

CONSENT APPLICATION NOTICE OF DECISION

Having regard to the written and oral submissions related to this application as required by Section 53(18), the requirements of Section 51(24) as required by Section 53(12) and matters of Provincial interest (Provincial Policy Statement) as required by Section 3(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, it is the decision of the Committee that provisional consent of the application:

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

DATE OF HEARING	March 19, 2025
APPLICANT	Tony Persaud
AGENT	Self-representing
LOCATION OF PROPERTY	9085 River Road West
LEGAL DESCRIPTION	CON 1 E PT LOT 15
PURPOSE OF APPLICATION	To permit the severance of a 0.4-hectare (0.98-acre) parcel for residential use.

DECISION

That Consent Application No. B 03-25 be **approved**, in accordance with the sketches attached and subject to the following conditions:

CONDITIONS	1. That the applicant meets all financial requirements of the Municipality; 2. That a registrable description of the lands subject be drawn up; 3. That Applicant/Owner submit one (1) paper copy and a digital copy of a draft reference plan of survey to be reviewed and approved by the Township and other agency which shows the future building envelop for all structures to ensure compliance with Zoning By-law requirements; 4. That a county's entrance permit is approved and obtained and; 5. The Applicant shall transfer to the Corporation of the County of Simcoe ("County"), at no cost, a fee simple, unencumbered interest in a road allowance widening along the entire frontage of the subject property adjacent to County Road 1, ensuring a 15.25-metre right-of-way from its centerline; 6. The applicant shall enter into a development agreement to implement the recommendations of the Natural Heritage Evaluation (NHE) prepared by Krystawyn Consulting, dated February 3, 2025 to the satisfaction of the Township including but not limited to: ensuring compliance with the Endangered Species Act and associated regulations in effect; restricting vegetation removal between April 1 and August 31 unless a qualified ecologist confirms no active nests, roosts or maternity colonies; and, silt/sediment fencing installed along the entire perimeter of the disturbance area, prior to site alteration and maintained throughout construction, until a stable surface cover is established; 7. That the foregoing conditions be fulfilled within two years of the date of the notice of the decision of the Committee.
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MEMBERS PRESENT ON WHO CONCUR IN THE DECISION AND REASON FOR DECISION MADE ON MARCH 19, 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.

Dated this March 19, 2025


Signature of Secretary-Treasurer

APPEALING TO THE ONTARIO LAND TRIBUNAL

An appeal can be made to the Ontario Land Tribunal (OLT) in respect of the decision 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@adjtos.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@adjtos.ca that you will be filing an appeal and mail, or courier appeals and prescribed fees to:

Site Plan: