

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NUMBER 21- 15

A BY-LAW TO AMEND BY-LAW NUMBER 03-56, AS AMENDED, AND ZONING BY-LAW NUMBER 03-57, AS AMENDED, BEING A BY-LAW TO ESTABLISH MAXIMUM GROSS FLOOR AREA SIZES OF RESIDENTIAL STRUCTURES WITHIN THE LIMITS OF THE TOWNSHIP OF ADJALA-TOSORONTIO

WHEREAS Zoning By-law No.03-56, constitutes the comprehensive Zoning By-law for the Township of Adjala-Tosorontio for lands within the Oak Ridges Moraine area;

AND 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. 03-56, as amended and By-law No. 03-57, as amended;

AND WHEREAS this amendment will conform to the Official Plan of the Township of Adjala-Tosorontio;

AND NOW THEREFORE the Council of the Corporation of The Township of Adjala-Tosorontio enacts as follows:

1. **THAT** Section 2 of By-law No. 03-56 is hereby amended by:

Adding a new definition as follows and renumbering all subsequent subsections of Section 2 accordingly:

2.86 **MAXIMUM ACCESSORY BUILDING AREA:** means the greatest horizontal area of an accessory building above grade measured within the outside surface of exterior walls.

2. **THAT** Section 3.4 (i) – Accessory Uses, Maximum Gross Floor Area of By-law No. 03-56, is hereby amended by:

- i) Deleting the last paragraph and adding a new paragraph to the end of section 3.4.(d) as follows:

Notwithstanding the above and any other provision of this by-law, no accessory residential building in any zone shall have more than 2 storeys and shall not exceed the height of the primary residential structure and no

accessory residential building in excess of 75 m² building area shall exceed 1 storey in height.

- ii) Changing the heading of Section 3.4 (i) to Maximum Accessory Building Area.
- iii) Deleting Section 3.4 (i) in its entirety, and replacing it with the following:

Maximum Permitted Building Area For Accessory Buildings

Lot Size	Maximum Accessory Building Area
Less than 0.25 ha (Less than 0.62 ac)	55 m ² (approx. 592 ft ²)
0.25 ha to 1 ha (0.62ac to 2.46ac)	75 m ² (approx. 807 ft ²)
Greater than 1ha (Greater than 2.47ac)	140 m ² (approx. 1,507 ft ²)

3. THAT Section 2 of By-law No. 03-57 is hereby amended by:

Adding a new definition as follows and renumbering all subsequent subsections of Section 2 accordingly:

2.69 **MAXIMUM ACCESSORY BUILDING AREA:** means the greatest horizontal area of an accessory building above grade measured within the outside surface of exterior walls.

4. THAT Section 3.4 (i) – Accessory Uses, Maximum Gross Floor Area of By-law No. 03-57, is hereby amended by:

- iv) Deleting the last paragraph and adding a new paragraph to the end of section 3.4.(d) as follows:

Notwithstanding the above and any other provision of this by-law, no accessory residential building in any zone shall have more than 2 storeys and shall not exceed the height of the primary residential structure and no accessory building in excess of 100 m² building area shall exceed 1 storey in height.

- v) Changing the heading of Section 3.4 (i) to Maximum Accessory Building Area.
- vi) Deleting Section 3.4 (i) in its entirety, and replacing it with the following:

Maximum Permitted Building Area For Accessory Structures

Lot Size	Maximum Accessory Building Area
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Less than 0.25 ha (Less than 0.62 ac)	55 m ² (approx. 592 ft ²)
0.25 ha to 2 ha (0.62 ac to 4.94 ac)	100 m ² (approx. 1,076 ft ²)
Greater than 2 ha (Greater than 4.94 ac)	185 m ² (approx. 1,991 ft ²)

5. **THAT** the provisions of the By-law shall take full force and effect with the passing hereof;
6. **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 April, 2021.



Floyd Pinto, Mayor



Dianne Gould-Brown, Clerk