

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO
7855 30th Sideroad Adjala, RR #1
ALLISTON, ONTARIO L9R 1V1
Phone (705) 434-5055 FAX (705) 434-5051

COMMITTEE OF ADJUSTMENT
AMENDED NOTICE OF VIRTUAL HEARING OF CONCURRENT APPLICATIONS FOR CONSENT & MINOR
VARIANCE

Take notice that the Committee of Adjustment of the Township of Adjala-Tosorontio will hold a hearing

Wednesday, October 19th, 2022 at 3:00 p.m.

SYNOPSIS OF PROPOSAL: To sever two new oversized residential lots within the Rural (R) Zone.

FILES: **B/04/22, B/05/22, A/05/22, A/06/22 & A/07/22**
LOCATION: **Pt Lot 14, Concession 2 (Tosorontio)
6484 Concession Road 3**

Take Notice that the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Virtual Public Meeting on October 19, 2022** on the above mentioned reports. If you would like to participate virtually or make comments through letters, faxes, emails, voice messages or video clips, please submit a request to participate or your comments no later than October 14, 2022 to the following:

Eric Brathwaite
Planner
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 245 F: (705) 434-5051
ebrathwaite@adjtos.ca

These meetings will be live streamed by the municipality on through our iCompass portal.

An explanation of the Purpose and Effect of the proposed concurrent consent and minor variance, and a key map showing the location of the lands to which the proposed consent and minor variance apply, accompany this notice. Additional information relating to the proposed consent and minor variance is available by email as shown above.

A copy of this notice is being sent to all persons noted in the Assessment Roll within 60 metres of the subject property. If you are aware of any person interested in or affected by these applications who has not received a copy of this notice, you are requested to inform that person of this hearing.

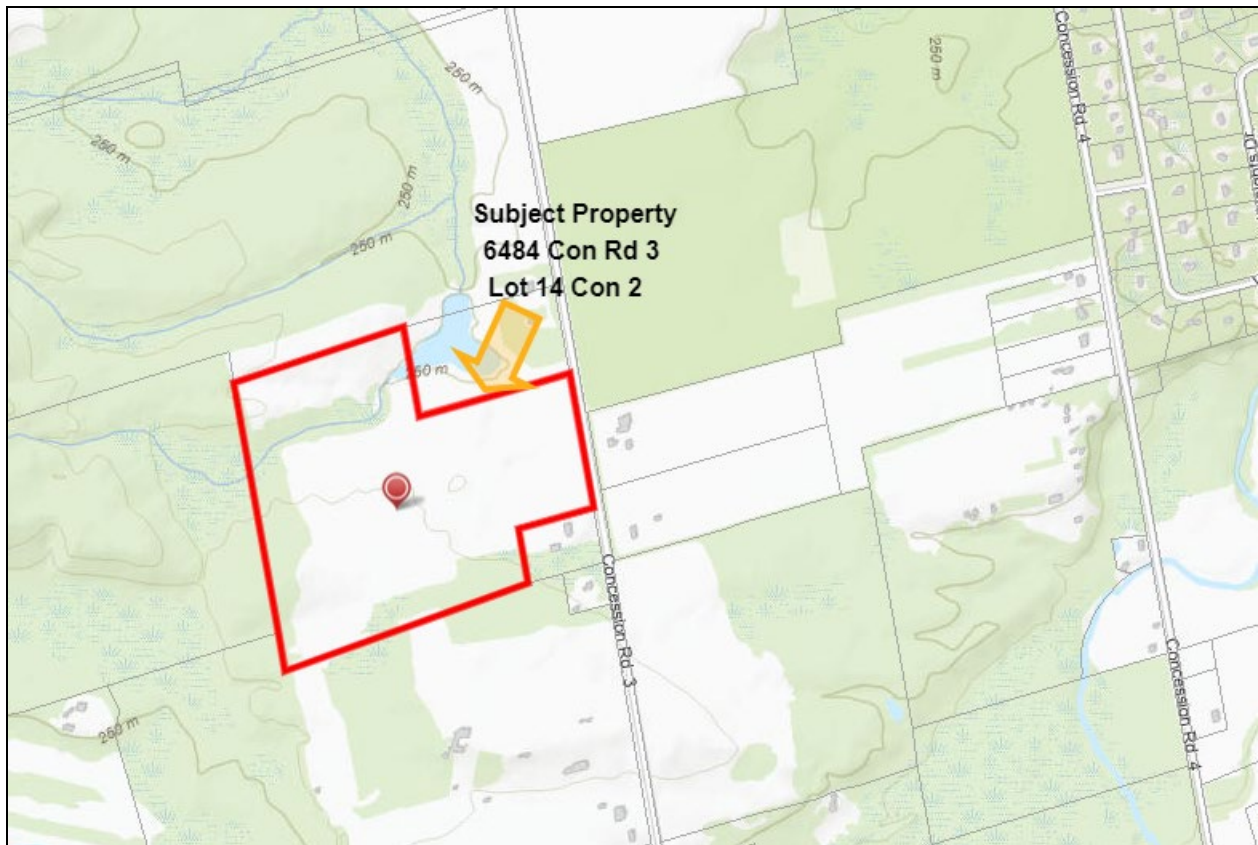
Any person or agency may attend and provide representation at the hearing and/or make written representation prior to the hearing, either in support of, or in opposition to, the proposed consent and minor variance. You are entitled to attend this public hearing in person to express your views about these applications or you may be represented by counsel for that purpose. If you wish to make written comments on these applications, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment at the address shown above. If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

