



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 CONSENT

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

March 19, 2025, at 6:00 p.m.

SYNOPSIS OF PROPOSAL: To permit the creation of a new 0.41-hectare Rural Residential lot.
(Severance).

FILE: **B/04/25**
LOCATION: 7223 Concession Road 2, Adjala-Tosorontio.

Take Notice that the Committee of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on March 19, 2025**, on the mentioned reports. 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. 223 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 wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee.

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 consent application, 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.

Yael Inglis
Planning Assistant

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED CONSENT
B/04/25**

The consent application proposes to create a new lot with an area of 0.41 hectares and a frontage of 60 metres along Concession Road 2 (File No. B/04/25). The severed lot will utilize an existing access onto Concession Road 2. The retained parcel, comprising 41.01 hectares, will remain part of Somerville Nurseries' land holdings and continue operating as a tree nursery. The applicant intends to develop the severed lot with a rural residential dwelling, which will be serviced by individual on-site sewage and water systems.

Location Map



Proposed Severance:



Figure 6

LOT CONFIGURATION SKETCH

7223 CONCESSION ROAD 2
 Part of Lot 20, Concession 2
 Township of Adjala-Tosorontio,
 County of Simcoe

LEGEND

- Subject Lands**
 Lot Area: ±41.425ha (102.36ac)
 Lot Frontage: ±599.1m
- Lands to be Severed**
 Lot Area: ±0.415ha (1.03ac)
 Lot Frontage: ±60.0m
- Lands to be Retained**
 Lot Area: ±41.010ha (101.34ac)
 Lot Frontage: ±539.1m



Source: 2022 aerial photo from the County of Simcoe interactive map.

Drawn By: A.M. Date: September 7, 2024 File No: 1400C



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