



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:

Wednesday, June 19th, 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 June 19th, 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:

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

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

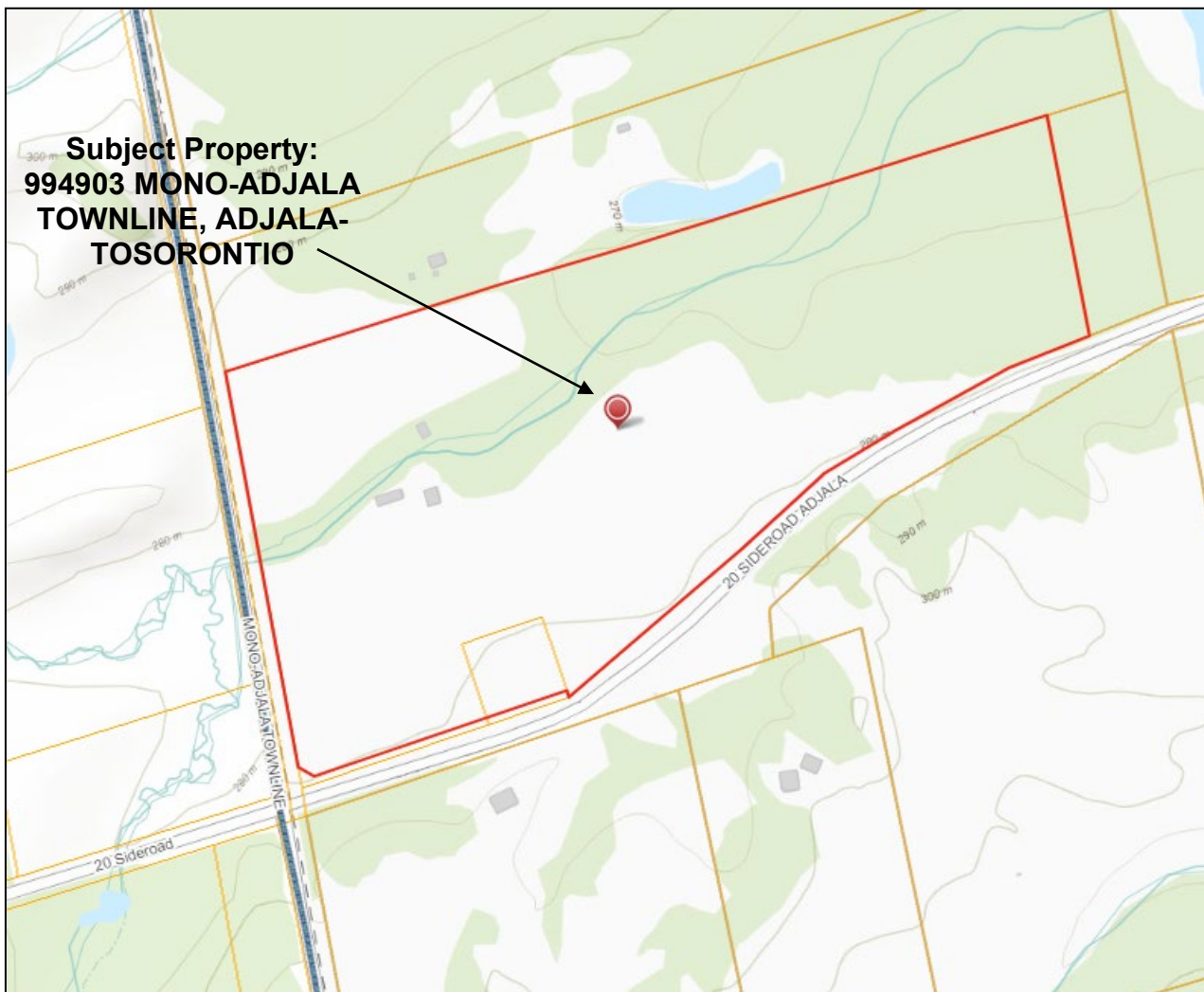
Committee of Adjustment in respect of the proposed consent and/or minor variance and does not make an oral or written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

Kartik Sally, Planning Assistant
June 3, 2024

**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: 1:50,000

LEGEND

- Subject Lands
- Lot Area: #14,749a (36.44ac)
- Lot Footage: #207.5m
- Lands to be Severed 'A'
- Lot Area: #1,000ha (2,472ac)
- Lot Footage: #48.0m
- Lot Depth: #137.5m
- Lands to be Severed 'B'
- Lot Area: #1,000ha (2,472ac)
- Lot Footage: #142.0m
- Lot Depth: #80.0m
- Lands to be Retained
- Lot Area: #12,749a (31.40ac)
- Lot Footage: #207.5m
- Lot Depth: #61.4m
- 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, Industry Order 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



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 County of Simcoe, ON
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 Mobile: 416-593-5407

