



**THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO**

**NOTICE OF PASSING OF ZONING BY-LAW**

**Part of Lot 6, Concession 4  
5545 Concession Road 4,  
Geographic Township of Tosorontio,  
Township of Adjala-Tosorontio**

**TAKE NOTICE** that the Council of the Corporation of the Township of Adjala-Tosorontio passed **By-law No. 2024-051** on **August 14<sup>th</sup>, 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

**9<sup>th</sup> DAY OF September 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 Exception Eight (E-8) Zone and Open Space Conservation Exception Three (OSC-3), as shown cross-hatched on Schedule "A". This amendment will allow for the construction of an addition in the OSC zone with a reduced front setback and reduced number of parking spaces.**

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 19<sup>th</sup> day of August 2024.

Robin Reid, Clerk  
Township of Adjala-Tosorontio  
7855 Sideroad 30, Alliston ON L9R 1V1

Telephone: (705) 434-5055 Ext. 263  
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**The Corporation of The Township of Adjala-Tosorontio**

**By-Law No. 2024-051**

**A By-law to amend Zoning By-law 03-57, as amended, of the Township of Adjala-Tosorontio, Part of Lot 6, Concession 4, on Reference Plan, geographic Township of Tosorontio, 5545 Concession Road 4 (4301-020-001-111-00)**

**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-5" of By-law No. 03-57, as amended, is hereby further amended by amending the zoning on Part of Lot 6, Concession 4, geographic Township of Tosorontio, from Rural Exception Eight (R-8) Zone and Open Space Conservation Exception Three (OSC-3) Zone, as shown cross-hatched on Schedule "A", attached hereto.
2. THAT Section 5.4.8 – Rural Exception Eight Zone in By-law No. 03-57, as amended, is hereby further amended to the following:

**Section 5.4.8 (R-8 Zone)**

Schedule A-5, Part Lot 6, geographic Township of Tosorontio

Notwithstanding anything to the contrary found in this By-law, the zoning of the lands described as Part of Lot 6, Concession 4 (geographic Township of Tosorontio) is hereby further amended to permit development within the R-8 Zone.

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

- i. There shall be a 10-metre development setback from the top-of-bank of the pond.
- ii. The minimum front Yard setback shall be 50m.
- iii. The minimum number of parking spaces shall be 15 spaces.

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

3. THAT Section 15.3.3 – Open Space Conservation Exception Three Zone in By-law 03-57, as amended, is hereby further amended to the following:

**Section 15.3.3 (OSC-3 Zone)**

Schedule A-5, Part Lot 6, geographic Township of Tosorontio

Notwithstanding anything in the contrary found in this By-law, the zoning of the lands described as Part of Lot 6, Concession 4 (geographic Township of Tosorontio) is hereby further amended to permit the existing structures within the OSC-3 Zone.

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

- i. The addition to the existing structure is permitted.
- ii. The minimum front Yard setback shall be 50m.
- iii. There shall be a 10-metre development setback from the top-of-bank of the pond.
- iv. The existing storage containers on site at the time of this by-law are permitted in their present location, however, no additional storage containers, or no new location for storage containers shall be permitted.

All other requirements of the Open Space Conservation (OSC) 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 14th day of August, 2024.



**Scott W. Anderson, Mayor**



**Robin Reid, Clerk**

Schedule "A"  
To  
By-law No. 2024 - 051

