



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:

November 20, 2024, at 6:00 p.m.

SYNOPSIS OF PROPOSAL:

To permit a detached storage garage with an area of 2,000 square feet in the interior side and front yard, whereas the permitted size is 1,076 square feet in the side or rear yard. Additionally, a rear setback of 7.9 meters and a ground coverage of 18.5% are proposed, whereas the permitted rear setback is 15 meters, and the permitted ground coverage is 10%, as per Zoning By-law 03-57.

FILE: **A/15/24**
LOCATION: 7491 & 7485 Keenansville Road, Adjala-Tosorontio.

Take Notice that the Committee of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on November 20, 2024**, 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 Support
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 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 Secretary-Treasurer of the Committee 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.

Yael Inglis
Planning Support
October 28th, 2024

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED MINOR VARIANCE
A/15/24**

This application seeks approval for a minor variance to permit the construction of an oversized detached storage garage with a total area of 2,000 square feet, exceeding the maximum allowable size of 1,076 square feet as per By-law 21-15. The proposed structure is to be located in the interior side and front yard, with a rear setback of 7.9 meters, instead of the required 15 meters. Additionally, the proposed garage would increase the total lot coverage to 18.5%, surpassing the 10% maximum allowed under Zoning By-law 03-17. The accessory structure will be located on 7491 Keenansville Street and will serve the residential property at 7485 Keenansville Road. This application treats the two lots as a single property, if approval is granted, it will be conditional upon the applicant completing the required legal process to merge the two lots into one.

Location Map



Site Plan

