



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 CONCURRENT APPLICATIONS FOR CONSENT & 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 reconfigure two existing lots and to permit the two lots to be undersized, to reduce the side yard setback for an agricultural structure and to recognize the existing front yard setback, within the Agricultural (A) Zone.

FILES: **B/01/24, A/03/24 & A/04/24**
LOCATION: **Pt Lot 23, Concession 2 (Tosorontio)
7574 & 7550 Concession Road 3**

Take Notice that the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on March 20th, 2024**, 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 send them to:

Jaclyn Cook
Planning Technician
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 223 F: (705) 434-5051
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 consents and minor variance, and a key map showing the location of the lands to which the proposed consents and minor variance apply, accompany this notice. Additional information relating to the proposed consents 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.

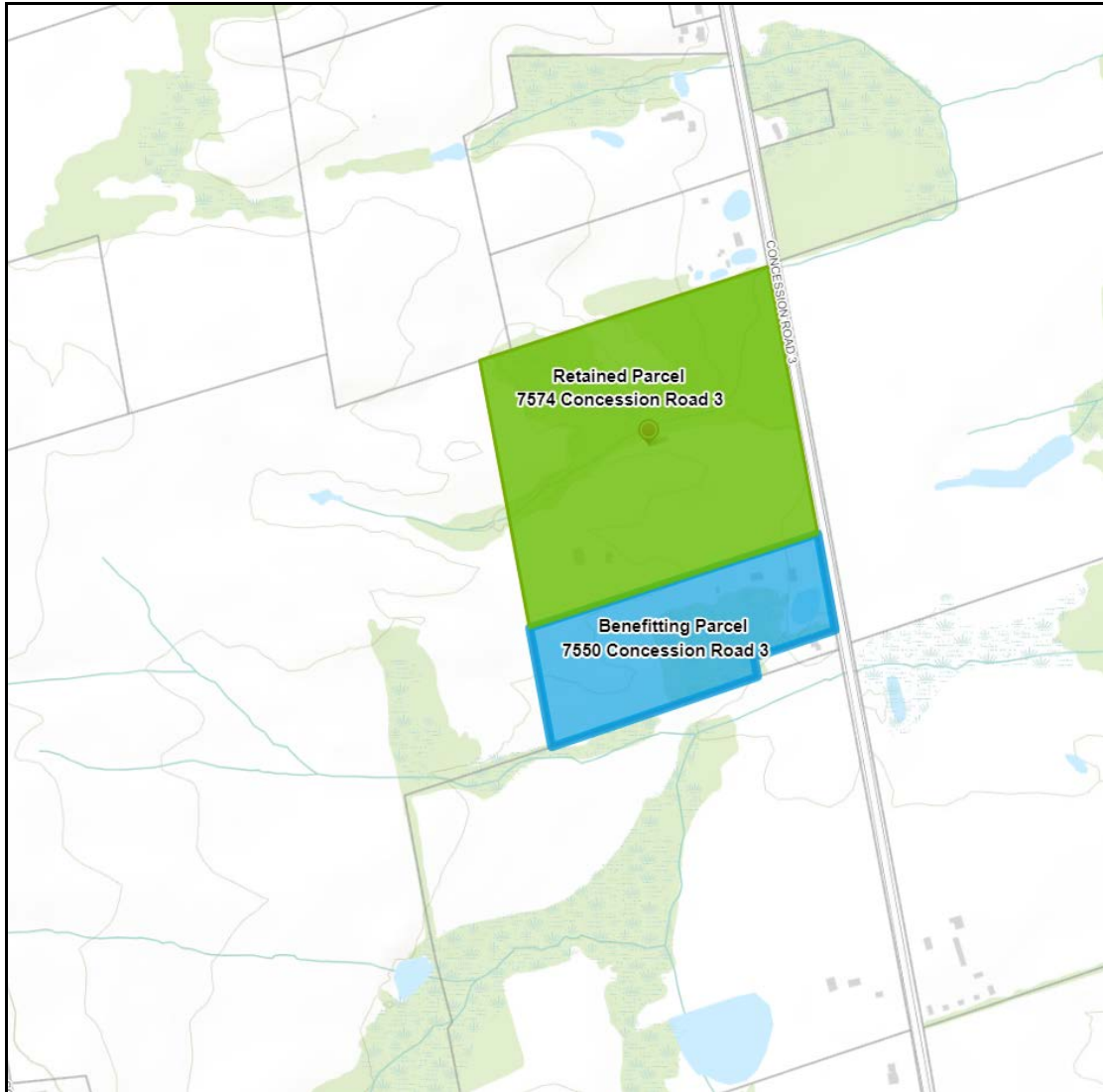
If you wish to be notified of the decisions or a change to the conditions of the Committee of Adjustment for the Township of Adjala-Tosorontio in respect of the proposed concurrent consents and minor variance, you must make a written request to the Committee of Adjustment at the above noted address. 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 Ontario Land Tribunal may dismiss the appeal.

Jaclyn Cook, Planning Technician
March 05, 2024

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED CONCURRENT CONSENTS & MINOR VARIANCE
B/01/24, A/03/24 & A/04/24**

An Application has been made under file number B/01/24 for consent to reconfigure two existing lots on Part Lot 23, Concession Road 2, Geographic Township of Tosorontio, Township of Adjala-Tosorontio (7574 & 7550 Concession Road 3). The benefitting property has frontage of approximately 153m along Concession Road 3 and an area of approximately 8.28ha. The subject property has approximately 422.4m frontage along Concession Road 3 and an area of approximately 19.7ha. The proposed retained lot will have approximately 390.9m frontage along Concession Road 3 and an area of approximately 18.8ha. The proposed benefitting lands will have a frontage of approximately 184.9m along Concession Road 3 and a new area of 9.15ha. Applications A/03/24 and A/04/24 have been submitted concurrently to recognize the zoning deficiencies. A/03/24 will permit the retained agricultural zoned property to have a minimum lot area of 18.8ha, where 36ha is required. A/04/24 will permit the benefitting agricultural parcel to have a minimum lot area of 9.1ha, where 36ha is required, a minimum side yard setback of 20m, where 30m is required and to recognize the existing front yard setback of 45.4m, where 100m is required within Zoning By-law 03-57.

LOCATION MAP



PROPOSAL

