



THE CORPORATION OF THE TOWNSHIP  
OF ADJALA-TOSORONTIO  
7855 30<sup>th</sup> 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:

**Wednesday, July 17th, 2024, at 6:00 p.m.**

**SYNOPSIS OF PROPOSAL:** To create two new residential lots with frontage on Mono-Adjala Townline and Adjala 20 Side Road respectively.

FILE: B/02/24 & B/03/24  
LOCATION: ADJALA CON 1 PT LOT 21 RP;51R37298 PARTS 1 AND 4  
994903 MONO-ADJALA TOWNLINE, ADJALA-TOSORONTIO.

Take Notice that the Committee of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on July 17th, 2024**, on the mentioned reports. Please note that the first meeting was held on June 19th, 2024, where the Township of Adjala-Tosorontio's Committee of Adjustment decided that a decision on this matter be **DEFERRED**, to allow the applicant an opportunity to work with the NVCA, as per their request. If you would like to participate virtually or make comments through letters, faxes, emails, voice messages or video clips, please send them to:

Kartik Sally  
Planning Assistant  
7855 Sideroad 30 Alliston ON L9R 1V1  
P: (705) 434-5055 ext. 222 F: (705) 434-5051  
e-mail: [ksally@adjtos.ca](mailto:ksally@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 Consent, 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. If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent and/or minor variance and does not make an oral or written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

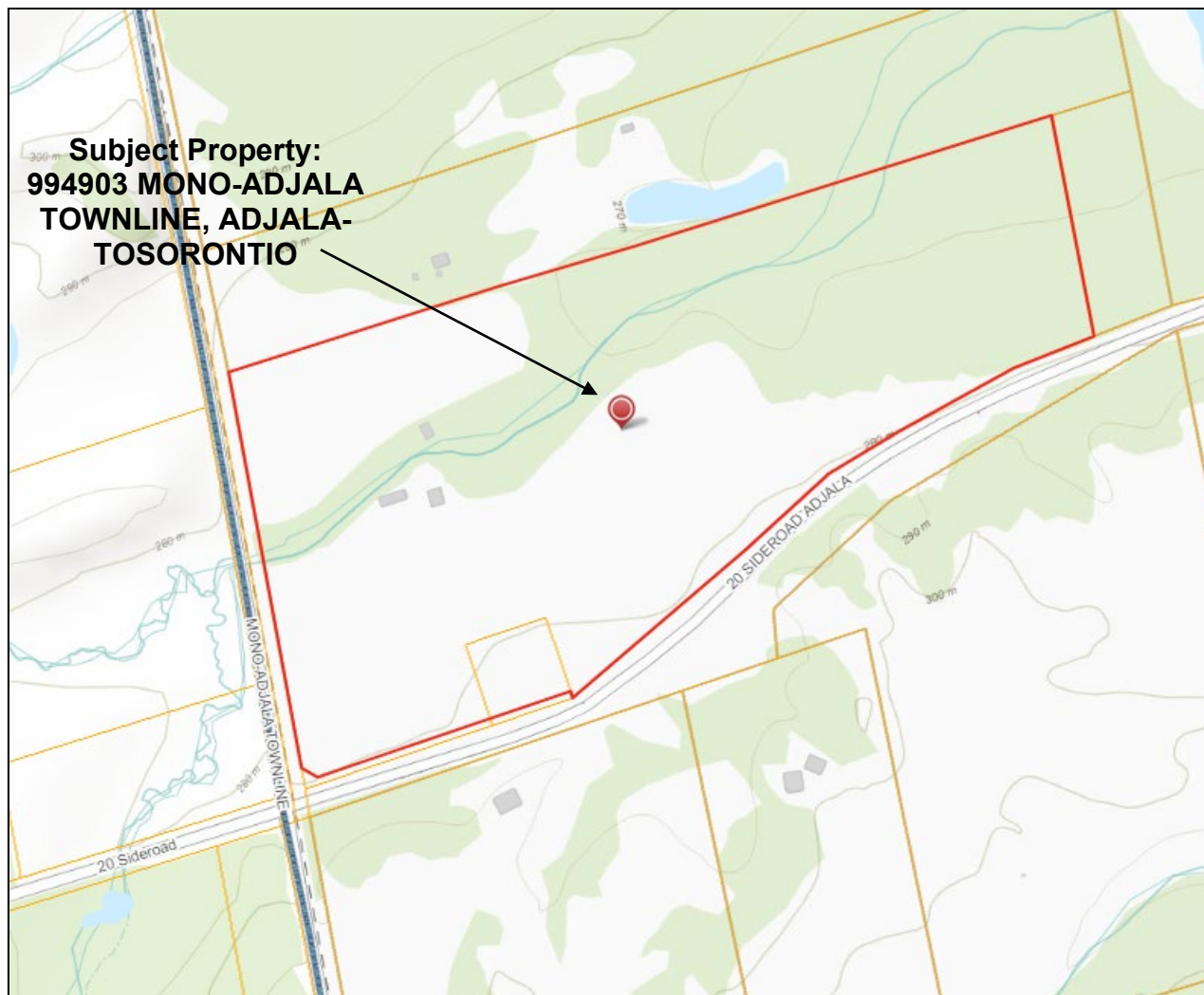
Kartik Sally, Planning Assistant  
June 28, 2024

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### EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED CONSNET B/02/24 & B/03/24

An application has been made for Consent under file number B/02/24 & B/03/24 to create two new residential lots on ADJALA CON 1 PT LOT 21 RP;51R37298 PARTS 1 AND 4 (994903 MONO-ADJALA TOWNLINE, ADJALA-TOSORONTIO.) The proposed severance involves dividing the land into three lots: two new lots, labelled A and B, and the retention of one existing lot. The retained lot will have a frontage of about 207.8 meters along Mono-Adjala Townline and cover an area of approximately 12.745 hectares. Lots A and B will have frontages of around 89.6 meters on Mono-Adjala Townline and 142.0 meters on Adjala 20 Side Road, respectively, with each lot occupying an area of about 1 hectare.

#### Location Map



# CONSENT SKETCH

**994903 MONO-ADJALA TOWNSHIP**  
 Act Number 4202100010000  
 Act of Lot 21, Concession 1  
 Township of Adjalo Township, County of Simcoe



Scale: 1:80,000

## LEGEND

- Subject Lands
- Lot Area: #14,749a (36,44ac)  
Lot Footage: 2097.5m
- Lands to be Severed 'A'
- Lot Area: #1,000ha (2,47ac)  
Lot Footage: 446.0m  
Lot Depth: #137.5m
- Lands to be Severed 'B'
- Lot Area: #1,000ha (2,47ac)  
Lot Footage: #142.0m  
Lot Depth: #80.0m
- Lands to be Retained
- Lot Area: #12,749a (31,40ac)  
Lot Footage: 2007.8m  
Lot Depth: #618.4m
- Watercourse
- County of Simcoe  
Rural Land Use Designation



Note: This drawing is for discussion purposes only. Boundary to be verified by a P.L.S.

Source: Topographic Plan, Highway Center O.L.S., June 15, 2023.  
 County of Simcoe (see action file).

Drawn By: AM Check By: AP Date: March 21, 2024  
 File No: 175-23

**Powell Planning & Associates**  
 Town of New Tecumseth  
 County of Simcoe, ON  
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 Mobile: 416-593-5487

