



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, March 20th, 2024 at 6:00 p.m.

SYNOPSIS OF PROPOSAL: To permit a garage addition to a single-family dwelling which does not meet the required interior side yard and front yard setback.

FILE: A/01/24
LOCATION: Part Lot 3, Concession 8 (Adjala)
1252 Adjala-Tecumseth Townline

Take Notice that the Committee of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on March 20th, 2024** 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@aditos.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
March 4, 2024

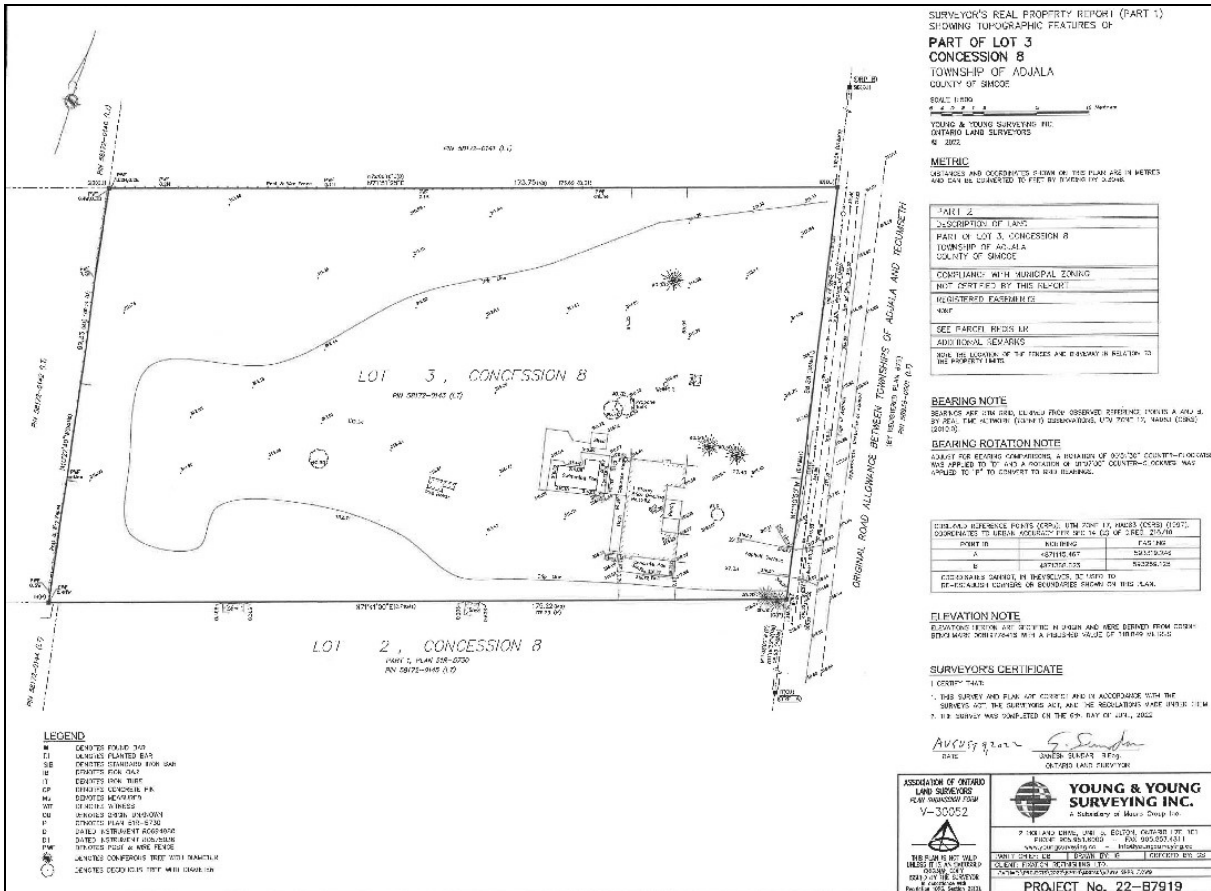
**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED MINOR VARIANCE
A/01/24**

