

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO
NOTICE OF PASSING OF ZONING BY-LAW

Part of Lot 26, Concession 1
9100 25th Sideroad
Geographic Township of Adjala
Township of Adjala-Tosorontio

TAKE NOTICE that the Council of the Corporation of the Township of Adjala-Tosorontio passed **By-law No. 21-30** on **June 9th, 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 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

4th DAY OF JULY 2021

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).

The purpose and effect of the By-law is to permit no more than one accessory dwelling unit within the front yard.

The following information is attached with this notice:

- A copy of the Zoning Amendment By-law; and,
- A map 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 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 LPAT, there are reasonable grounds to add the person or public body as a party.

DATED at the Township of Adjala-Tosorontio this 14th day of June 2021.

Eric Brathwaite, Junior Planner
Township of Adjala-Tosorontio
7855 Sideroad 30,
Alliston, Ontario, L9R 1V1

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The Corporation of The Township of Adjala-Tosorontio

By-law No. 21- 30

A By-law to amend Zoning By-law 03-57, as amended, of the Township of Adjala-Tosorontio

Part of Lot 26, Concession 1, geographic Township of Adjala, 9100 25th Sideroad, Adjala (4301-010-006-01100)

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 THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO ENACTS AS FOLLOWS:

1. **THAT** Schedule "A-4" of By-law No. 03-57, as amended, is hereby further amended by changing the zoning on Part of Lot 26, Concession 1, geographic Township of Adjala, from a Rural (R) Zone to Rural Exception 107 (R-107) Zone, as shown cross-hatched on Schedule "A", attached hereto
2. **THAT** Section 5.4 – Zone Exceptions for the Rural (R) Zone in By-law No. 03-57, as amended, is hereby further amended by adding the following:

Section 5.4.107 (R-107 Zone)

Schedule A-4, Part of Lot 26, geographic Township of Adjala.

Notwithstanding anything to the contrary found in this By-law, the zoning of lands described as Part of Lot 26, Concession 1 (geographic Township Adjala) is hereby further amended to permit a dwelling unit within a detached accessory building.

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

- i. No more than one (1) accessory dwelling unit shall be permitted in the R-107 zone;
- ii. The accessory dwelling unit shall have a maximum gross floor area, not exceeding, 200 square meters (2,152 square feet),

- iii. The accessory dwelling unit shall have a maximum ground gross floor area, not exceeding, 100 square meters (1, 076 square feet)
- iv. The accessory dwelling unit shall be permitted to be located in the front yard of the principal dwelling; and
- v. shall have a front yard setback of 8.0 meters

All other provisions of the Rural zone continue to apply.

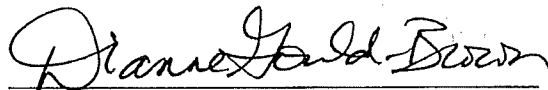
4. **THAT** Schedule "A" is hereby declared to form part of this By-law.

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 Local Planning Appeal 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 having been introduced and read a first and second time and be considered read a third time and finally passed this 9th day of June 2021.



Floyd Pinto, Mayor



Dianne Gould-Brown, Clerk

Schedule "A"
To
By-law No. 21 – 30

