

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 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, April 20th, 2022 at 3:00 p.m.

SYNOPSIS OF PROPOSAL: To reconfigure two existing lots and permit a reduced lot frontage, reduced lot size, increase in lot coverage and maximum gross floor area of a residential accessory 123m² on the benefitting lands.

FILES: B/03/22 & A/02/22
LOCATION: Pt Lot 29, Concession 7 (Adjala)
4473 & 4493 Concession Road 7

Take Notice that the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Virtual Public Meeting on April 20, 2022** 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 April 15, 2022 to the following:

Eric Brathwaite
Planner
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 245 F: (705) 434-5051
ebrathwaite@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.

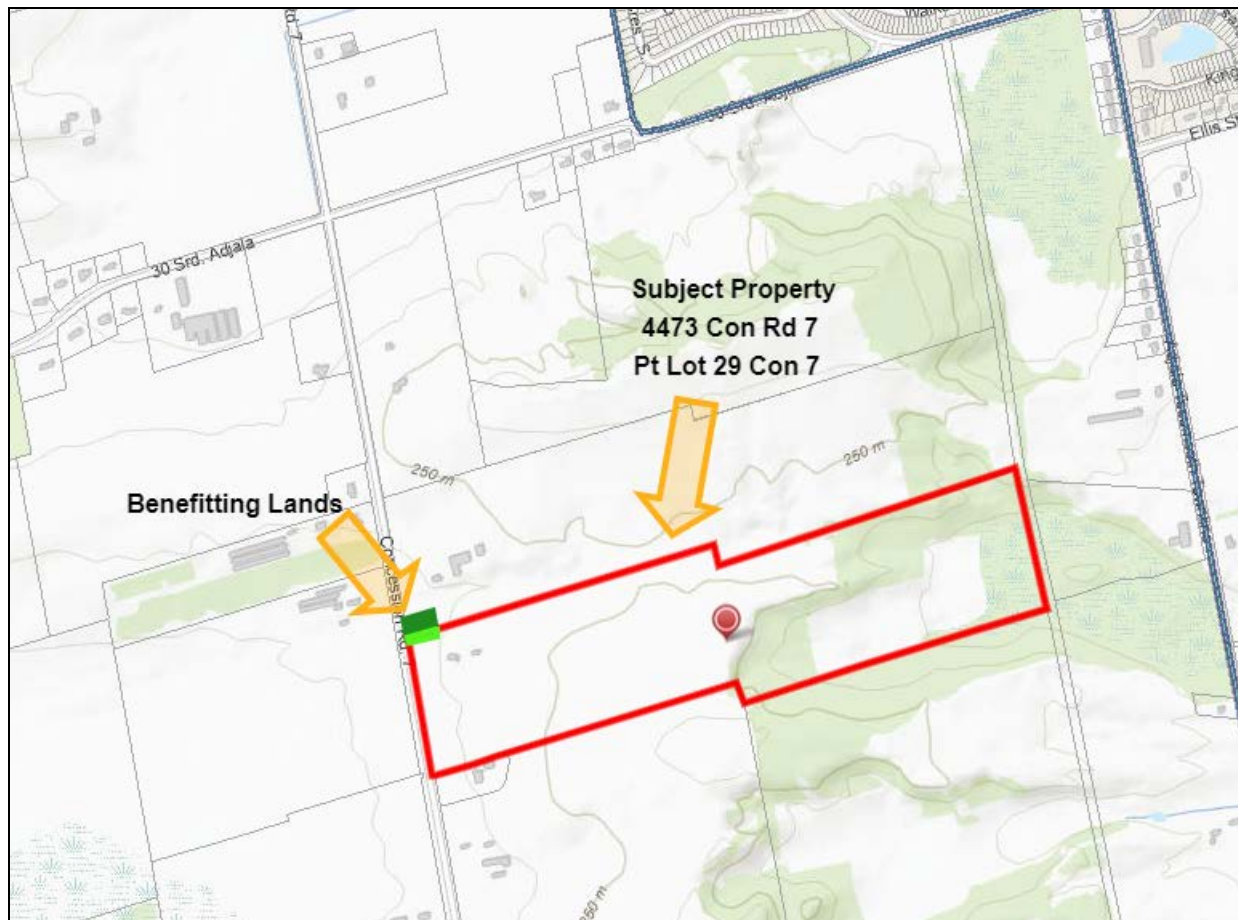
Any person or agency may attend and provide representation at the hearing and/or make written representation prior to the hearing, either in support of, or in opposition to, the proposed consent and minor variance. You are entitled to attend this public hearing in person to express your views about these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