An application has been made for a minor variance to Township Zoning By-law No. 03-56 under file number A/01/24 to permit the construction of a garage addition to a single-family dwelling which does not meet the required interior side yard and front yard setbacks. The requested garage addition will be approximately 9.0 m from the interior side yard where the required interior side yard setback is 10 m and will be approximately 27.38 m from the front yard where the required front yard setback is 30 m. All other provisions of the Zoning By-law will be met by the applicant, within the Oak Ridges Moraine Linkage (ORM L) Zone, on Part Lot 3, Concession 8, Geographic Township of Adjala, Township of Adjala-Tosorontio (1252 Ajala-Tecumseth Townline)

Location Map



PROPOSAL



SURVEYOR'S REAL PROPERTY REPORT (PART 1)
 SHOWING SURVEYOR'S FEATURES OF
**PART OF LOT 3,
 CONCESSION 8**
 TOWNSHIP OF ADJALA
 COUNTY OF SIMCOE

SCALE 1:500
 TONGE & YOUNG SURVEYING INC.
 ONTARIO LAND SURVEYORS
 # 2822

METHOD
 ALL ANGLES AND DISTANCES GIVEN ON THIS PLAN ARE IN METERS
 AND HAVE BEEN QUANTIFIED TO FEET BY DIVISION BY 0.3048

TABLE 2	
DESCRIPTION OF LOTS	
PART OF LOT 3, CONCESSION 8	
TOWNSHIP OF ADJALA	
COUNTY OF SIMCOE	
COMPLIANCE WITH MUNICIPAL ZONING	
NOT CERTIFIED BY THIS FLOOR	
NEIGHBORHOOD FACILITIES	
NONE	
SEE PARCEL RECORDS FOR	
ADDITIONAL REMARKS	
NOTE: SEE RECORDS OF THE TOWN AND COUNTY IN RELATION TO ANY PREVIOUS LOTS	

BEARING NOTE
 BEARINGS ARE THE TRUE BEARINGS FROM OBSERVE STATION (TOWER A AND B)
 BY THE TANGENT TO THE CURVE (COUNTY ROAD) TO THE POINT TO BE MEASURED

BEARING ROTATION NOTE
 SINCE THE BEARING COMPASSES A BEARING OF 90°/270° COUNTY-ROADING
 WAS APPLIED TO THE ROTATION OF BEARING COMPASSES WAS
 APPLIED TO IT TO CORRECT TO TRUE BEARING

POINT	BEARING	DIST. (M)
A	87°10'15"	54.284/150
B	87°10'15"	54.284/150

BEARINGS GIVEN IN THIS REPORT ARE TO BE
 RECORDED IN THE RECORDS OF THE TOWN AND COUNTY

ELEVATION NOTE
 ELEVATIONS GIVEN ARE GIVEN IN FEET AND ARE DERIVED FROM CGVD
 DATUM. CORRECTIONS TO A HIGHER VALUE OF 780MM IS USED

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THE SURVEY AND PLAN ARE CORRECT AND IS ACCORDANCE WITH THE
 SURVEY ACT AND THE REGULATIONS MADE THEREIN
 2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF JULY, 2022

Audrey Jean G. Young
 DATE: 06/29/2022
 07:00 LAST PREVIEW

ASSOCIATION OF ONTARIO LAND SURVEYORS REAL PROPERTY FORM Y-30052	YOUNG & YOUNG SURVEYING INC. A Subsidiary of Hochtief Group Inc. 7 THE LANE BUILDING, 2ND FLOOR, SUITE 201, 100 FRONT STREET EAST, TORONTO, ONTARIO M5E 1B3 TEL: (416) 593-8888 FAX: (416) 593-8811 WWW.YOUNGANDYOUNG.COM
THIS PLAN IS BY REFERENCE TO THE SURVEY OF THE COUNTY OF SIMCOE, TOWNSHIP OF ADJALA, CONCESSION 8, LOT 3, PART OF LOT 3, CONCESSION 8, TOWNSHIP OF ADJALA, COUNTY OF SIMCOE, ONTARIO, CANADA.	PROJECT No. 22-B7919