

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 HEARING OF APPLICATION FOR CONSENT

Take notice that the Committee of Adjustment of the Township of Adjala-Tosorontio will hold a hearing

Wednesday, August 16th, 2017 at 7:00 p.m.

In the Council Chambers at the Adjala-Tosorontio Municipal Office

SYNOPSIS OF PROPOSAL: To create two new Rural Residential lots and to recognize the size and frontages for the proposed and retained lots.

FILES: B/06/17, B/07/17 & A/09/17
LOCATION: Lots 16 & 17, Concession 4 (Tosorontio)
19 Tioga Blvd.

An explanation of the Purpose and Effect of the proposed consents and minor variance, and a key map showing the location of the lands to which the proposed consents and minor variance apply, accompany this notice. Additional information relating to the proposed consents and minor variance is available at the Municipal Office during normal business hours (8:30am to 4:30pm) at the address shown above.

A copy of this notice is being sent to all persons noted in the Assessment Roll within 60 metres of the subject property. If you are aware of any person interested in or affected by these applications who has not received a copy of this notice, you are requested to inform that person of this hearing.

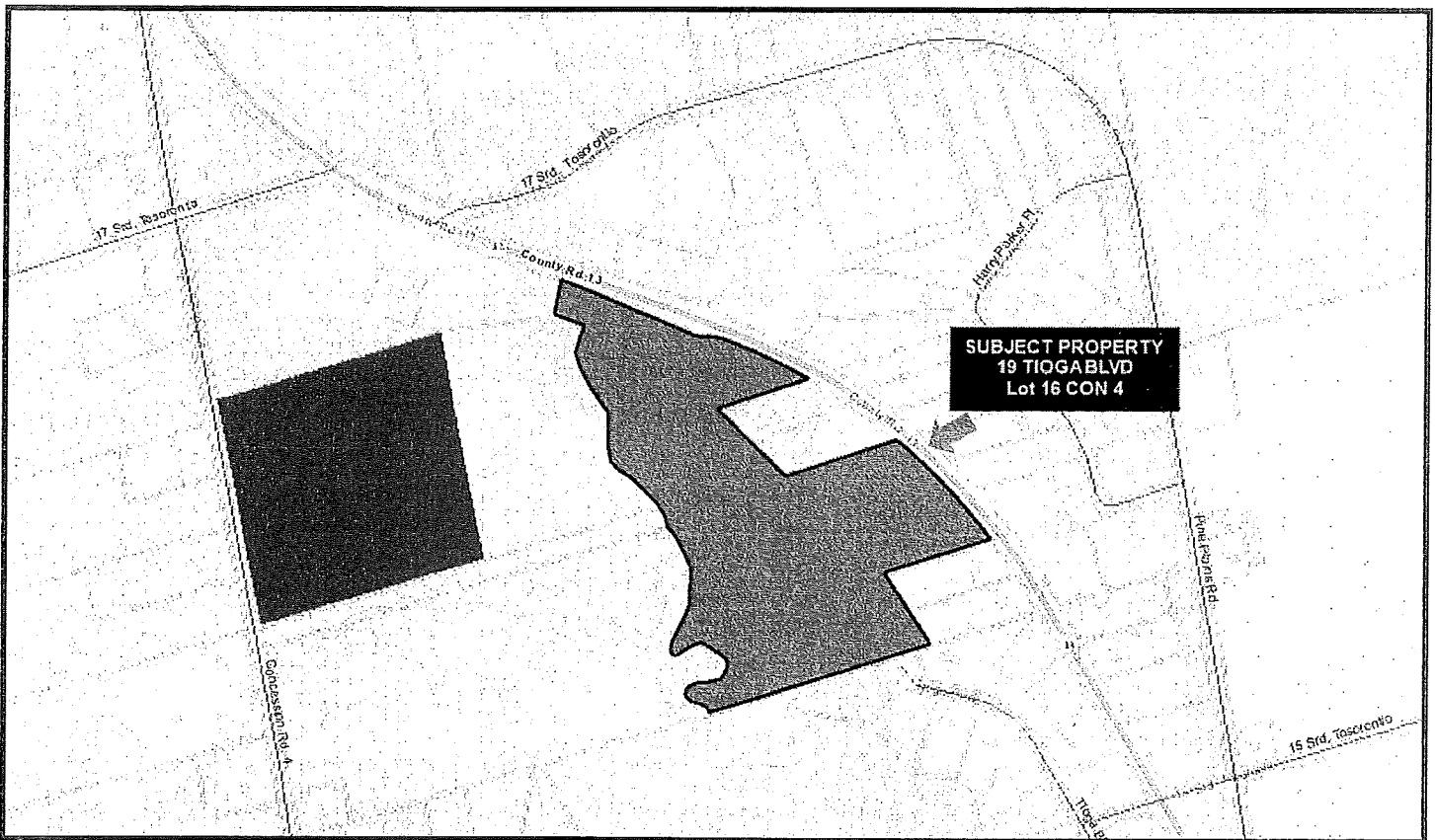
Any person or agency may attend and provide representation at the hearing and/or make written representation prior to the hearing, either in support of, or in opposition to, the proposed consents and minor variance. You are entitled to attend this public hearing in person to express your views about these applications or you may be represented by counsel for that purpose. If you wish to make written comments on these applications, they may be forwarded to the Secretary/Treasurer of the Committee of Adjustment at the address shown above. If you do not attend at 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.