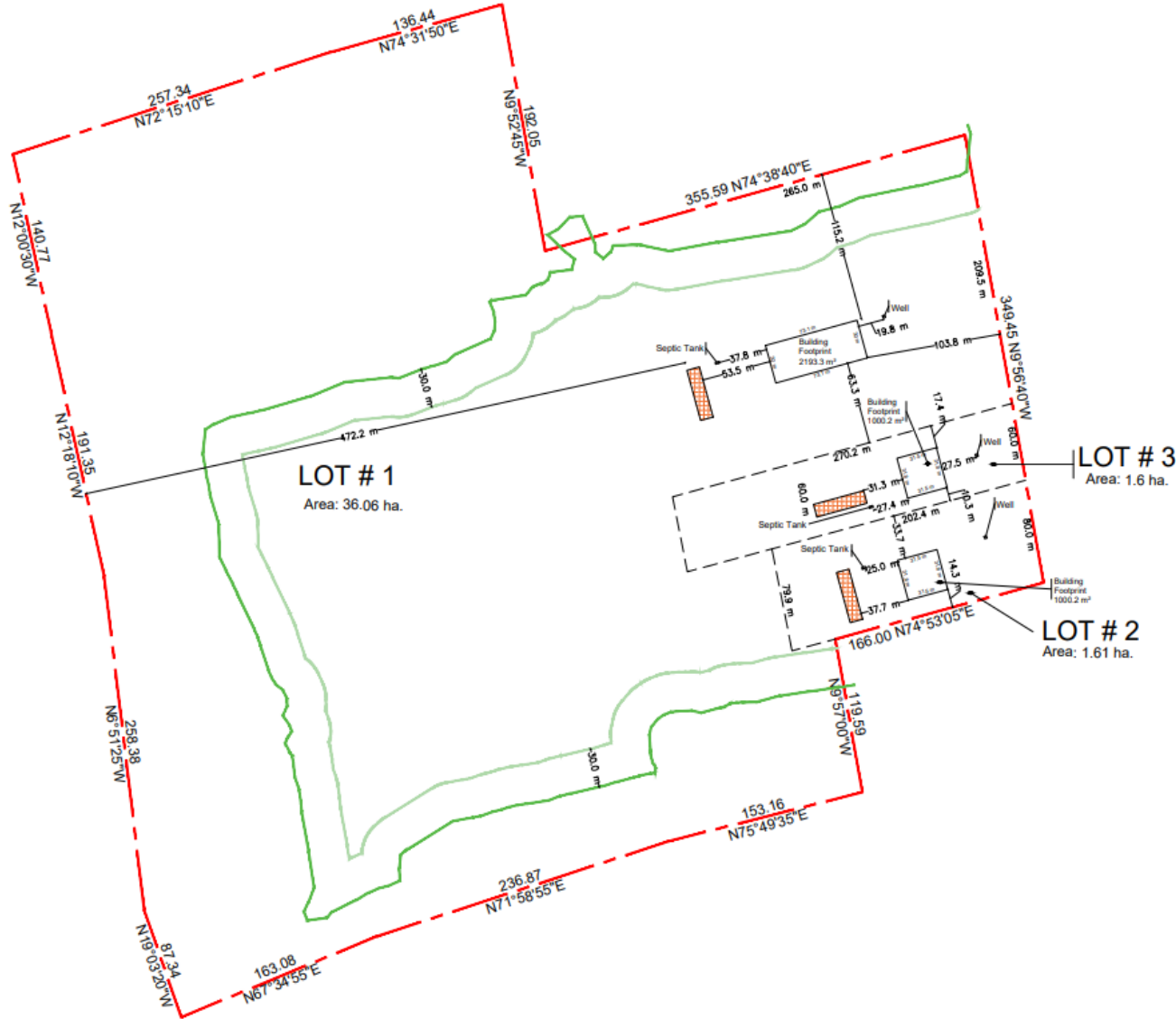
If you wish to be notified of the decisions or a change to the conditions of the Committee of Adjustment for the Township of Adjala-Tosorontio in respect of the proposed concurrent consent and minor variance, you must make a written request to the Committee of Adjustment at the above noted address. If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent and/or minor variance and does not make an oral or written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Eric Brathwaite, Planner
October 5, 2022

