



7855 Sideroad 30
Alliston, ON L9R 1V1

Telephone: 705-434-5055
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Planning Department
Committee of Adjustment

DECISION

FILE NUMBER: D10-B11-21

PROPERTY: 7931 15th Sideroad

LEGAL DESCRIPTION: Con 7 Pt Lot 15 RP

51R9367; Part 1 RP 51R 8319 Part 1; Less

51R27381 Part 5

APPLICANT: James & Thomas Vander Zaag &

Ashely Feldman

DATE OF DECISION: August 18, 2021

LAST DAY OF APPEAL: September 9, 2021

PURSUANT to Section 53 of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"):

- The Committee hereby grants Provisional Consent to the above noted application, subject to and entirely conditional upon fulfilment by the Applicant, to the satisfaction of the Committee of the conditions appended hereto.**

Concurring Members:

Absent

Bob Meadows, Chair

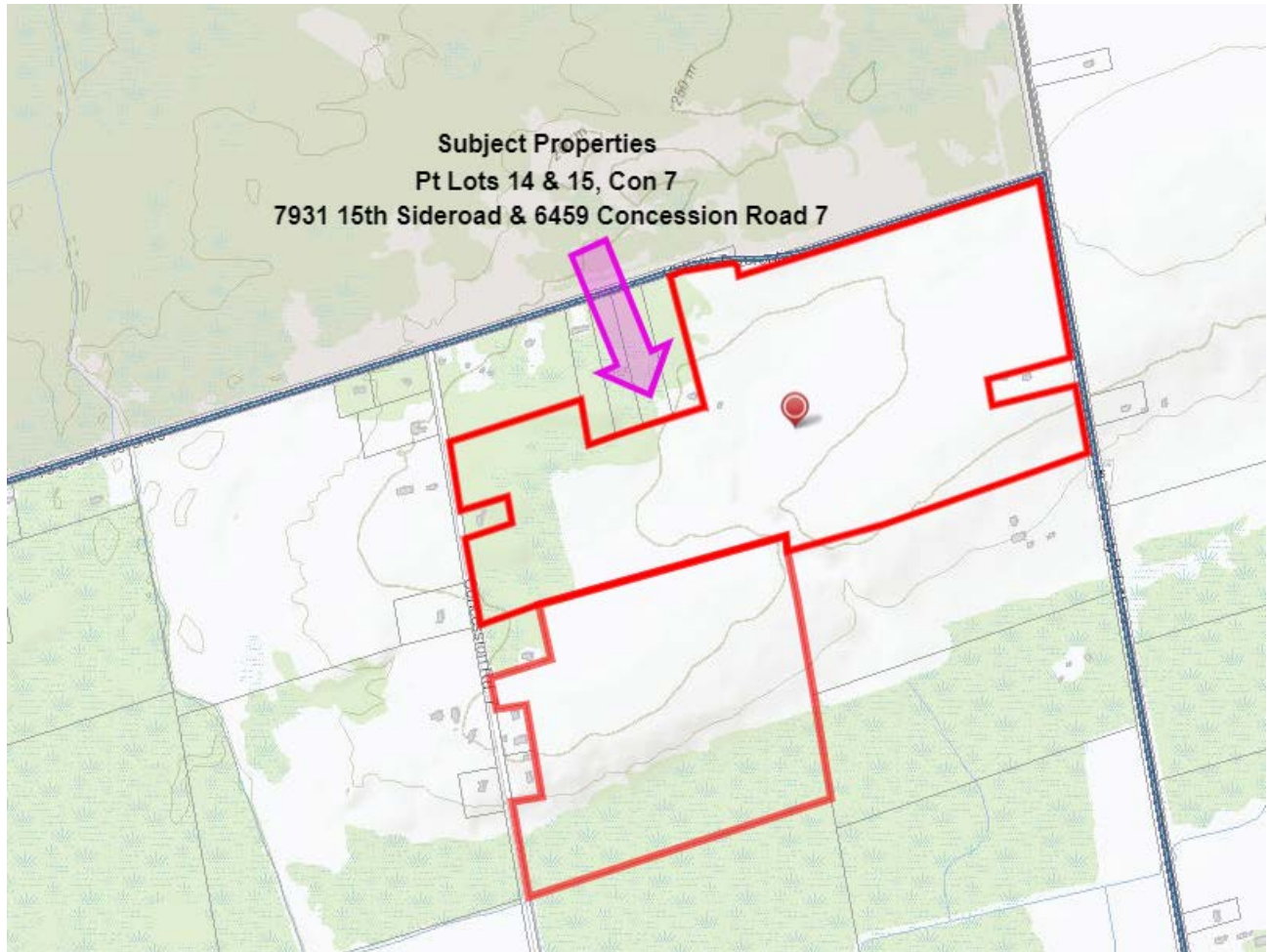
Deborah Hall-Chancey

Elizabeth Rogacki

Margaret Bricknell

Horace Harper

KEY MAP OF SUBJECT LANDS:



Any person or public body who has an interest in the matter may appeal the decision of the Committee of Adjustment to the Ontario Land Tribunal within 20 days of the making of the decision. An appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment and must set out the objection to the decision accompanied by the fee prescribed by the Ontario Land Tribunal.

For more information on making an appeal, please visit: <http://elto.gov.on.ca>.



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CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment.

A handwritten signature in black ink, appearing to read "Eric Brathwaite", is written over a horizontal line.

Eric Brathwaite
Secretary-Treasurer/Junior Planner
Committee of Adjustment

Date of Hearing: August 18, 2021

Last Date of Appeal: September 9, 2021

CONDITIONS OF PROVISIONAL CONSENT

1. That the applicant meet all financial requirements of the Municipality;
2. That a registrable description of the lands subject be drawn up;
3. That **one (1) paper copy and an electronic copy** of a registered Reference Plan be given as required by the Township or any other agency which shows the location of any structures which would be impacted by the creation of new property lines to ensure all existing structures are in compliance with Zoning By-law requirements;
4. That the severed lands be merged with the lands to which they are being added, and that Section 50(3) of the Planning Act, R.S.O. 1990, as amended, applies to any subsequent conveyance of or in relation to the land subject to this consent; and,
5. That the foregoing conditions be fulfilled within one year of the date of the notice of the decision of the Committee.

REASONS FOR DECISION: The Committee, having taken into consideration all written and oral submissions, finds that the proposal meets the general intent of the Official Plan, and the Zoning By-law, is appropriate for the development of the subject lands, and is consistent with and complies with all Provincial Policies.

REASONS FOR APPROVAL

Committee has based its decision on the legislative framework of the Planning Act and are in agreement with the comments provided in the Planning Report (attached hereto) and the following:

The Committee has determined that the Provisional Consent is appropriate as:

- The application is consistent with the Provincial Policy Statement/Growth Plan for the Greater Golden Horseshoe;
- The application conforms to the Simcoe County Official plan;
- The application conforms to the Township Official Plan;
- The application meets the general intent of the Zoning By-law;
- The application constitutes desirable development of the lands; and

NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public hearing, held under the Planning Act, have been taken into consideration by the Committee of Adjustment in its Decision on this matter.