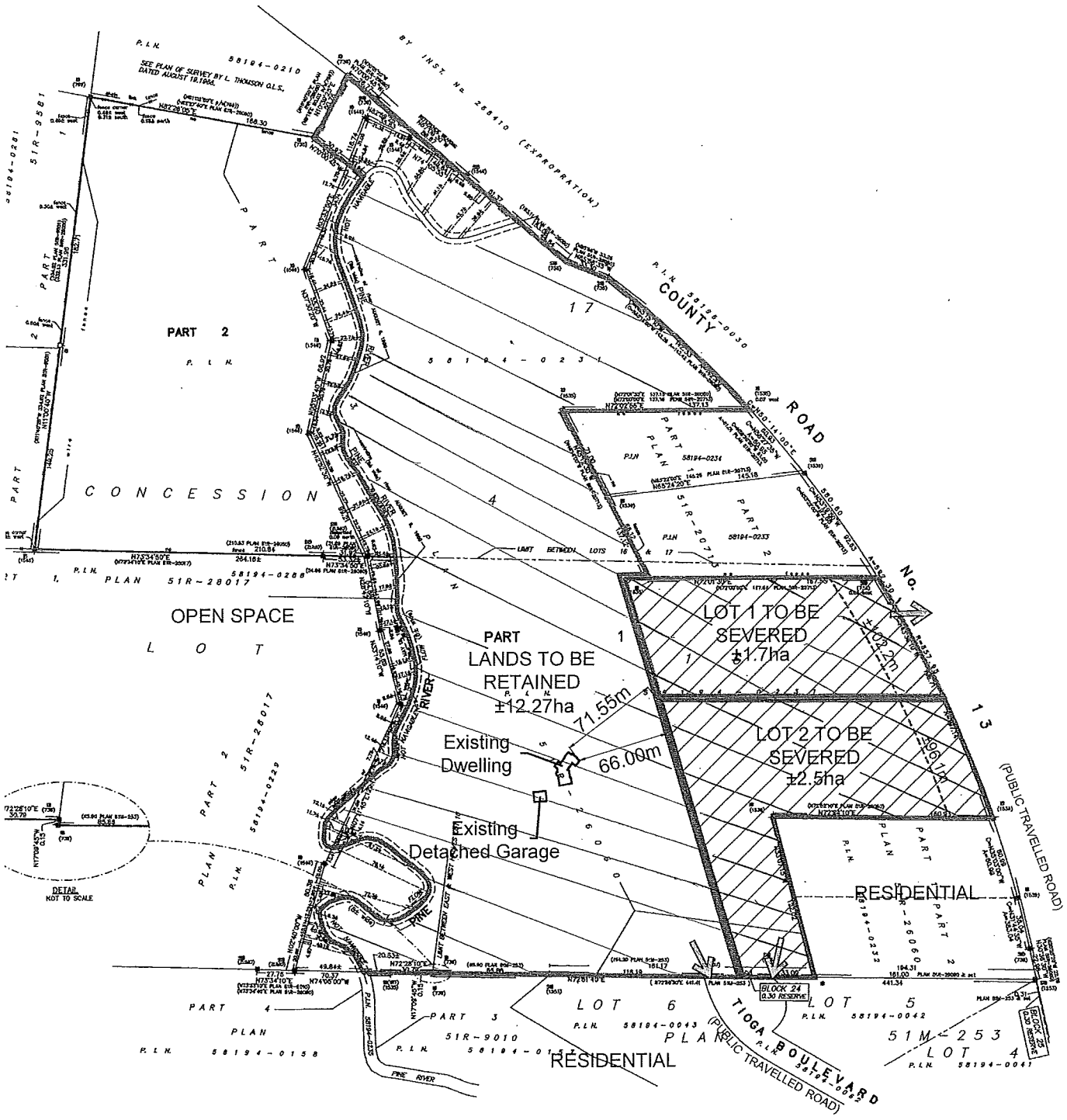
If you wish to be notified of the decisions or a change to the conditions of the Committee of Adjustment for the Township of Adjala-Tosorontio in respect of the proposed consents and minor variance, you must make a written request to the Committee of Adjustment at the above noted address. If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consents 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 Municipal Board may dismiss the appeal.

