

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

ZONING BY-LAW AMENDMENT APPLICATION Z/05/24

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio has received applications under the Planning Act, R.S.O. 1990, as amended, for a Zoning By-law Amendment for property located on Part of Lot 6, Concession 4, geographic Township of Tosorontio, Township of Adjala-Tosorontio (5545 Concession Road 4).

SYNOPSIS: The proposal seeks a site-specific zoning by-law amendment to permit the following:

- 1. A front setback of 50.7 meters for the addition, whereas the required setback is 81.38 meters.
- 2. The provision of 15 parking spaces, whereas 33 are required.
- Permission to expand the addition in the Open Space Conservation (OSC) zone, where no development is currently permitted, as per bylaw 03-57.

AND TAKE NOTICE the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on Wednesday**, **August 14**th, **2024**, **with the open session starting at 6:30 p.m.**

There will be a commenting period from July 22nd, 2024, to August 11th, 2024, on the mentioned reports in such a way that the public can participate by attending or sending 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 person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Adjala-Tosorontio to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Adjala-Tosorontio before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Adjala-Tosorontio before the by-law is passed, the person or public body 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
Planning Assistant
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 22nd day of July 2024.



EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED ZONING AMENDMENT Z/05/24 (5545 Concession Road 4)

Application has been made for rezoning (Z/05/24) on lands located on Part of Lot 6, Concession 4, geographic township of Tosorontio, Township of Adjala-Tosorontio. The proposal is to amend the zoning to permit the construction of an addition to an existing structure. In 2022, a zoning bylaw amendment application was approved for the subject property to acknowledge the existing structures in the OSC-3 zone. A site plan agreement was established between the township and the applicant in 2023However, further non-compliance issues have emerged due to changes made by the applicant to the approved site plan for the addition. The new deficiencies include non-compliance with the front setback, insufficient number of parking spaces, and the addition of a new structure in the OSC zone. Below is the site plan showing the new addition and the existing structures:

