

**THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO NOTICE
OF PASSING OF ZONING BY-LAW**

[3911 Concession Road 3, Part Lot 24, Concession 3, (430101000610603)]

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio passed By-law No. 2025-017 on 12th Day of February, 2025 under section 34 of the Planning Act, R.S.O. 1990, Chapter P. 13, as amended.

Purpose and Effect of the By-law

The purpose of this amendment is to rezone Part Lot 24, Concession 3, Township of Adjala Tosorontio, County of Simcoe as shown on Schedule "A" attached from Agricultural (A) Zone to Agricultural Exception 143 "A-143". The provisions of Zoning By-law 03-57, as amended, shall continue to those lands zoned Agricultural Exception 143 "A-1 43" on Schedule A with the exception of the following:

- i. Notwithstanding Section 4.1 of this By-law, residential uses including but not limited to a single detached dwelling shall not be permitted.
- ii. Minimum lot Area shall be 8.00 hectares; and
- iii. Minimum Lot Frontage shall be 82 metres.

And the provisions of Zoning By-law 03-57, as amended, shall continue to those lands zoned Agricultural Exception 144 "A-1 44" on Schedule A with the exception of the following:

- i. Maximum Lot Area shall be 1.44 ha.

Attachments to this Notice:

- A copy of the Zoning By-Law 2025-017
- Schedule "A" showing the location of the lands to which the By-law applies

An appeal can be made to the Ontario Land Tribunal (OLT) in respect of the By-law through the OLT e-file portal available through the OLT website olt.gov.on.ca, with the required OLT Filing Fees paid online directly to the OLT. In case of technical issues with the portal, appeals can be submitted via email to clerk@aditos.ca.

All appeals must be filed by 11th day of April at 4:30, and any applicable municipal administrative fees must be paid directly to the Township of Adjala-Tosorontio. Payments can be made in-person via cash, debit or cheque at the Municipal Centre located at 7855 Sideroad 30. The appeal must set out the objection to the By-law and the reasons in support of the objection.

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 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 21st day of March 2025.

Yael Inglis, Planning Assistant
Township of Adjala-Tosorontio

7855 Sideroad 30, Alliston, Ontario, L9R 1V1 Telephone: (705) 434-5055 Ext. 223

The Corporation of The Township of Adjala-Tosorontio

By-Law No. 2025-017

A By-law to amend Zoning By-law 03-57, as amended, of the Township of Adjala-Tosorontio, Part Lot 24, Concession 3, 3911 Concession Road 3 (430101000610603)

WHEREAS Zoning By-law 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-5", as amended, is hereby further amended by changing the zoning on Part of Lot 24, Concession 3, Township of Adjala-Tosorontio, from Agricultural "A" Zone to Agricultural Exception "A-143" Zone and Agricultural Exception "A-144" Zone as shown on Schedule "A" attached hereto,.

2. THAT Section 4.4 Zone Exceptions as amended is hereby further amended by adding exceptions 4.4.143 , as shown on Schedule "A", attached hereto:

Schedule A-5, Part Lot 24, Concession 3, Township of Adjala-Tosorontio

Notwithstanding Section 4 of this By-law, the following shall apply to the lands zoned A-143:

Residential uses including but not limited to a single detached dwelling shall not be permitted on the lands;

Minimum Lot Area shall be 8.00 hectares; and
Minimum Lot Frontage shall be 82 metres

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

3. THAT Section 4.4 Zone Exceptions as amended is hereby further amended by adding exceptions 4.4.144 , as shown on Schedule "A", attached hereto:

Schedule A-5, Part Lot 24, Concession 3, Township of Adjala-Tosorontio

Notwithstanding Section 4 of this By-law, the following shall apply to the lands zoned A-144:

Maximum Lot Area shall be 1.44ha.

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

4. 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 12th day of March 2025

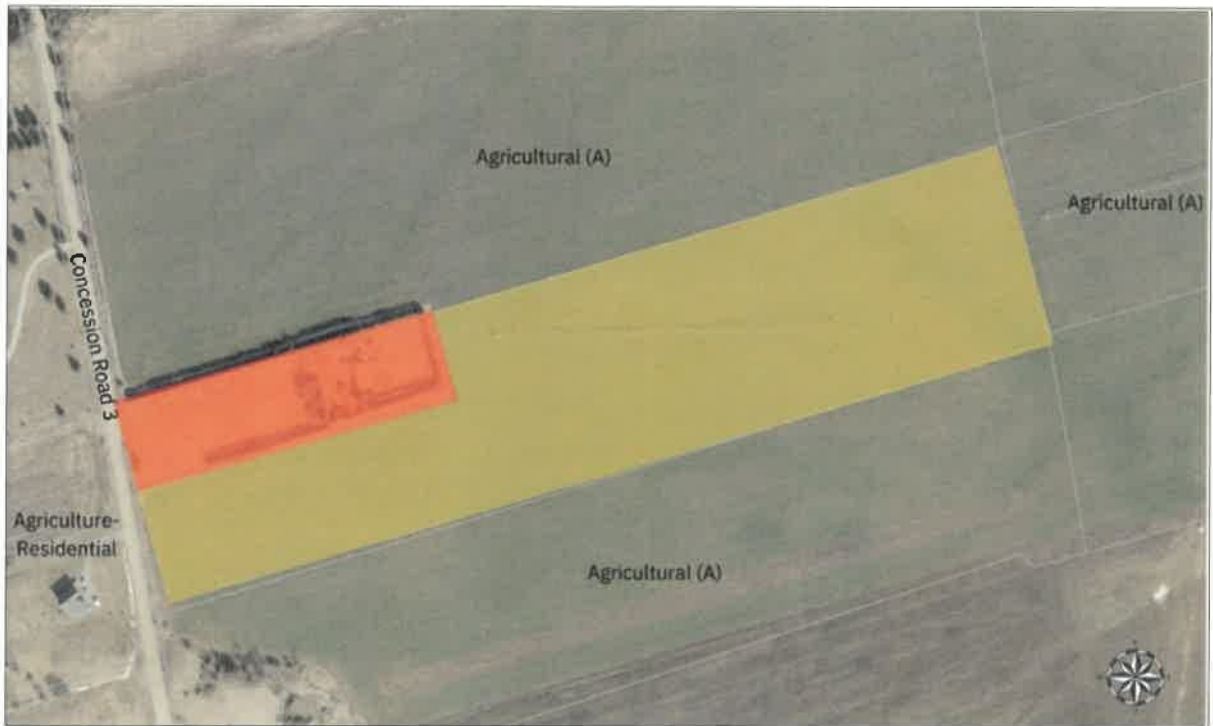


Scott W. Anderson, Mayor



Robin Reid, Clerk

Schedule "A"
3911 Concession Road 3
TOWNSHIP OF ADJALA-TOSORONTIO, COUNTY OF SIMCOE



From Agricultural (A) to Agricultural exception 143 "A-143"



From Agricultural (A) to Agricultural exception 144 "A-144"