



THE CORPORATION OF THE TOWNSHIP
OF ADJALA-TOSORONTIO
7855 30th Sideroad Adjala, RR #1
ALLISTON, ONTARIO L9R 1V1
Phone (705) 434-5055 FAX (705) 434-5051

COMMITTEE OF ADJUSTMENT
NOTICE OF HYBRID HEARING OF APPLICATION FOR MINOR VARIANCE

Take notice that the Committee of Adjustment of the Township of Adjala-Tosorontio will hold a hearing:

Wednesday September 18, 2024, at 6:00 p.m.

SYNOPSIS OF PROPOSAL: To permit the existing larger remaining rural parcel to have a reduced area of 18.2 hectares.

FILE: **A/14/24**
LOCATION: **3662 Concession Road 3, Adjala-Tosorontio.**

Take Notice that the Committee of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on Wednesday September 18, 2024**, for the purpose of file A/14/24. If you would like to participate virtually or make comments through letters, faxes, emails, voice messages or video clips, please send them to:

Yael Inglis
Planning Assistant
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 222 F: (705) 434-5051
e-mail: yinglis@adjtos.ca

This meeting will be live streamed by the municipality through our iCompass portal.

A copy of this notice is being sent to all persons assessed in respect of land as noted in the Assessment Roll within 60 metres of subject property. The attached key map indicates the location within the Township of the subject property and the accompanying sketch indicates the location of the deficiencies that require relief. Additional information for your perusal is available at the Municipal Office during normal business hours.

You are entitled to attend this hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the contact at the address shown above.

If you do not attend the hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the requested minor variance, you must have appeared in person or by counsel at the hearing and have filed with the secretary-treasurer a written request for notice to the Committee of Adjustment at the above noted address according to Section 45(10).

The Planning Act requires that you be notified that if a person or public body who has an interest in the matter files an appeal of a decision of the Committee of Adjustment in respect of the requested minor variance the Ontario Land Tribunal (OLT) may dismiss all or part of the appeal without holding a hearing under section 45(17) of the Planning Act, R.S.O. 1990.

Robin Reid

Clerk

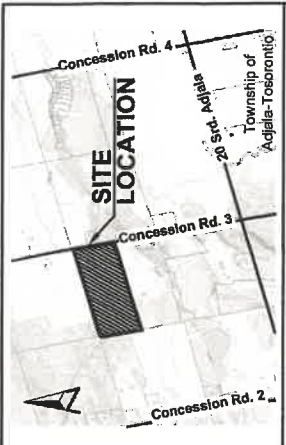
Dates this 6th Day of September 2024

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED MINOR VARIANCE
A/14/24**

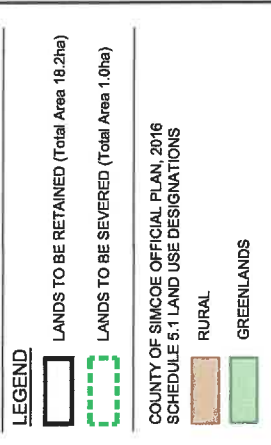
An application has been made for a Minor Variance to Township Zoning By-law No. 03-57 under file number A/14/24 to permit the existing larger remaining rural parcel to have a reduced area of 18.2 ha.

Location Map





LEGAL DESCRIPTION
 PART OF THE EAST HALF OF LOT 22
 CONCESSION 2 (ADJALA)
 TOWNSHIP OF ADJALA - TOSORONTIO
 COUNTY OF SIMCOE



