



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
NOTICE OF HYBRID HEARING OF APPLICATION FOR MINOR VARIANCE

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

Wednesday, July 19th, 2023 at 6:00 p.m.

SYNOPSIS OF PROPOSAL: To permit the existing accessory structure to be located closer to the rear yard setback.

FILE: **A/09/23**
LOCATION: **Part Lot 21, Concession 4 (Adjala)**
8338 20th Sideroad, Adjala

Take Notice that the Committee of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on July 19th, 2023** 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

These meetings will be live streamed by the municipality 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/Treasurer of the Committee at the address shown above.

If you do not attend 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.

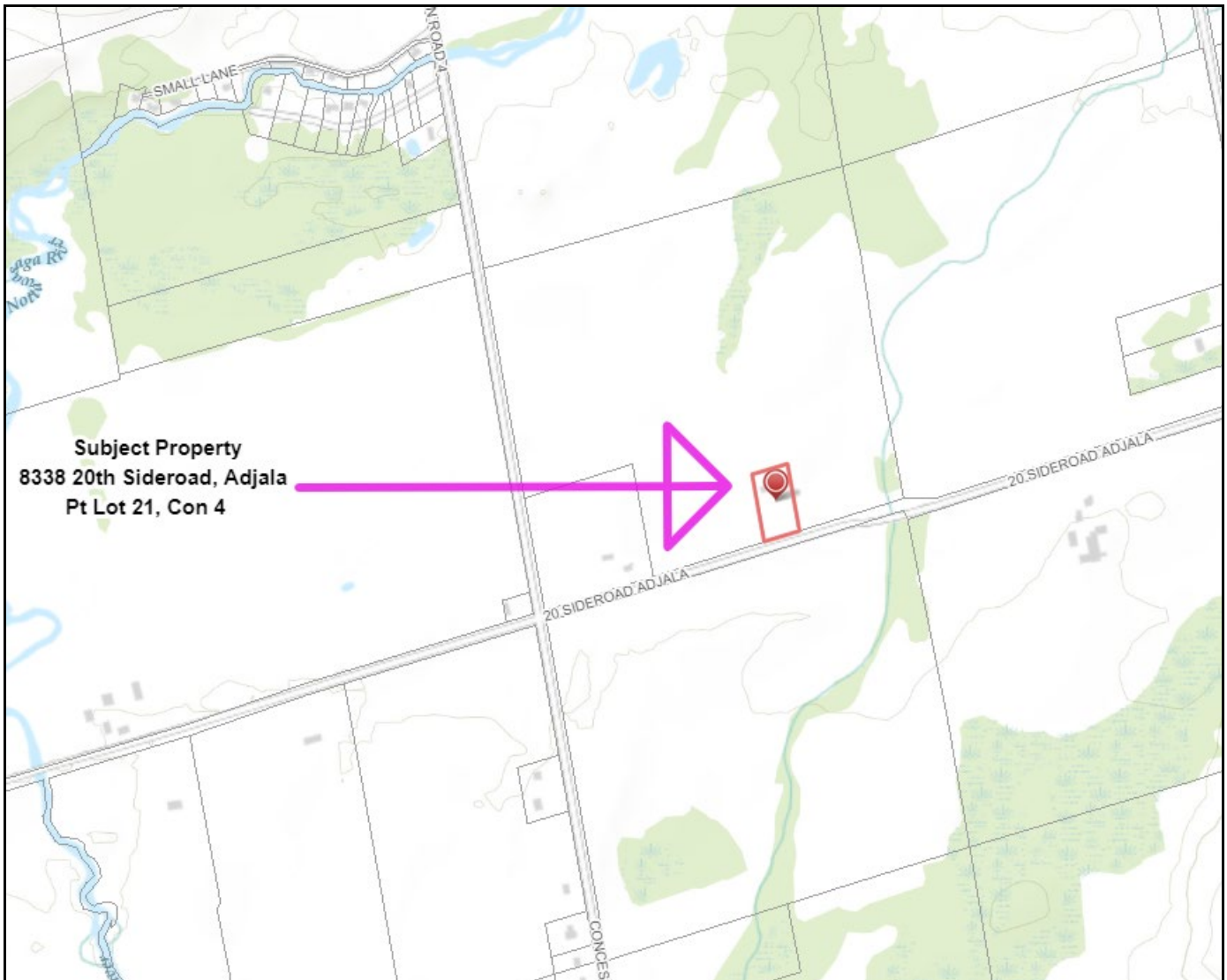
If you wish to be notified of the decision of the Committee of Adjustment in respect of the requested minor variance, you must have appeared in person or by counsel at the hearing and have filed with the secretary/treasurer a written request for notice to the Committee of Adjustment at the above noted 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 Ontario Land Tribunal (OLT) may dismiss all or part of the appeal without holding a hearing under section 45(17) of the Planning Act, R.S.O. 1990.

