

CONSENT APPLICATION

NOTICE OF DECISION

The Township of Adjala-Tosorontio's Committee of Adjustment has made a decision regarding Consent Application **File No. B 01-2023** on August 20, 2025, pursuant to Section 53 of the Planning Act, R.S.O 1990, c. P.13 as amended. This Notice of Decision is issued pursuant to 53(17) of the Planning Act.

DATE OF HEARING	August 20, 2025
APPLICANT	H.J Vander Zaag
AGENT	Tyler Kawall MHBC Planning Urban Design & Landscape Architecture
MUNICIPAL ADDRESS	8292 & 8386 20 th Sideroad
LEGAL DESCRIPTION	CON 4 E PT LOT 21
PURPOSE OF APPLICATION	To permit a lot boundary adjustment between 8386 20th Sideroad, and 8292 20th Sideroad, resulting in one consolidated agricultural parcel and a 0.85 ha (2.1 ac) residential parcel at the northwest corner of 20th Sideroad and Concession Road 5.

DECISION

The application is:

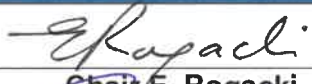

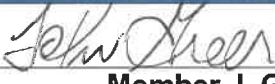
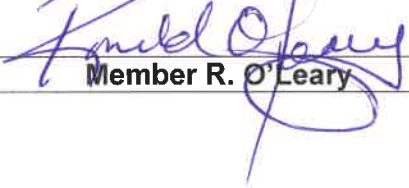

☒ APPROVED ☐ DEFERRED ☐ DENIED

Subject to the attached conditions (if applicable):

REASONS FOR DECISON	Please see attached.
DATE OF DECISION	August 20, 2025
NOTICE OF DECISION	August 21, 2025
LAST DATE OF APPEAL	September 10, 2025

MEMBERS PRESENT ON WHO CONCUR IN THE DECISION AND REASON FOR DECISION MADE ON

AUGUST 20, 2025.

 Chair E. Rogacki	 Member J. Lachs	 Member J. Greer
 Member R. O'Leary	 Member H. Harper	

CERTIFICATION

Planning Act, R.S.O. 1990, c. P.13, s. 45 (10)

I, Kartik Sally, 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.

August 20, 2025


Signature of Secretary-Treasurer

APPEALING TO THE ONTARIO LAND TRIBUNAL

The applicant, the Minister or specified person that has an interest in the matter may within 20 days of the making of the decision appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee by filing a notice of appeal with the Secretary-Treasurer via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting **Adjala-Tosorontio (Township)** as the Approval Authority by **September 10, 2025** at 4:30 p.m.. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the e-file portal is down, you can submit your appeal to clerk@adjtos.ca

