

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

DECISION OF COMMITTEE WITH REASONS

Re: APPLICATION FOR MINOR VARIANCE

FILE NO. A/10/17

IN THE MATTER OF section 45 of the Planning Act;

AND IN THE MATTER OF **Lot 8, Concession 5, 5767 County Road 13**, in the Township of Adjala-Tosorontio (former Township of **Tosorontio**) in the County of Simcoe;

AND IN THE MATTER OF the application of **George Gaffiero**, 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 garage with a maximum gross floor area of 196m², to allow construction in the Open Space Conservation Exception Fifteen (OSC-15) Zone of a 40m² addition to the west side of the dwelling, to recognize the setbacks of the proposed addition to the dwelling and the proposed accessory garage as provided on the site sketch dated July 4, 2017 as meeting zoning requirements, and to permit site alteration of an internal road within 30 metres of the high watermark provided written permission from the NVCA is obtained and provided to the Township Planning Department be


DENIED.

REASONS FOR DECISION: After taking into consideration all written and oral submissions, it is the opinion of the Committee that:

1. The application is not minor in nature and should come forward as a zoning by-law amendment in the future should the applicant resolve all issues.
2. Proper permits (i.e. tree cutting permit from the County of Simcoe) were not obtained in advance.
3. More information is required from the Nottawasaga Valley Conservation Authority.
4. The application does not conform to and is not consistent with the 2014 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 19th day of February 2020


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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 Monday, February 24, 2020.

The last day for appealing this decision is Tuesday, March 10, 2020.

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.