

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

NOTICE OF PASSING OF ZONING BY-LAW

Applies to all lands within the Township Township of Adjala-Tosorontio

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio passed **By-law No. 21-15** on **April 27th, 2021** 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 Local Planning Appeal Tribunal (LPAT) in respect of the By-law by filing with the Clerk of the Corporation of the Township of Adjala-Tosorontio, not later than the

17th DAY OF MAY 2021

a Notice of Appeal setting out the objection to the By-law and the reasons in support of the objection and be accompanied by the required fee to the Local Planning Appeal Tribunal (LPAT) (\$1,100.00 cheque or money order payable to the Minister of Finance). Township fees will also apply.

The purpose and effect of the By-law is to amend the gross floor area allowance for detached accessory structures to the Township's comprehensive zoning by-laws (Zoning By-law 03-56 and 03-57) to:

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	55 m ² (approx. 592 ft ²)
0.25 ha to 1 ha	75 m ² (approx. 807 ft ²)
Greater than 1ha	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
Less than 0.25 ha	55 m ² (approx. 592 ft ²)
0.25 ha to 2 ha	100 m ² (approx. 1,076 ft ²)
Greater than 2 ha	185 m ² (approx. 1,991 ft ²)

For a copy of the complete by-law or further information, please contact the Municipal Office during regular office hours.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). 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 Local Planning Appeal Tribunal (LPAT), there are reasonable grounds to add the person or public body as a party.

DATED at the Township of Adjala-Tosorontio this 27th day of April, 2021.

Eric Brathwaite, Junior Planner
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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



per Dianne Gould-Brown, Clerk

