

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 CONCURRENT APPLICATIONS FOR CONSENT & MINOR VARIANCE

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

**Wednesday, September 23<sup>rd</sup>, 2020 at 7:00 p.m.**

**SYNOPSIS OF PROPOSAL: To re-configure two existing agricultural lots, and to recognize the size of the proposed retained lot.**

FILES: B/02/20 & A/05/20  
LOCATION: Lot 8, Concession 6 (Tosorontio)  
5826 Concession Road 6 (benefitting lands to the south)

Take Notice that the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Virtual Public Meeting on September 23, 2020** 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 September 18, 2020 to the following:

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.

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.

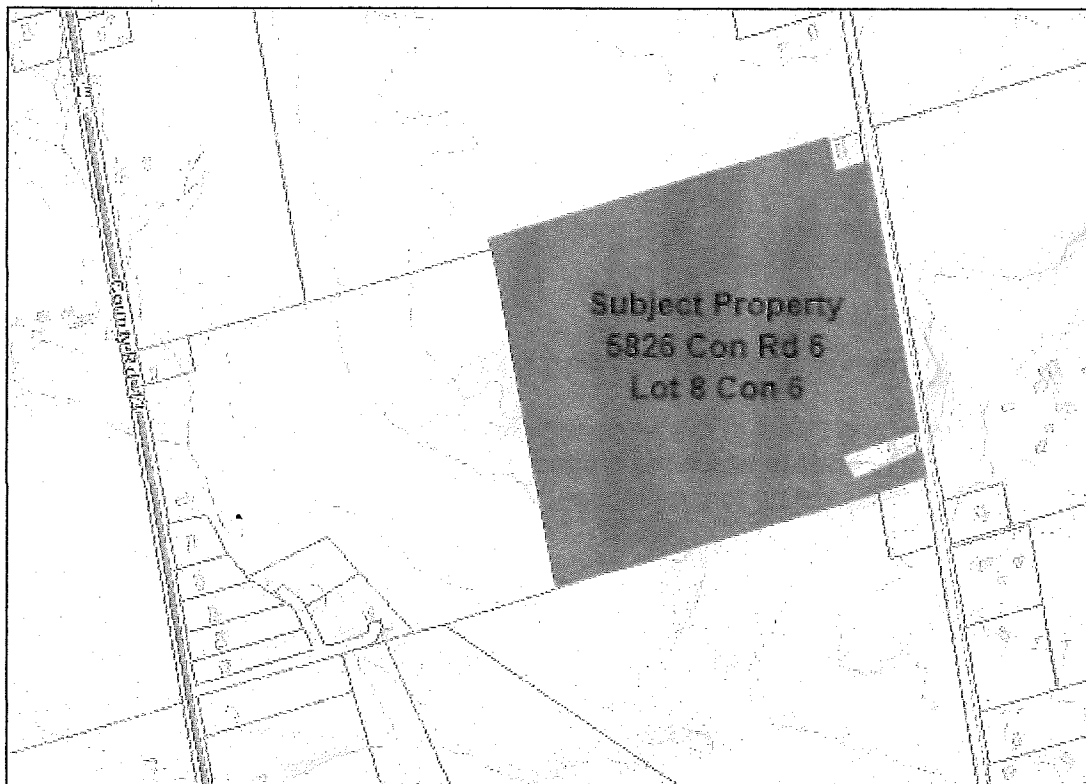
Any person or agency may attend and provide representation at the hearing and/or make written representation prior to the hearing, either in support of, or in opposition to, the proposed consent and minor variance. You are entitled to attend this public hearing in person to express your views about these 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.

Jaclyn Cook, Planning Technician  
September 9, 2020

**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED CONCURRENT CONSENT & MINOR VARIANCE  
B/02/20 & A/05/20 (Walmsley)**

An application has been made under file number B/02/20 for consent to sever lands for a boundary line adjustment from Lot 8, Concession 6, Geographic Township of Tosorontio, Township of Adjala-Tosorontio (5826 Concession Road 6). The subject property is approximately 37.9ha in area with frontage of about 536m along Concession Road 6. The proposed vacant severed lands will have an area of approximately 35.4ha. and will be added to the vacant property located to the south. The developed retained lot will have frontage of about 158.6m on Concession Road 6 and is proposed to have an area of approximately 2.5ha. The resulting benefitting lot will have frontage of approximately 1,455m on Concession Road 6 and will have an approximate area of 87.4ha. Minor variance application A/05/20 is proposed to permit the retained Agricultural zoned property with a residential use to have a maximum area of 2.5ha where 1.0ha is allowed in Zoning By-law 03-57.



