

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

7855 30<sup>th</sup> Sideroad Adjala, RR #1  
ALLISTON, ONTARIO L9R 1V1  
Phone (705) 434-5055 FAX (705) 434-5051

COMMITTEE OF ADJUSTMENT  
NOTICE OF VIRTUAL HEARING OF APPLICATION FOR MINOR VARIANCE

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

**Wednesday, October 21<sup>st</sup>, 2020 at 7:00 p.m.**

**SYNOPSIS OF PROPOSAL:** To permit construction of an addition to the current structure and closer to the property line than permitted in the current zoning by-law.

FILE: A/09/20  
LOCATION: Lot 22, Concession 8 (Adjala)  
3690 Adjala-Tecumseth Townline

Take Notice that the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Virtual Public Meeting on October 21, 2020** on the mentioned reports. If you would like to participate virtually or make comments through letters, faxes, emails, voice messages or video clips to, please send them to:

Jaclyn Cook  
Planning Technician  
7855 Sideroad 30 Alliston ON L9R 1V1  
P: (705) 434-5055 ext. 223 F: (705) 434-5051  
e-mail: [jcook@adjtos.ca](mailto:jcook@adjtos.ca)

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

A copy of this notice is being sent to all persons assessed in respect of land as noted in the Assessment Roll within 60 metres of subject property. The attached key map indicates the location within the Township of the subject property and the accompanying sketch indicates the location of the deficiencies that require relief. Additional information for your perusal is available at the Municipal Office during normal business hours.

You are entitled to attend this hearing in person to express your views about this application or you may be represented by counsel for that purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are requested to inform that person of this hearing. If you wish to make written comments on this application they may be forwarded to the Secretary of the Committee at the address shown above.

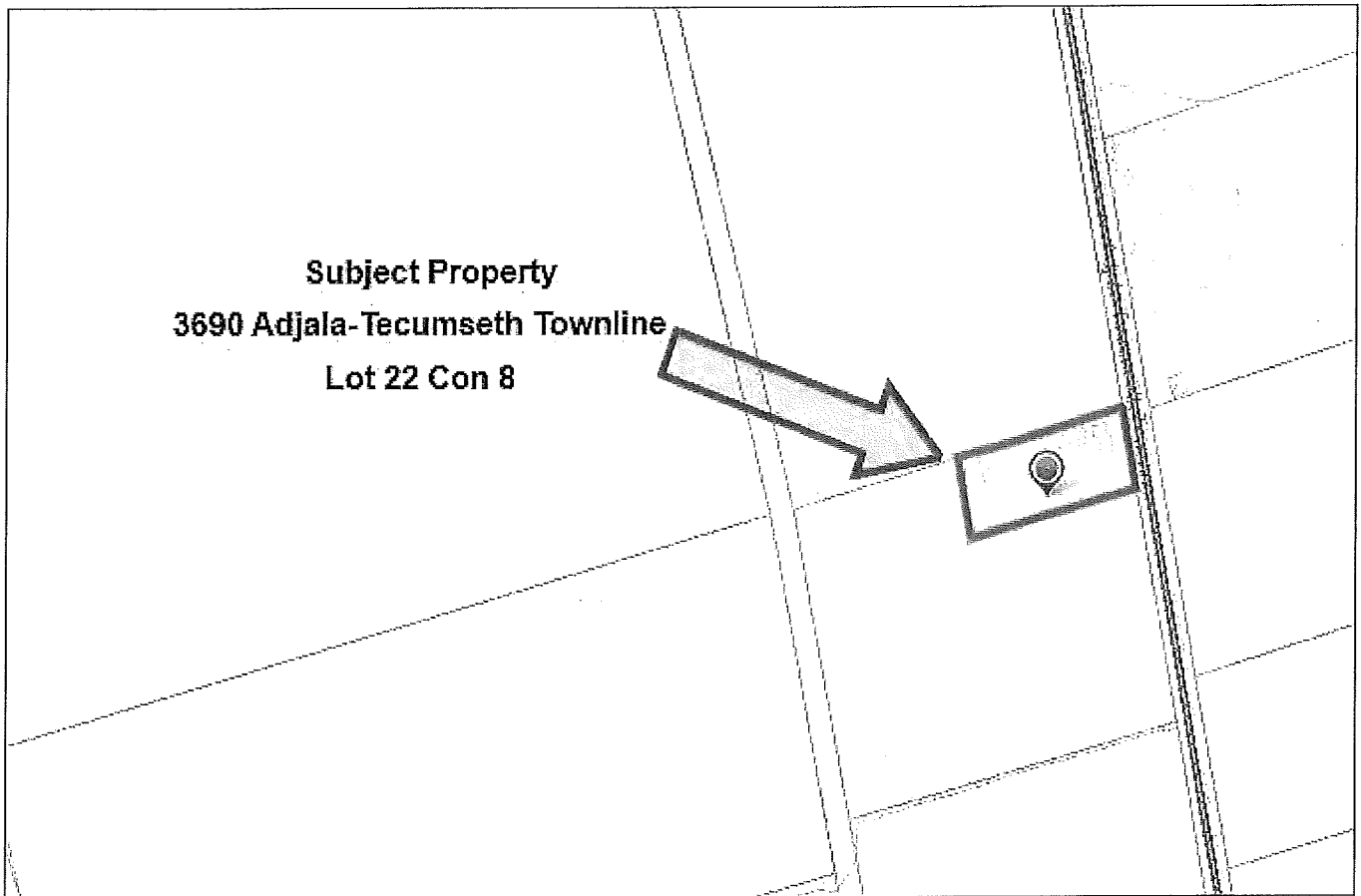
If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

**If you wish to be notified of the decision of the Committee of Adjustment in respect of the requested minor variance, you must have appeared in person or by counsel at the hearing and have filed with the secretary/treasurer a written request for notice to the Committee of Adjustment at the above noted address according to Section 45(10).** The Planning Act requires that you be notified that if a person or public body who has an interest in the matter files an appeal of a decision of the Committee of Adjustment in respect of the requested minor variance the Local Planning Appeal Tribunal (LPAT) may dismiss all or part of the appeal without holding a hearing under section 45(17) of the Planning Act, R.S.O. 1990.