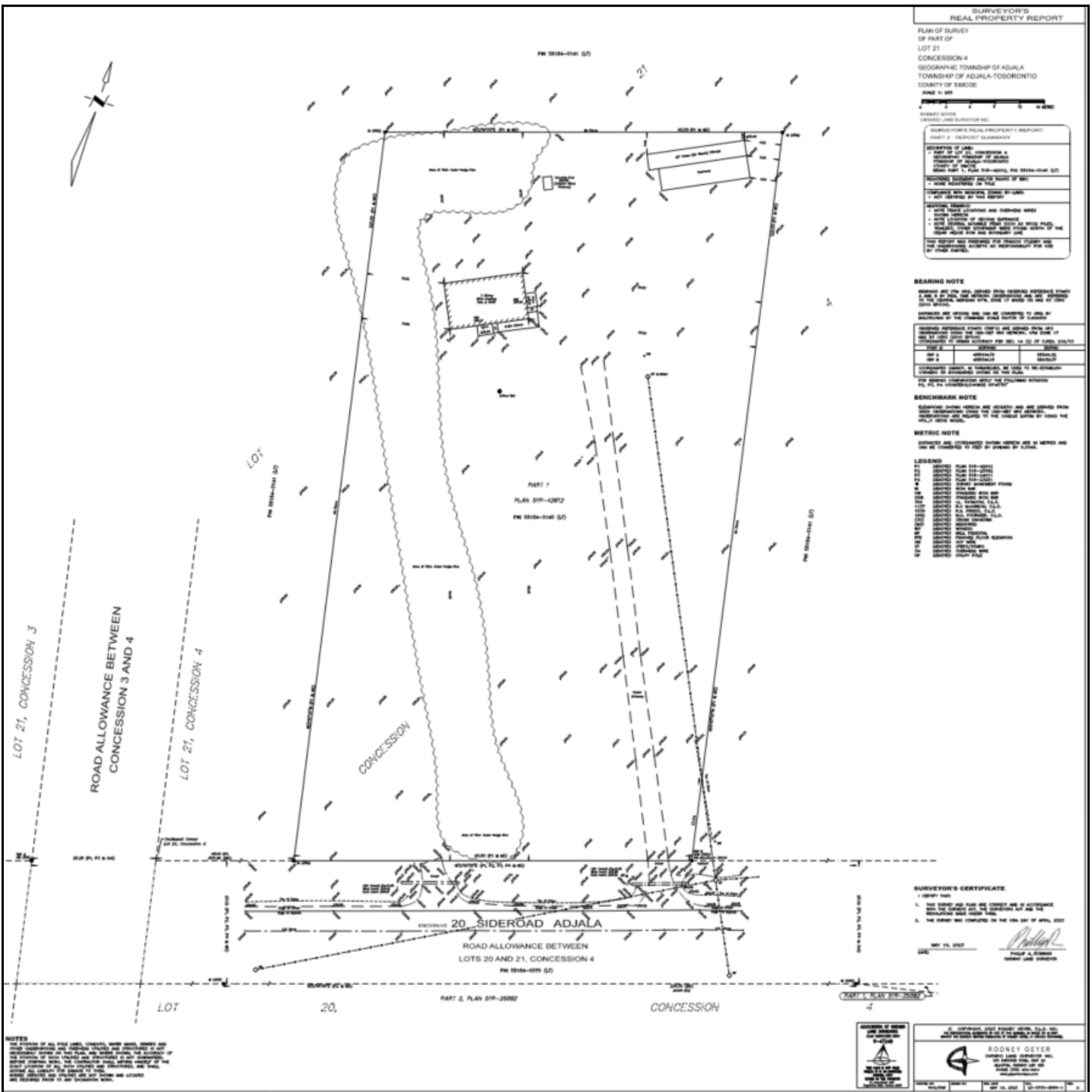
Jaclyn Cook
Planning Technician
July 5, 2023