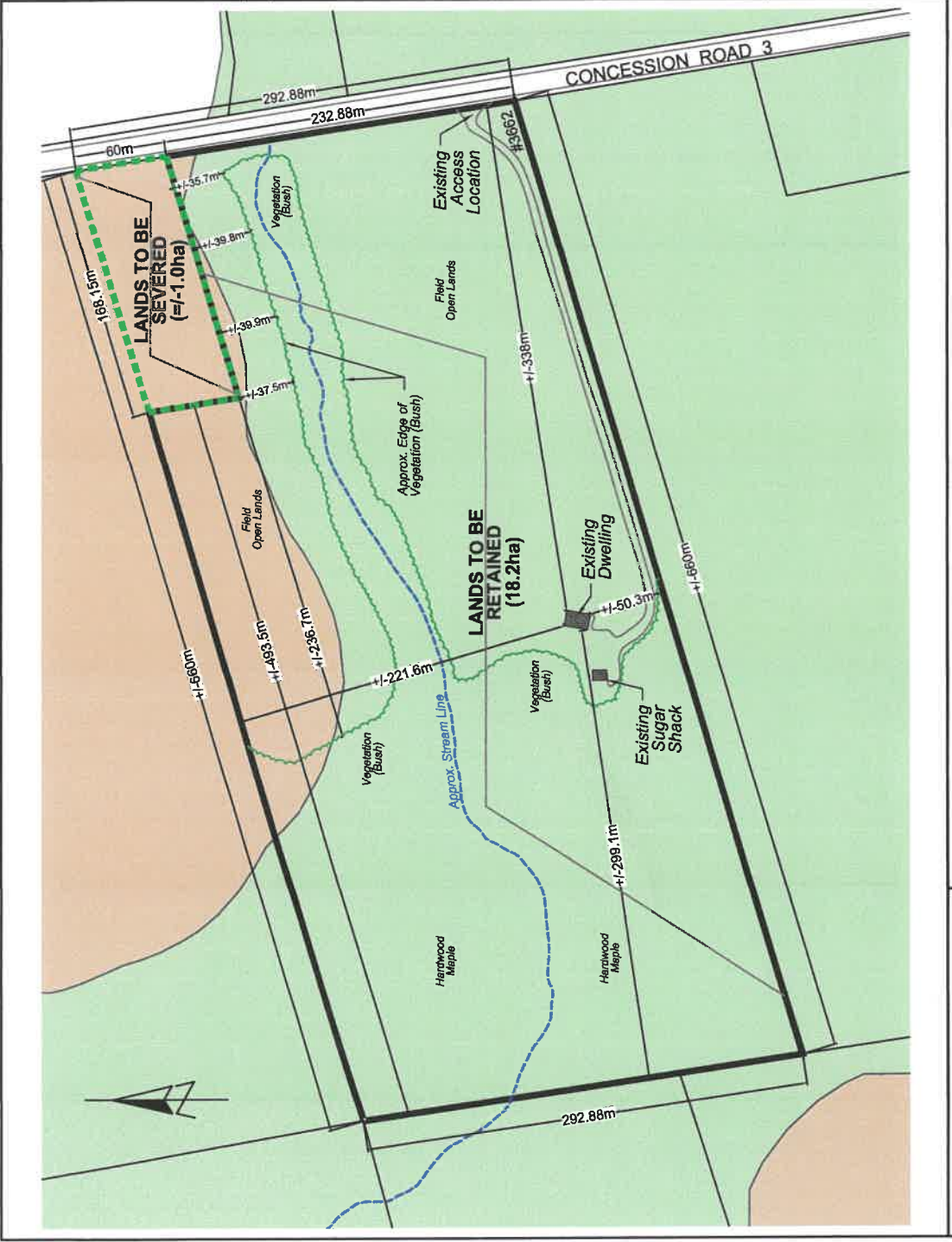
General Notes / References:
 Measurements are in metric.
 Please refer to the Reference Plan 51R-5063 for additional information:
 - D.J. Cullen, O.L.S. Reference Plan 51R-5063, Plan of Survey, 1976
 - Bowers Jones Fournier Surveying Ltd. Plan of Survey, 2023
 - County of Simcoe, Official Plan, 2016
 - County of Simcoe GIS, Site Location, 2023
 - Township of Adjala-Tosorontio Official Plan, 2020
 - Township of Adjala-Tosorontio Zoning By-law 03-57, 2003



MINOR VARIANCE
SKETCH LOT PLAN
 3662 Concession Road 3
 (Adjala), Adjala-Tosorontio
 County of Simcoe, Ontario

GORDON H. RUSSELL
PLANNING & DEVELOPMENT SERVICES
 Cell Phone # 705-446-6107

Date (d/m/y): 20 / 08 / 2024



ZONE REQUIREMENTS TABLE

SCHEDULE B BY-LAW SECTION 5.1 RURAL (R) ZONE	AGRICULTURAL USE RETAINED LANDS		RESIDENTIAL USE SEVERED LANDS	
	REQUIRED	PROVIDED	REQUIRED & PROVIDED	REQUIRED & PROVIDED
Minimum Lot Frontage (m)	150	232.88	60	60
Minimum Lot Area (sq. m)	36	18.2	Min. 0.4 & Max. 1.0	
Maximum Lot Coverage	5%	0.13%	10%	
Minimum Front Yard (m)	100	+/- 338	20	
Minimum Exterior Side Yard (m)	30	N/A	3	
Minimum Interior Side Yard (m)	30	+/- 50.3	5	
Minimum Rear Yard (m)	30	+/- 299.1	7.5	

TOWNSHIP OF ADJALA-TOSORONTIO
 OFFICIAL PLAN, 2000
 Schedule A-3 LAND USE
 Land Use Designation: Rural

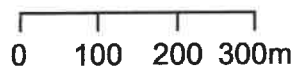
TOWNSHIP OF ADJALA-TOSORONTIO
 ZONING BY-LAW 03-57, 2003
 Schedule A-3
 Rural (R) Zone
 Open Space Conservation (OSC) Zone

General Provisions, Section 3.20
 Lots With Less Area and/or Frontage Than Required
 Schedule B, Section 5.1
 Rural (R) Zone
 Agricultural Use - Retained Lands
 Residential Use - Severed Lands

3662 Concession Road 3, Twp. of Adjala-Tosorontio County of Simcoe - Web



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1 : 9,028



Nov 30, 2022