

MINOR VARIANCE APPLICATION NOTICE OF DECISION

The Township of Adjala-Tosorontio's Committee of Adjustment has made a decision regarding **File No. A 19-2024** 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	December 18, 2024
APPLICANT	David & Frances Sparrow
AGENT	Self-Representing
LOCATION OF PROPERTY	7502 15 Sideroad, Adjala-Tosorontio
LEGAL DESCRIPTION	CON 7 PT LOT 15 RP 51R27381; PARTS 4 & 5
PURPOSE OF APPLICATION	To permit a secondary dwelling and its location with two other existing structures
CONDITION	A study shall be completed in accordance with the Ministry of Environment's Guideline D4, or an equivalent guideline, if required, to the satisfaction of the Town and/or County. This study will examine the impact of the waste management site on the proposed development.

DECISION

That the application seeking relief from Zoning By-law 03-57, as amended, to permit a secondary dwelling on Rural zoned property and its location in the front yard with two other existing accessory structures, be **APPROVED**.

REASONS FOR DECISION

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.

MEMBERS PRESENT ON WHO CONCUR IN THE DECISION AND REASON FOR DECISION MADE ON

~~December 18, 2024~~
December 18, 2024

	 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 December 18, 2024


Signature of Secretary-Treasurer

APPEAL INFORMATION

DATE OF NOTICE	December 19, 2024
LAST DAY FOR APPEAL	January 8, 2025

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@aditos.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@aditos.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- Tosoronto.

*Please note that all fees are subject to change.



