

MINOR VARIANCE APPLICATION NOTICE OF DECISION

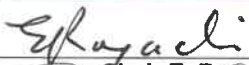
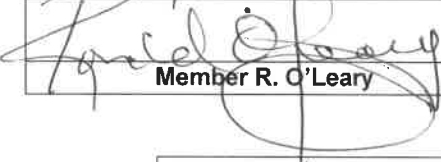
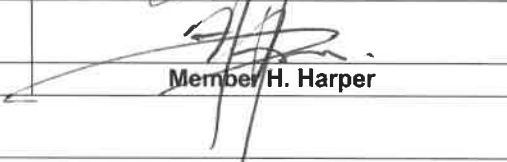
The Township of Adjala-Tosorontio’s Committee of Adjustment has made a decision regarding **File No. A 09-2025** application for a Minor Variance to Zoning By-law 03-57, as amended.

The variance has been considered under the requirements of Section 45 of the Planning Act RSO 1990 c.P.13, as amended, including written and/or oral submissions related to the application before and/or during the hearing when making the decision.

The purpose of this notice is to provide you with a copy of the decision.

DATE OF HEARING	May 21, 2025
APPLICANT	Pat and Lisa Hickey
AGENT	David Pick
LOCATION OF PROPERTY	2456 Concession Road 3
LEGAL DESCRIPTION	CON 2 E PT LOT 12 RP 51R3075;PART 1
PURPOSE OF APPLICATION	To permit the garage to be located in the front yard, whereas Zoning By-law 03-56 permits no accessory building or structure shall be permitted within the front yard or exterior side yard.

DECISION	
The application seeking relief from Zoning By-law 03-56, as amended, to permit the garage to be located in the front yard, whereas Zoning By-law 03-56 permits no accessory building or structure shall be permitted within the front yard or exterior side yard, be approved .	
REASONS FOR DECISION	1. The proposal does conform to the Official Plan; 2. The proposal does conform to the general intent and purpose of the Zoning By-law; 3. The variance is minor in nature; and 4. The variance is desirable for the appropriate development and use of the lands.

MEMBERS PRESENT ON WHO CONCUR IN THE DECISION AND REASON FOR DECISION MADE ON May 21, 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.

May 21, 2025


Signature of Secretary-Treasurer

An appeal can be made to the Ontario Land Tribunal (OLT) in respect of the By-law through the OLT e-file portal available through the OLT website olt.gov.on.ca, with the required OLT Filing Fees paid online directly to the OLT. In case of technical issues with the portal, appeals can be submitted via email to clerk@aditos.ca.

All appeals must be filed 20 days after decision is posted, and any applicable municipal administrative fees must be paid directly to the Township of Adjala-Tosorontio. Payments can be made in-person via cash, debit or cheque at the Municipal Centre located at 7855 Sideroad 30. The appeal must set out the objection to the By-law and the reasons in support of the objection.

For further information, please contact the Municipal Office during regular office hours. Only individuals, corporations, and public bodies may appeal a by-law to the OLT. A notice of appeal may not be filed by an unincorporated association or group; however, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

PLEASE NOTE: Please notify the Secretary-Treasurer by email at ksally@adjitos.ca that you will be filing an appeal and mail, or courier appeals and prescribed fees to:

BUILDING AREA:
 MAIN BLDG:
 EX. GARAGE:
 PROPOSED GAR

771.16' (235m)
 N 73° 15' 45" E
 18' 8 1/8" (5843 mm)
 16' 8 1/8" (5080 mm)
 52° 11' 30"
 10147 mm
 18' 8 1/8" (5843 mm)
 29° 8' 1/8" (8043 mm)
 30' 1" (9142 mm)
 11012 mm
 NEW GRAVEL DRIVEWAY
 89° 3' 1/8" (21724 mm)
 N 10° 04' 40" W
 EX. DRIVEWAY
 EX. DRIVEWAY
 EX. 2 STOREY DETACHED GARAGE 107 m²
 EX. LANDSCAPE FEATURE
 EX. 2 STOREY DWELLING 374.5 m²
 EX. DECK
 EXISTING POOL
 EX. 60" HIGH FENCE
 152' 10" (46584 mm)
 49.85' (1479 m)
 CONGRESSION ROAD