

**TOWNSHIP OF ADJALA-TOSORONTIO
COMMITTEE OF ADJUSTMENT**

DECISION OF COMMITTEE WITH REASONS

Re: APPLICATION FOR MINOR VARIANCE

FILE NO. A/07/17

IN THE MATTER OF section 45 of the Planning Act;

AND IN THE MATTER OF **Lot 17, Concession 3, 3035 Concession Road**, in the Township of Adjala-Tosorontio (former Township of **Adjala**) in the County of Simcoe;

AND IN THE MATTER OF the application of Kent Pitkin and Leah Larsen, as owners of the aforesaid land for a minor variance or a permission pursuant to section 45 of the Planning Act;

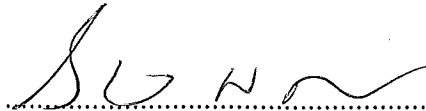
AND WHEREAS the Township of Adjala-Tosorontio's Committee of Adjustment, having considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land, buildings and structures involved and whether the general intent and purpose of the applicable by-law and of the applicable official plan will be maintained, has decided that:


DECISION:

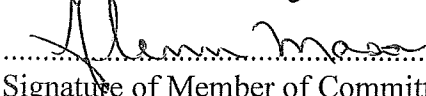
The requested Minor Variance to permit construction of a detached single storey accessory garage with a maximum gross floor area of 90m² located in the front yard a minimum of 50m from the front lot line be


GRANTED.

REASONS FOR DECISION: The Committee, having taken into consideration all written and oral submissions, finds that the proposal meets the intent of the Official Plan, complies with the Zoning By-law, is minor in nature, is appropriate for the development of the subject lands, and is consistent with the Provincial Policy Statement.


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Signature of Member of Committee


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Signature of Member of Committee


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Signature of Member of Committee

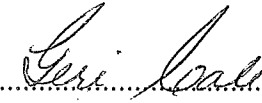

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Signature of Member of Committee


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Signature of Member of Committee

CERTIFICATION

I, Geri Cale, Secretary-Treasurer of the Township of Adjala-Tosorontio Committee of Adjustment certify that the above is a true copy of the decision of the Committee with respect to the application recorded therein.

DATED this 12th day of July, 2017


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Secretary-Treasurer of the Township of
Adjala-Tosorontio Committee of Adjustment

NOTICE

Additional information regarding this application is available for perusal at the Municipal Office during normal business hours.

If you wish to be notified of the decision of the Committee of Adjustment for the Corporation of the Township of Adjala-Tosorontio in respect of this application, you must submit a written request to the Secretary/Treasurer of the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

Any person or public body who has made an oral submission at the public meeting or made written submission to the public meeting may, within twenty (20) days of the making of the decision under section 45(8), appeal to the Municipal Board against the decision by filing with the Secretary-Treasurer for the Committee of Adjustment an Appellant Form setting out written reasons in support of the appeal and accompanied by payment in the form of a certified cheque or money order to the Ontario Minister of Finance of the fee prescribed by the Board under the Ontario Municipal Board Act. Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variances to the Ontario Municipal Board. An Appellant Form may not be filed by an unincorporated association or group. However, an Appellant Form may be filed in the name of an individual who is a member of the association or group. The Ontario Municipal Board may dismiss the appeal if the appellant did not make oral submissions at the public meeting or did not make written submissions to the Committee before the minor variance was granted or denied and if in the opinion of the Board the appellant does not provide a reasonable explanation for having failed to make a submission.

The date of the notice of decision is Monday, July 17, 2017.

The last day for appealing this decision is Tuesday, August 1, 2017.

The Ontario Municipal Board's fee currently is \$300.00 for the appeal of this application, payable by certified cheque or money order to the Ontario Minister of Finance.