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED CONCURRENT CONSENT & MINOR VARIANCE
B/04/22, B/05/22, A/05/22, A/06/22 & A/07/22 (Deluca)**

Applications have been made under file numbers B/04/22 & B/05/22 for consents to sever two new residential Rural lots from Pt Lot 14, Concession 3, Geographic Township of Tosorontio, Township of Adjala-Tosorontio (6484 Concession Road 3). The property has frontage of approximately 290.20m along Concession Road 3, and an area of approximately 39.26ha. The proposed lot #2 will have approximately 80.0m frontage along Concession Road 3 and an area of approximately 1.61ha. The proposed lot #3 will have approximately 60.0m frontage along Concession Road 3, and an area of approximately 1.60ha. The proposed retained lot will have a frontage of approximately 209.5m and a new area of 36.06ha. Minor variance application A/05/22 was submitted for the proposed retained rural zoned property with an agricultural use to have a minimum lot area of 30.357ha where a minimum of 36ha is required, however the applicant has since revised the application, and this will no longer be required. Minor Variance application A/06/22 is proposed to permit the severed lot #2 to have a maximum lot area of 1.61ha where maximum 1ha is permitted. Minor Variance application A/07/22 is proposed to permit the severed lot #3 to have a maximum lot area of 1.60ha where maximum 1ha is permitted.





CONCEPT PLAN SHOWING
POTENTIAL SEVERANCE
OF PART OF THE EAST HALF
OF LOT 14 CONCESSION 2
TOWNSHIP OF
ADJALA-TOSORONTIO

LEGEND

- - - Subject Site Boundary
- - - Proposed Lot Lines
(Proposed Severance)
- Woodland Limit
- Woodland Buffer (30 m)
- Leaching Bed

STATISTICS

Lot Area

Lot # 1: 360567.68 m² (36.06 ha.)
 Lot # 2: 16053.44 m² (1.61 ha.)
 Lot # 3: 16005.41 m² (1.6 ha.)

Total Area: 392627.02 m² (39.26 ha.)

Lot Frontage

Lot # 1: 209.5 m
 Lot # 2: 80.0 m
 Lot # 3: 60.0 m

Existing Lot Frontage: 349.5 m

Notes

Dimensions for servicing elements (septic tank, leaching bed & well) are provided by the client and the proposed locations are approximate.

DESIGN PLAN SERVICES INC.
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 Etobicoke, Ontario M9B 6K2
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 www.designplan.ca

DESIGN
 PLAN
 SERVICES
 TOWN
 PLANNING
 CONSULTANTS

1:3500 Scale	Sept 16/2022 Date	2156-8 Drawing Number	RW Rev.	RW Drawn	RW Design
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