



THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF PASSING OF ZONING BY-LAW

**Part of Lot 10, Concession 4
6078 County Road 13
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. 2024-053** on **August 14th, 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

9th 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 General Commercial (C1) Zone to General Commercial Exception 12 (C1-12) Zone, as shown cross hatched on Schedule "A". This amendment will allow for the reduction in the off-street parking requirements.

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 19th 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. 2024-053

A By-law to amend Zoning By-law 03-57, as amended, of the Township of Adjala- Tosorontio on Con 4 E Pt Lot 10 Plan 1382; Lots 72 & 73, on Registered Plan 51R15434; Parts 1 & 2; geographic Township of Tosorontio, 6078 County Road 13 (4301-020-006-12000)

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 “B-5” of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 10, Concession 4, geographic Township of Tosorontio, from General Commercial (C1) Zone to General Commercial Exception 12 (C1-12) Zone, as shown cross-hatched on Schedule “A”, attached hereto.
2. THAT Section 6.3 – Zone Exceptions for the General Commercial (C1) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 6.3.12 (C1-12 Zone)

Schedule B-5, Part Lot 10, Con 4, geographic Township of Tosorontio. Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 10, Concession 4 (geographic Township Tosorontio) is hereby further amended to permit the reduction in the off-street parking requirements.

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

- i. The minimum number of parking spaces shall be 25 spaces plus 1 barrier free. All other provisions of the General Commercial (C1) 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 14th day of August, 2024.



Scott W. Anderson, Mayor



Robin Reid, Clerk

Schedule A to By-law 2024-053

