

MINOR VARIANCE APPLICATION NOTICE OF DECISION

The Township of Adjala-Tosorontio's Committee of Adjustment has made a decision regarding **File No. A-15-2024** 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.

DATE OF HEARING	November 20, 2024
APPLICANT	Clifford Ashley
AGENT	Self-Representing
LOCATION OF PROPERTY	7491 & 7485 Keenansville
LEGAL DESCRIPTION	CON 7 LOT 13 PLAN 80 LOT 11 & CON 7 PLAN 80 LOT 12
PURPOSE OF APPLICATION	To construct a garage
CONDITIONS	<ol style="list-style-type: none"> 1. Complete a legal merger of the lots at 7491 and 7485 Keenansville Road to create a single consolidated parcel. 2. Remove all existing small sheds from 7491 Keenansville Road within 60 days of issuance of occupancy permit for the accessory structure.

DECISION

That the application seeking relief from Zoning By-law 03-57, as amended, to permit the establishment of one oversized detached garage for the purpose of storing recreational vehicles, be **APPROVED**.

REASONS FOR DECISION	<ol style="list-style-type: none"> 1. The proposal does conform to the Official Plan; 2. The proposal does conform to the general intent and purpose of the Zoning By-law; 3. The variance is minor in nature; and 4. The variance is desirable for the appropriate development and use of the lands.
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MEMBERS PRESENT ON WHO CONCUR IN THE DECISION AND REASON FOR DECISION MADE ON [November 20, 2024]

 Chair E. Rogacki	 Member A. Cox	Member J. Greer
 Member M. Borsos	 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.

Dated this November 20, 2024


Signature of Secretary-Treasurer

APPEAL INFORMATION

DATE OF NOTICE	November 21, 2024
LAST DAY FOR APPEAL	December 11, 2024

APPEALING TO THE ONTARIO LAND TRIBUNAL

The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or a specified person or public body who has an interest in the matter may **within 20 days of the making of the decision** appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

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.

When **no appeal is lodged** within twenty days after the giving of notice the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

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

Attn: Secretary-Treasurer
Committee of Adjustment
7855 30th Sideroad
Alliston, ON L9R 1V1

If you have questions regarding the appeal process, please email ksally@adjtos.ca.

APPEAL FEES & FORMS

ONTARIO LAND TRIBUNAL (OLT): The OLT appeal fee is \$400 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The OLT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". OLT appeals must be filed with the Secretary-Treasurer, Township of Adjala-Tosorontio.

*Please note that all fees are subject to change.

Site Plan:

