

## MINOR VARIANCE APPLICATION NOTICE OF DECISION

The Township of Adjala-Tosorontio's Committee of Adjustment has made a decision regarding **File No. A-03-25** application for a Minor Variance to Zoning By-law 03-57, as amended.

The variance has been considered under the requirements of Section 45 of the Planning Act RSO 1990 c.P.13, as amended, including written and/or oral submissions related to the application before and/or during the hearing when making the decision.

The purpose of this notice is to provide you with a copy of the decision.

<b>DATE OF HEARING</b>	April 16, 2025
<b>APPLICANT</b>	Jeff Bowen
<b>AGENT</b>	Jenna MacKinnon
<b>LOCATION OF PROPERTY</b>	3526 Concession Road 5
<b>LEGAL DESCRIPTION</b>	CON 4 E PT LOT 21
<b>PURPOSE OF APPLICATION</b>	To permit two accessory dwelling units whereas By-law 03-57 permits no additional dwelling unit.

### DECISION

That Minor Variance Application A-03-25, seeking relief from Zoning By-law No. 03-57, as amended, to permit two accessory dwelling units on an agricultural lot whereas the By-law permits no additional dwelling units, **be Approved**.

<b>REASONS FOR DECISION</b>	<ol style="list-style-type: none"> <li>1. The proposal does conform to the Official Plan;</li> <li>2. The proposal does conform to the general intent and purpose of the Zoning By-law;</li> <li>3. The variance is minor in nature; and</li> <li>4. The variance is desirable for the appropriate development and use of the lands.</li> </ol>
<b>CONDITIONS</b>	<ol style="list-style-type: none"> <li>1. That the applicant enter into a Development Agreement with the Township to implement the recommendations outlined in Section 5 of the Natural Heritage Evaluation prepared by River Stone Environmental Solutions Inc., dated February 2024, to the satisfaction of the Township;</li> <li>2. That prior to any site alteration or development, the applicant obtain a permit from the Nottawasaga Valley Conservation Authority (NVCA), in accordance with NVCA regulations;</li> <li>3. That the existing driveway be utilized for access to the proposed dwelling and be improved as necessary to the satisfaction of the Township.</li> </ol>

### MEMBERS PRESENT ON WHO CONCUR IN THE DECISION AND REASON FOR DECISION MADE ON April 16, 2025

 Chai E. Rogacki	 Member J. Lachs	 Member J. Greer
 Member R. O'Leary	 Member H. Harper	

**CERTIFICATION**

*Planning Act, R.S.O. 1990, c. P. 13, s. 45 (10)*

I, Kartik Sally, Secretary-Treasurer of the Township of Adjala-Tosorontio Committee of Adjustment,  
Certify that the above is a true copy of the decision of the committee with respect to the  
application recorded therein.

April 16, 2025

*Kartik Sally*

Signature of Secretary-Treasurer

**APPEALING TO THE ONTARIO LAND TRIBUNAL**

An appeal can be made to the Ontario Land Tribunal (OLT) in respect of the By-law through the OLT e-file portal available through the OLT website [olt.gov.on.ca](http://olt.gov.on.ca), with the required OLT Filing Fees paid online directly to the OLT. In case of technical issues with the portal, appeals can be submitted via email to [clerk@aditos.ca](mailto:clerk@aditos.ca).

All appeals must be filed 20 days after decision is posted, and any applicable municipal administrative fees must be paid directly to the Township of Adjala-Tosorontio. Payments can be made in-person via cash, debit or cheque at the Municipal Centre located at 7855 Sideroad 30. The appeal must set out the objection to the By-law and the reasons in support of the objection.

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 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.

**PLEASE NOTE:** Please notify the Secretary-Treasurer by email at [ksally@aditos.ca](mailto:ksally@aditos.ca) that you will be filing an appeal and mail, or courier appeals and prescribed fees to:

**Site Plan:**

