

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED CONCURRENT CONSENT & MINOR VARIANCE
B/17/21 & A/19/21 (Stewart)**

An application has been made under file number B/17/21 for consent to sever lands for the creation of a new lot from Pt Lot 7, Concession 1, Geographic Township of Tosorontio, Township of Adjala-Tosorontio (996583 Mulmur-Tosorontio Townline). The subject property is approximately 35.21ha in area with frontage of about 353.5m along Mulmur-Tosorontio Townline. The proposed developed severed lands will have an area of approximately 0.47ha and have a frontage of 60m along Mulmur-Tosorontio Townline. The developed retained lot will have frontage of about 295m on Mulmur-Tosorontio Townline and is proposed to have an area of approximately 35ha. Minor variance application A/19/21 is proposed to permit the retained Rural zoned property to have a minimum lot area of 35ha where 36ha is required in Zoning By-law 03-57.



