tosorontio, 8036 20 Sideroad (430101000209001)

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 Township of Adjala-Tosorontio hereby **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 21, Concession 5, geographic Township of Adjala, Township of Adjala-Tosorontio from Rural (R) Zone to Rural Exception 125 (R-125) Zone, as shown on Schedule "A", attached hereto.
2. THAT Section 5.4 Zone Exceptions as amended, is hereby further amended by adding exception 5.4.125 (R-125) Zone, as shown on Schedule "A", attached hereto.

Section 5.4.125 (R-125)

Schedule A-3, Part Lot 21, Concession 5, Geographic Township of Adjala.

Notwithstanding anything to the contrary found in this By-Law, the zoning of lands described as Part of Lot 21, Concession 5 (geographic Township Adjala) is hereby further amended to permit the construction of an oversized detached accessory building and increase in Lot Coverage, following shall apply to the lands zoned R-125:

- The maximum gross floor area for the accessory building shall be 450 square metres; and,
- The maximum Lot Coverage 15%.

All other provisions of the Rural (R) Zone shall apply.

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

ENACTMENT

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 be introduced and read a first and second time and be considered read a third time and finally passed this 10th day of July, 2024.



Scott W. Anderson, Mayor



Robin Reid, Clerk

**Schedule "A" To
By-law No. 2024 - 045**

