



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:

December 18, 2024, at 6:00 p.m.

SYNOPSIS OF PROPOSAL: To permit an accessory dwelling unit attached to an agricultural structure in the front yard, located 38m from the front lot line and 22m from the side lot line, whereas Zoning By-law 03-57, Section 3.4(e)(ii), permits accessory structures only in the rear or side yard, and By-law 20-31 requires agricultural structures to be located 100m from the front lot line and 30m from other lot lines.

FILE: **A/20/24**
LOCATION: 3872 Adjala-Tecumseth Townline, Adjala-Tosorontio.

Take Notice that the Committee of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on December 18, 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 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 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 Assistant
November 29, 2024

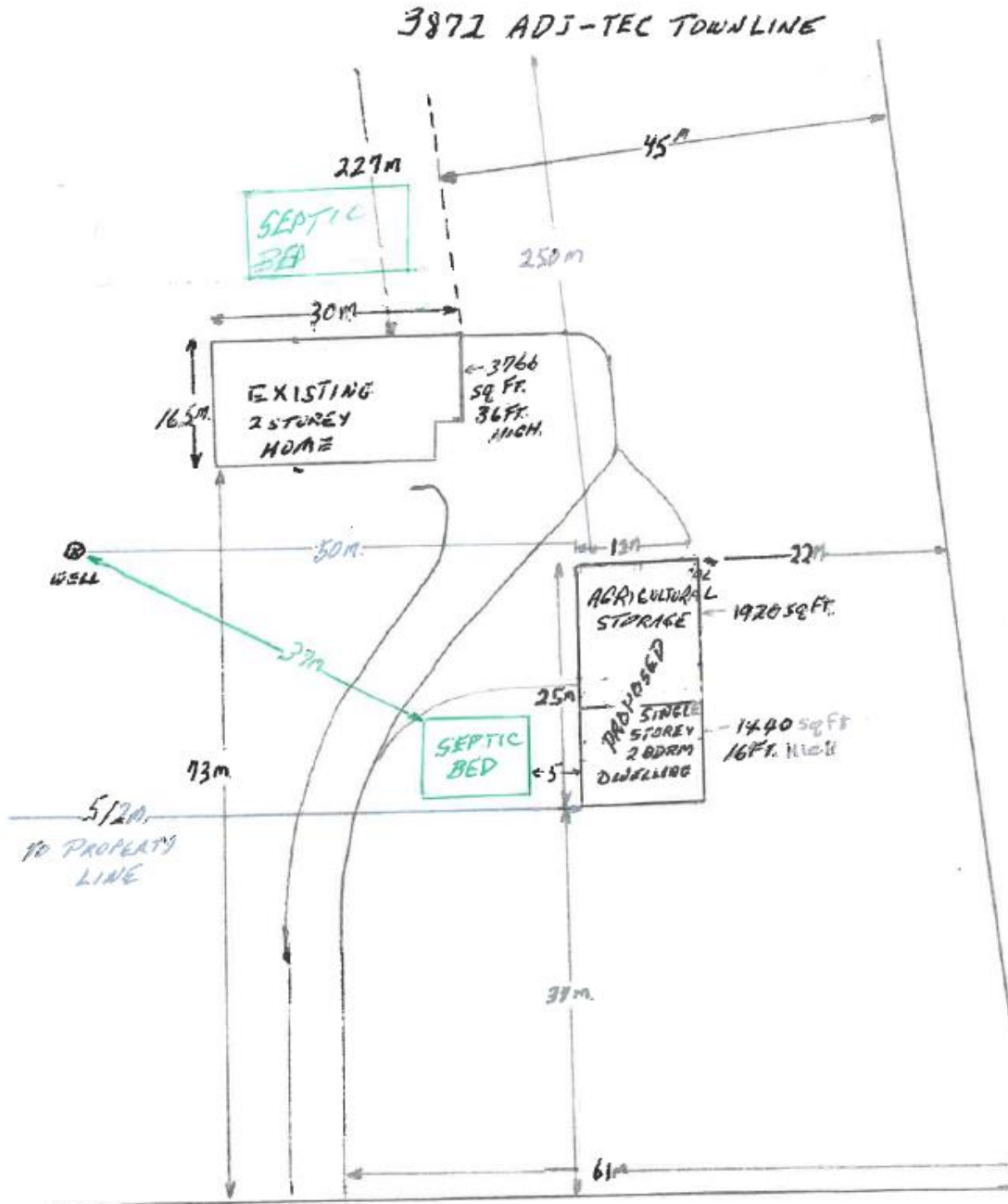
**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED MINOR VARIANCE
A/20/24**

An application has been made for a Minor Variance to Township Zoning By-law No. 03-57 under file number A/20/24 to permit a secondary dwelling on an Agriculturally zoned parcel. The proposal involves two separate structures to be attached and situated in the front yard. A variance is being sought to permit this location in the front yard, as Zoning By-law 03-57, Section 3.4(e)(ii), only permits accessory structures in the rear or exterior side yards. Additionally, an agricultural structure attached to secondary dwelling located 38m from the front lot line and 22m from the side lot line, which, under By-law 20-31, requires a minimum setback of 100m from the front lot line and 30m from other lot lines.

Location Map



Site Plan



ROAD ALLOWANCE