**Key Map**



PART OF THE EAST HALF OF LOT B, CONCESSION 5,  
(GEOGRAPHIC TOWNSHIP OF TOSORONTIO),  
TOWNSHIP OF ADJALA-TOSORONTIO,  
COUNTY OF SIMCOE

**LEGEND**

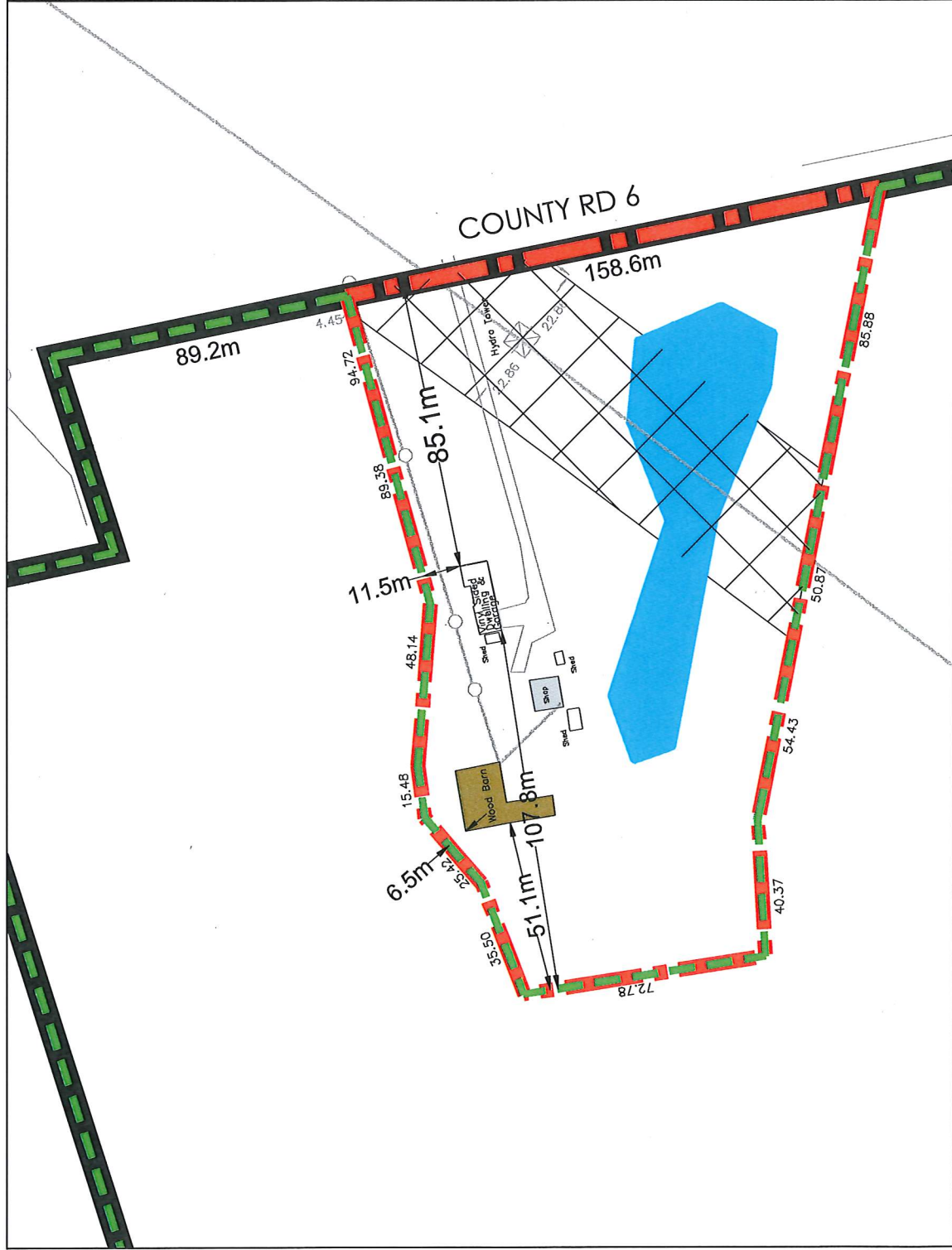
- SUBJECT SITE**  
Area: 378,905.2m<sup>2</sup> (37.9ha)
- LANDS TO BE RETAINED**  
Footage: 158.2m  
Area: 25,011.5m<sup>2</sup> (2.5ha)
- LANDS TO BE SEVERED**  
Area: 353,893.7m<sup>2</sup> (35.4ha)
- Hydro Easement**  
Area: 6,366.8m<sup>2</sup> (0.6ha)
- Pond**  
Area: 3,412.0m<sup>2</sup> (0.3ha)
- Shop**  
Area: 79,11m<sup>2</sup> (851.4ft<sup>2</sup>)
- Wood Barn**  
Area: 325.8m<sup>2</sup> (3,506.9ft<sup>2</sup>)

AGRICULTURAL (A) ZONE RESIDENTIAL, INCLUDING BOARDING OR ROOMING HOUSE	
PROVISIONS	PROVIDED
Storage (m <sup>3</sup> )	600m <sup>3</sup>
Max. Lot Coverage	2.0%
Front Yard Setback (or MDS Requirement whichever is greater)	1.0m
Interior Side Yard (or MDS Requirement whichever is greater)	0.5m
Interior Side Yard (or MDS Requirement whichever is greater)	0.5m
Rear Yard (or MDS Requirement whichever is greater)	0.5m
Other Area for Residential Dwelling	145.3m <sup>2</sup>

Note: This drawing is for discussion purposes only.  
The information shown is approximate and subject to change.  
Source: Rodney Geyer, OLS (Survey, April 2020)

Scale: 1:1,200  
Date: April 29, 2020  
File: 20-919  
Drawn By: A.S.