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED MINOR VARIANCE
A/09/23**

An application has been made for a minor variance to Township Zoning By-law No. 03-57 under file number A/09/23 to permit the existing accessory structure to be located closer to the rear property line than permitted. The existing building is 1.34m from the rear lot line, where 7.5m is required. All other provisions of the zoning by-law will be met within the Agricultural (A) Zone, on Part Lot 21, Concession 4, Geographic Township of Adjala, Township of Adjala-Tosorontio (8338 20th Sideroad, Adjala.)



PROPOSAL



**SURVEYOR'S
REAL PROPERTY REPORT**

PLAN OF SURVEY
OF PART OF
LOT 21
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF ADJALA
TOWNSHIP OF ADJALA-TOSCORONTO
COUNTY OF SIMCOE
Dated: 11/08

1 2 3 4 5 6 7 8 9 10

RODNEY GEYER
PROFESSIONAL LAND SURVEYOR REG.

PROFESSIONAL REAL PROPERTY REPORT
PART 2 - GEOMETRIC ALIQUATIONS

DESCRIPTION OF LAND
1. NAME OF THE CONCESSION 4
2. GEOGRAPHIC TOWNSHIP OF ADJALA
3. TOWNSHIP OF ADJALA-TOSCORONTO
4. COUNTY OF SIMCOE
5. PART 1, PLAN SPP-2582, PRE 2004-0141 (S)

CONVEYANCE INFORMATION REPORT OF SPP:
- NONE SUBMITTED ON FILE

CONVEYANCE AND INTERESTS REPORT OF SPP:
- NONE SUBMITTED ON FILE

ADDITIONAL NOTES:
- ALL METRIC MEASUREMENTS AND DIMENSIONS WERE
- TAKEN FROM THE SURVEY POINTS
- ALL DIMENSIONS OF SURVEY POINTS
- WERE OBTAINED FROM THE SURVEY POINTS
- AND WERE CHECKED BY THE SURVEYOR
- AND WERE FOUND TO BE CORRECT
- THE SURVEYOR HAS INSURED THE SURVEY AGAINST
- LOSS OF DATA, ACCIDENTS, AND NEGLIGENCE FOR THE
- TERM OF THE REPORT.

BEARING NOTE

BEARINGS OF THE PLAN WERE OBTAINED FROM THE SURVEY POINTS
BY MEANS OF A TOTAL STATION, AND ARE CORRECT TO THE
NEAREST 0.01 SECONDS OF AN ARC OF A CIRCLE.

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A TOTAL STATION, AND ARE CORRECT TO THE
NEAREST 0.01 SECONDS OF AN ARC OF A CIRCLE.

LEGEND

1	CONVEYANCE
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BENCHMARK NOTE

BENCHMARKS WERE OBTAINED AND CHECKED AND ARE CORRECT FROM
THE SURVEY POINTS AND ARE CORRECT TO THE
NEAREST 0.01 SECONDS OF AN ARC OF A CIRCLE.

METRIC NOTE

CONVEYANCE AND INTERESTS REPORTS WERE OBTAINED BY MEANS OF
A TOTAL STATION, AND ARE CORRECT TO THE
NEAREST 0.01 SECONDS OF AN ARC OF A CIRCLE.

SURVEYOR'S CERTIFICATE

I, **RODNEY GEYER**

1. THE SURVEY AND PLAN ARE CORRECT AND ARE IN ACCORDANCE
WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE
OWNER OF THE LAND SURVEYED.

11/08/2008

Rodney Geyer
RODNEY GEYER
PROFESSIONAL LAND SURVEYOR REG.

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RODNEY GEYER
PROFESSIONAL LAND SURVEYOR REG.

11/08/2008