Jaclyn Cook  
Planning Technician  
October 9, 2020

**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED MINOR VARIANCE  
A/09/20**

An application has been made for a minor variance to Township Zoning By-law No. 03-57 under file number A/09/20 to permit construction of an addition to the current structure and closer to the property line than permitted in the current zoning by-law on Lot 22, Concession 8, Geographic Township of Adjala, Township of Adjala-Tosorontio (3690 Adjala-Tecumseth Townline).





**SITE STATISTICS REQUIRED:**

ZONING BY-LAW NO. 05-57:

M1-3  
INDUSTRIAL

MINIMUM REQUIREMENTS:

MINIMUM LOT AREA:

0.8

MINIMUM LOT FRONTAGE:

80.0m

LOT DEPTH:

488m

MAXIMUM LOT COVERAGE:

25%

MINIMUM YARD REQUIREMENTS

FRONT YARD:

15.0m SETBACK

INTERIOR SIDE YARD'S:

6.0m SETBACK

REAR YARD:

7.5m SETBACK

MAXIMUM BUILDING HEIGHT:

N/A

MINIMUM LANDSCAPE AREA:

N/A

MINIMUM DISTANCE FROM CENTERLINE

OF A PROVINCIAL ROAD:

N/A

MINIMUM NUMBER PARKING SPACES: INDUSTRIAL (1 PER 100SQM)

**SITE STATISTICS EXISTING/PROPOSED:**

SITE AREAS:

PROPERTY AREA: 10,408 m<sup>2</sup>  
 EXISTING OFFICE BUILDING: 434 m<sup>2</sup>  
 EXISTING HOUSE/ GARAGE: 196 m<sup>2</sup>  
 EXISTING GRAVEL: 660m<sup>2</sup>  
 EXISTING CONCRETE: 335 m<sup>2</sup>  
 EXISTING ASPHALT: 2,936 m<sup>2</sup>  
 EXISTING INDUSTRIAL BUILDING AREA: 1,573 m<sup>2</sup>  
 PROPOSED BUILDING ADDITION: 296 m<sup>2</sup>  
 TOTAL BUILDING AREA: 1,869 m<sup>2</sup>  
 TOTAL GRASS/LANDSCAPE AREA: 3975 m<sup>2</sup>

LOT COVERAGE:

4.2%  
 2.0%  
 6.4%  
 3.2%  
 28.2%  
 18.0%  
 38.0%

BUILDING LOT COVERAGE: 2,502 m<sup>2</sup> 24.2%

PARKING SPACES: 1/100 - 1,759 SQM = 17

HANDICAP PARKING: 2 SPACES

EXISTING LOT FRONTAGE: 70.40 m

FRONT YARD SETBACK: 70.1 m

INTERIOR SIDE YARD SETBACK (NORTH): 4.4 m

REAR YARD SETBACK: 4.4 m

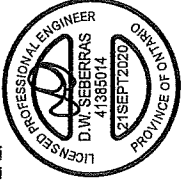
LOT DEPTH: 148.88 m

LEGAL DESCRIPTION:

PART OF LOT 22 CONCESSION 8  
 TOWNSHIP OF ADJALA,  
 COUNTY OF SIMCOE  
 REGISTERED PLAN 940

ANY DISCREPANCY OR CONCERNS WITH RESPECT TO THIS DRAWING IS TO BE REPORTED TO THE ENGINEER IMMEDIATELY. THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER, IN PART OR IN WHOLE, FOR ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS PREPARED. THIS DRAWING AND ALL DESIGN INFORMATION IS THE PROPERTY OF SEBERRAS PROFESSIONAL SERVICES LTD. AND WILL REMAIN THE PROPERTY OF SEBERRAS PROFESSIONAL SERVICES LIMITED.

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|----|---------------------------|---------------------------|--|--|--|---|--------------------------------------|
| 2. | ISSUED FOR MINOR VARIANCE | 21/09/20                  | SEAL:<br> | CHECKED BY:<br><b>D.S.</b><br>FIRM BCIN:<br><b>30361</b> | ENGINEERING BY:<br><b>SEBERRAS ENGINEERING GROUP LTD.</b><br>A DIVISION OF SEBERRAS PROFESSIONAL SERVICES LTD.<br>CELL: (905) 536-7144<br>EMAIL: dseberna@sebermasprofessional.com | CUSTOMER ADDRESS:<br>3690 ADJALA TECUMSETH TOWNSHIP<br>BEETON, ON | DRAWING TITLE:<br>PROPOSED SITE PLAN |
|    | 1.                        | ISSUED FOR GENERAL REVIEW |  |  |  |   |                                      |