

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

**DECISION OF COMMITTEE WITH REASONS**

**Re: APPLICATION FOR MINOR VARIANCE**

**FILE NO. A/02/19**

IN THE MATTER OF section 45 of the Planning Act;

AND IN THE MATTER OF **Lot 32, Concession 7, 4797 Concession Road 7** in the Township of Adjala-Tosorontio (former Township of **Adjala**) in the County of Simcoe;

AND IN THE MATTER OF the application of **Wayne Anderson**, as owner 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:**

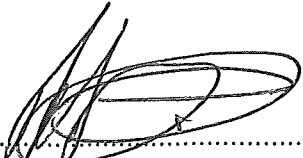
The requested Minor Variance to permit construction of a detached single storey accessory storage structure with a minimum south side yard setback of 0.9m and a maximum projection into the south interior side yard for the eaves of 0.4m be



**GRANTED.**

**CONDITIONS:**

1. That prior to the issuance of a building permit, the applicant shall prepare a lot grading plan, to the satisfaction of the Township of Adjala-Tosorontio, demonstrating no drainage impacts to neighbouring properties; and,
2. That all downspouts shall be directed to the rear of the detached accessory structure.

**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 and the Zoning By-law, is minor in nature, is appropriate for the development of the subject lands, and is consistent with and complies with all Provincial Policies.

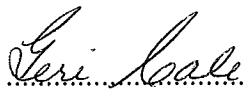
  
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Signature of Member of Committee  
  
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**CERTIFICATION**

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 18<sup>th</sup> day of September 2019

  
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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 Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal 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 Local Planning Appeal Tribunal 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 Tribunal under the Local Planning Tribunal Act. Only individuals, corporations and public bodies may appeal decisions in respect of applications for minor variances to the Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal may dismiss the appeal if the appellant did not make oral submissions at the public meeting or did not made written submissions to the Committee before the minor variance was granted or denied and if in the opinion of the Tribunal the appellant does not provide a reasonable explanation for having failed to make a submission.**

The date of the notice of decision is Friday September 20, 2019 .

The last day for appealing this decision is Tuesday October 8, 2019 .

The Local Planning Appeal Tribunal'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.