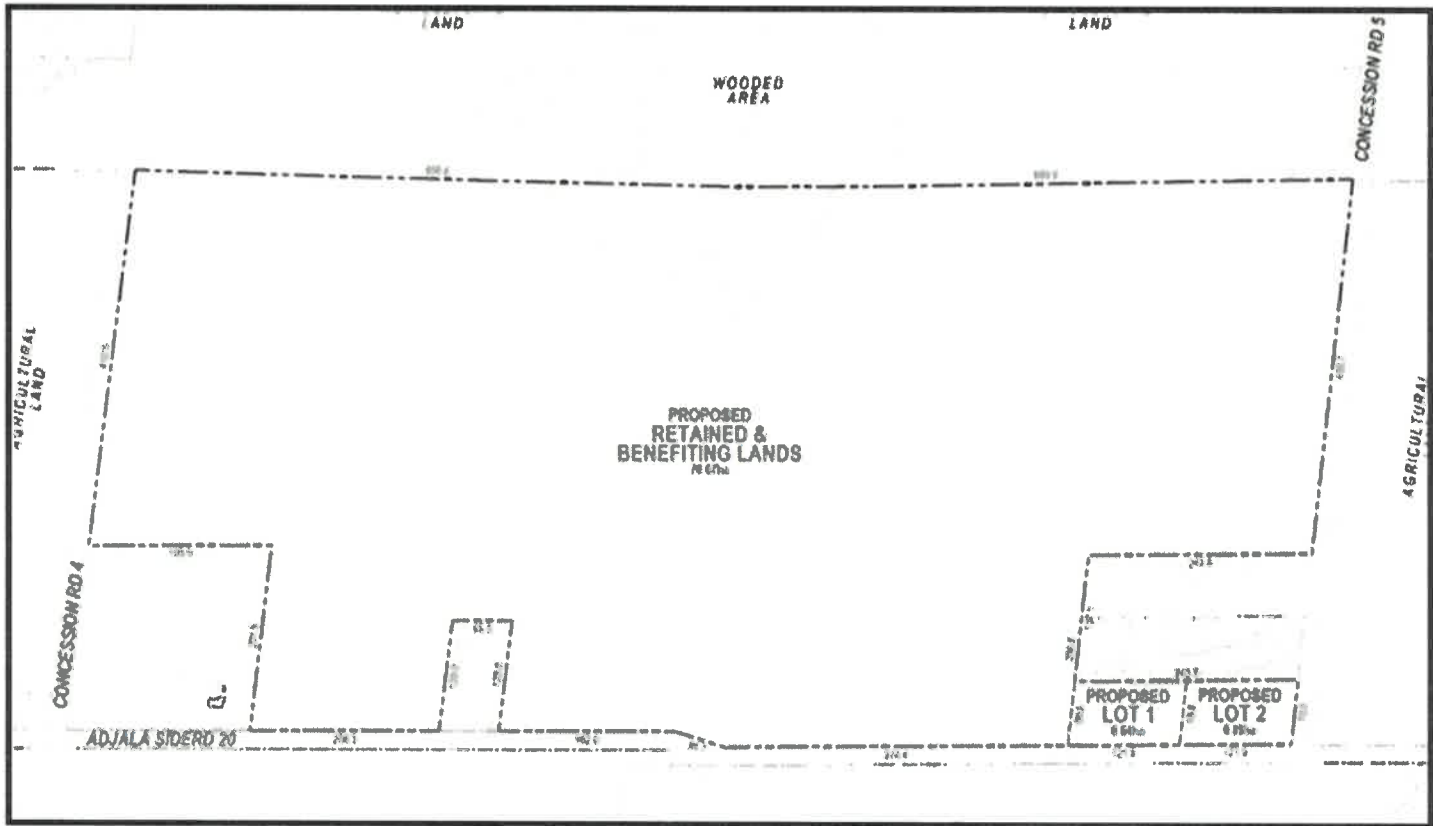
The appeal fee of \$400 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

The appeal must set out the objection to the decision and the reasons in support of the objection.

Note: In accordance with Section 53(19) of the *Planning Act* third party appeals by persons or individuals are not permitted. When no appeal is lodged within 20 days after the giving of notice, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

Additional information regarding the application is available for inspection in the Planning Department at the Township of Adjala-Tosorontio Municipal Administration Centre, 7855 30th Sideroad, during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m.

Site Plan:



NOTICE OF DECISION

CONDITIONS (IF APPLICABLE):	<div><div>1. That applicant meets all financial requirements of the Municipality;</div><div>2. That the applicant submit one paper and one digital copy of a draft reference plan of survey for review and approval by the Township and all applicable agencies. The draft plan shall clearly delineate the boundaries of all three resulting parcels—including the reconfigured agricultural parcel and the two residential parcels—and identify the proposed building and septic system envelopes for Lot 1. All envelopes must comply with the Township's Zoning By-law, Ontario Building Code, and NVCA requirements;</div><div>3. That a registrable description of the subject lands be drawn up;</div><div>4. That the final location of the driveway/entrance shall be determined through the entrance permit process, to the satisfaction of the Township's Public Works Department;</div><div>5. That the applicant demonstrate compliance with the Minimum Distance Separation (MDS) requirements to the satisfaction of the Township;</div><div>6. That a Zoning By-law Amendment Application be submitted and approved to rezone the agricultural parcel to prohibit any future residential uses;</div><div>7. That the foregoing conditions be fulfilled within two years of the date of the notice of the decision of the Committee.</div></div>
-----------------------------	---