Geri Cale
Secretary/Treasurer
July 24, 2017

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED CONCURRENT CONSENTS & MINOR VARIANCE
B/06/17, B/07/17, & A/09/17 (Sealy)**

Applications have been made under file numbers B/06/17 and B/07/17 for consents to sever lands to create two new residential lots from Lots 16 & 17, Concession 4, Geographic Township of Tosorontio, Township of Adjala-Tosorontio (19 Tioga Blvd). The subject property has two frontages; approximately 570m split frontage along County Road 13 and about 48m along Tioga Blvd with an area of approximately 16.5ha. The proposed vacant severed lot subject to B/06/17 (identified as Lot #1 in the application) will have approximately 102m frontage along County Road 13 and an area of approximately 1.7ha. The proposed vacant lot subject to B/07/17 (identified as Lot #2 in the application) will have approximately 96m frontage on County Road 13 and approximately 18m frontage along Tioga Blvd and an area of approximately 2.5ha. The proposed developed retained lot will have approximately 30m frontage along Tioga Blvd and about 375m frontage along County Road 13 and an area of approximately 12.3ha. The minor variance application A/09/17 is to recognize the undersized lot subject to B/06/17 and the frontages for the proposed lot subject to B/07/17 and the retained lot as meeting zoning requirements.









Data Source: Rudy Mak Surveying (2000)

Figure 2
Severance Sketch

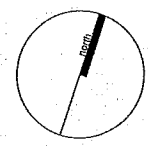
LEGEND

-  Lands to be Retained (12.27ha/ 30.32ac)
-  Lot 1 to be Severed
Area: (1.7ha/ 4.2ac)
Frontage: 102.2m
-  Lot 2 to be Severed
Area: (2.5ha/ 6.2ac)
Frontage: 96.1m
-  Proposed Lot Access

19 Tioga Boulevard
Lots 16 & 17 Concession 4, In the Geographic
Township of Tosoronto,
Township of Adjala- Tosoronto, County of Simcoe

DATE: July 10, 2017

SCALE 1:4000



MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
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