



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 CONCURRENT APPLICATION FOR CONSENT AND MINOR
VARIANCE

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 lots on Tandragee Road for future residential use, while a Retained Lot will maintain the existing agricultural use, permitting a reduced lot frontage requirement for the Retained Lot.

FILE: **B/04/24, B/05/24 & A/07/24**
LOCATION: Concurrent Application for Consents and Minor Variance
3122 CONCESSION ROAD 2, ADJALA-TOSORONTIO
CON 1 PT LOT 18
Township of 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 and 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. 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.

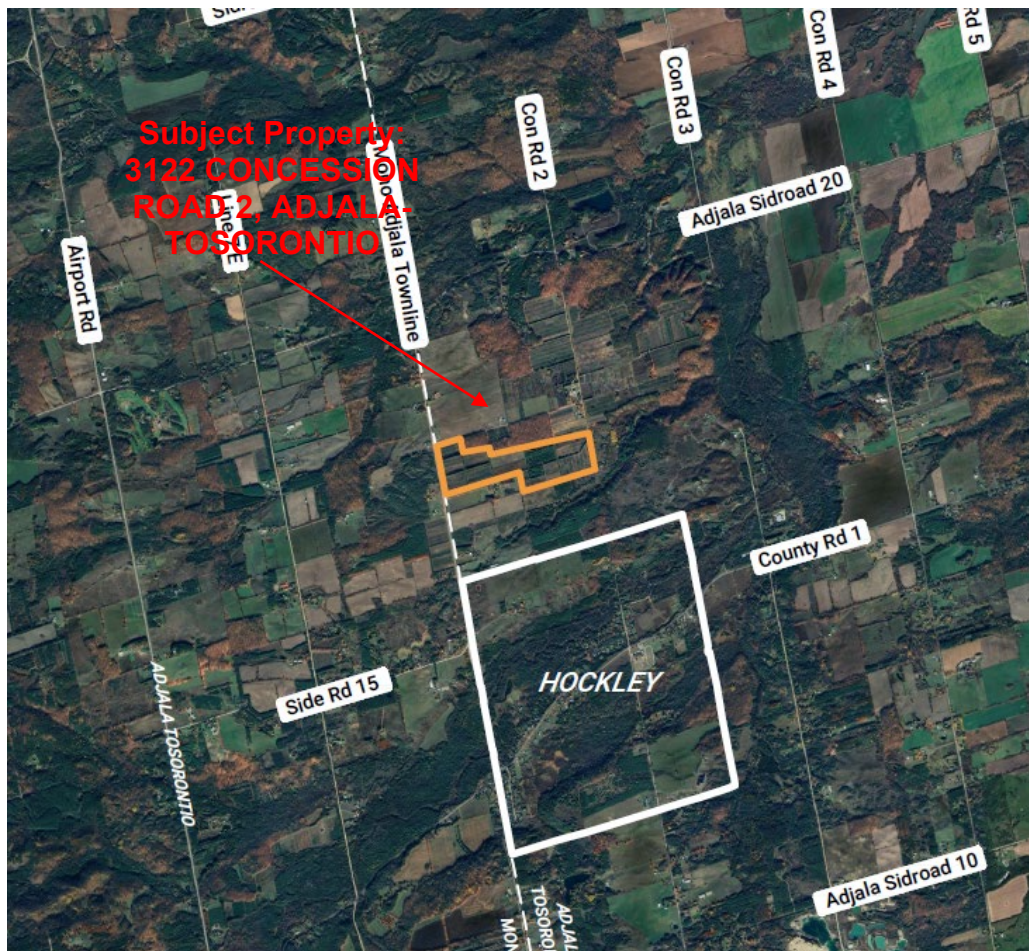
Kartik Sally, Planning Assistant
June 3, 2024

EXPLANATION OF THE PURPOSE AND EFFECT OF THE PROPOSED CONSENT

B/04/24, B/05/24 & A/07/24

An application has been made for Consent and Minor Variance under file number B/04/24, B/05/24 & A/07/24 to create two new residential lots on 3122 CONCESSION ROAD 2, ADJALA-TOSORONTIO CON 1 PT LOT 18 Township of Adjala-Tosorontio. The provisional Consent application aims to create two new lots facing Tandragee Road. Severed Lots 1 and 2 are designated for potential residential purposes, with plans for individual on-site sewage and water services. The Retained Lot is intended to maintain its current agricultural use, specifically for cultivating Christmas trees. Accompanying this application is a Minor Variance application to acknowledge the lot's frontage of 92.5 meters on Tandragee Road for the Retained Lot, instead of the required 150 meters.

Location Map



SEVERANCE SKETCH

3122 CONCESSION ROAD 2
 Part of Lot 18, Concession 1
 Township of Adajala, Tecumseh, County of Simcoe



Scale: 1:75,000

LEGEND

- Subject Lands
 Lot Area: ±44.625ha (110.27ac)
 Lot Frontage: ±218.9m
- Severed Lot 1
 Lot Area: ±0.400ha (0.99ac)
 Lot Frontage: ±63.2m
- Severed Lot 2
 Lot Area: ±0.400ha (0.99ac)
 Lot Frontage: ±63.2m
- Retained Lot
 Lot Area: ±43.825ha (108.29ac)
 Lot Frontage: ±92.5m



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

Source: County of Simcoe interactive map.

Drawn By: A.M. Date: March 14, 2024 File No: 1400

MORGAN
 PLANNING & DEVELOPMENT

98 Tecumseh Street,
 Oshawa, ON L1V 1Y2
 Phone: (705) 327-1873
 morgandev@morganplanning.ca