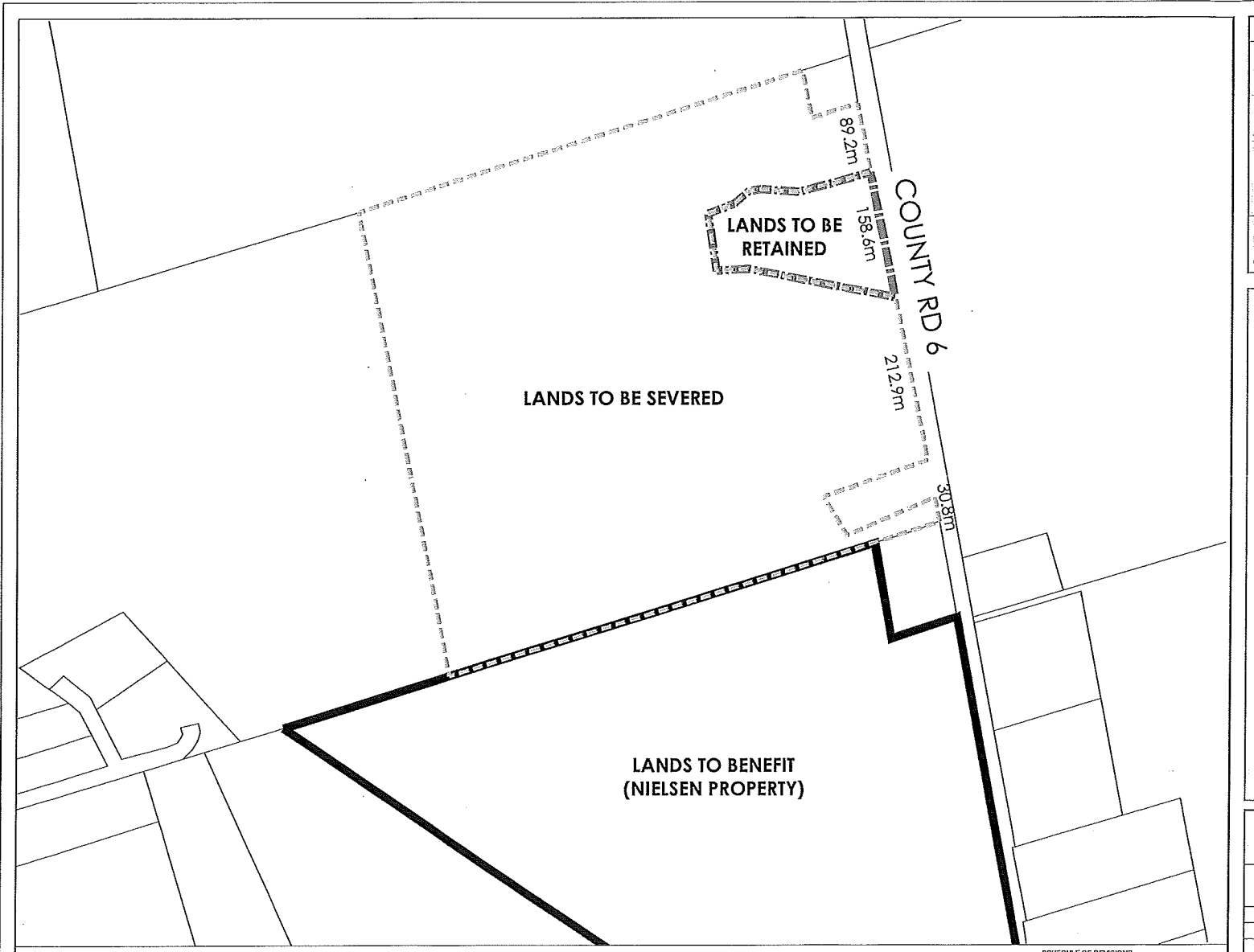
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**PROPOSED SEVERANCE SKETCH - 1**  
5826 CONCESSION ROAD 6, ADJALA - TOSORONTIO

SCHEDULE OF REVISIONS			
No.	Date	Description	By





**PROPOSED SEVERANCE SKETCH - 2**

5826 CONCESSION ROAD 6, ADJALA - TOSORONTIO

SCHEDULE OF REVISIONS

No.	Date	Description	By