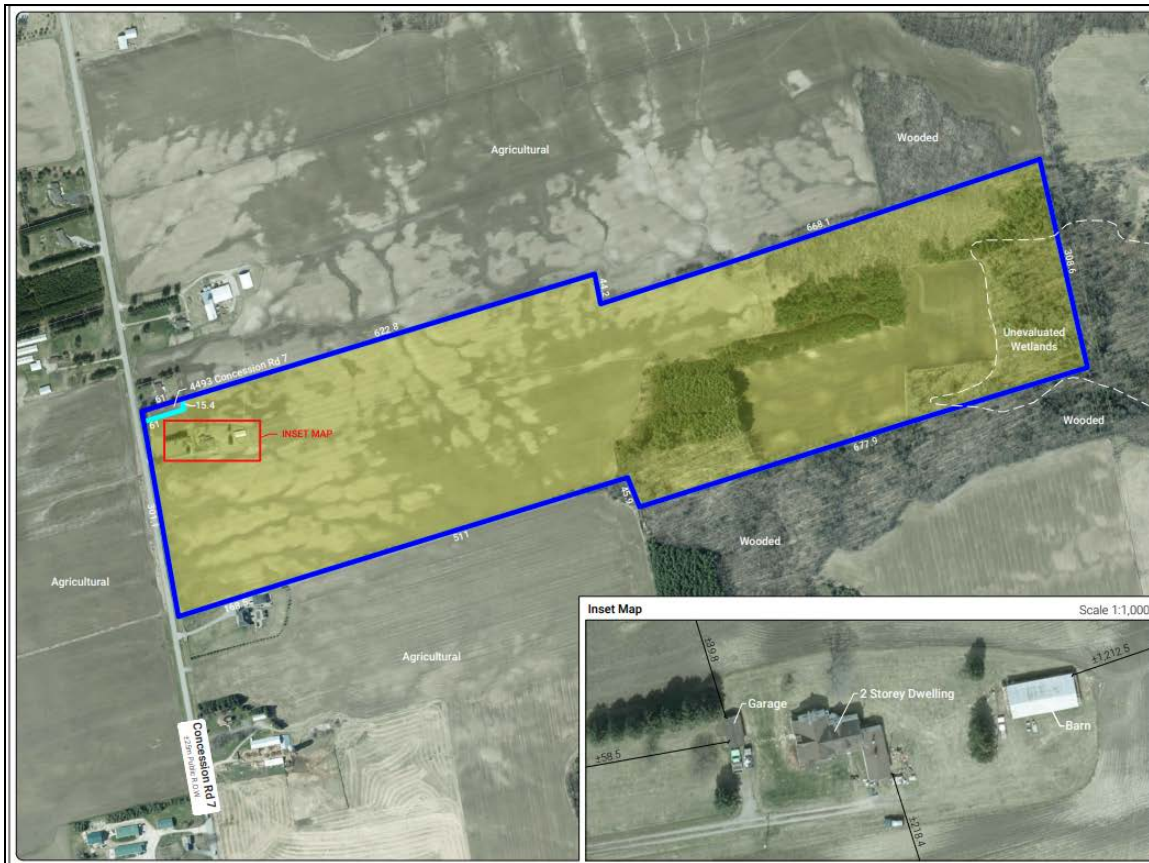
If you wish to be notified of the decisions or a change to the conditions of the Committee of Adjustment for the Township of Adjala-Tosorontio in respect of the proposed concurrent consent and minor variance, you must make a written request to the Committee of Adjustment at the above noted address. If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

Eric Brathwaite, Planner
April 4, 2022

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED CONCURRENT CONSENT & MINOR VARIANCE
B/03/22 & A/02/22 (Gibson/Walter)**

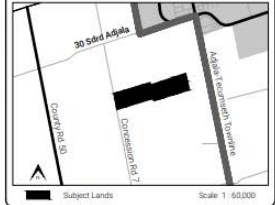
An application has been made under file number B/03/22 for consent to sever lands for addition to the neighbouring property from Pt Lot 29, Concession 7, Geographic Township of Adjala, Township of Adjala-Tosorontio (4473 Concession Road 7). The benefitting property has frontage of approximately 38.1m along Concession Road 7, and an area of approximately 0.23ha. The subject property has 300.1m frontage along Concession Road 7 and an area of approximately 40.69ha. The proposed retained lot will have approximately 285.7m frontage along Concession Road 7, and an area of approximately 40.56ha. The proposed benefitting lands will have a frontage of 53.5m and a new area of 0.32ha. Minor variance application A/02/22 is proposed to permit the benefitting agricultural zoned property with a residential use to have a minimum lot area of 0.32ha where a minimum of 0.4ha is required, a minimum lot frontage of 53.5m where a minimum of 60.0m is required, a maximum lot coverage of 10.2% where 10% is permitted and a maximum gross floor area for a residential accessory structure of 123 squared metres where 100 squared metres is permitted.





LOT LINE ADJUSTMENT

4473 & 4493 Concession Rd 7
Part of Lot 28, Concession 7
Township of Adjala-Toscoronto
County of Simcoe



LEGEND

- Existing 4473 Concession Rd 7**
Lot Area: ±40,592ha (100.30ac)
Lot Frontage: ±301.1m
Zone: Agricultural (A) Zone
- Lot Addition (to 4493 Concession Road 7)**
Lot Area: ±929.0m² (0.23ac)
Lot Frontage: ±15.4m
- Proposed 4473 Concession Rd 7**
Lot Area: ±40,499ha (100.08ac)
Lot Frontage: ±285.7m

Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.

Source: County of Simcoe interactive map.

Drawn By: A.M.

Date: March 14, 2022

File No: 133-22

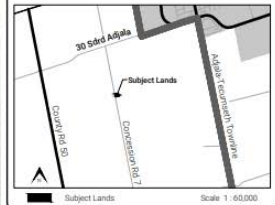


Powell Planning & Associates
Town of New Tecumseth
County of Simcoe, ON
Mobile: 647.828.2467
Email: amee@powellplanning.ca



LOT LINE ADJUSTMENT

4473 & 4493 Concession Rd 7
Part of Lot 28, Concession 7
Township of Adjala-Toscoronto
County of Simcoe



LEGEND

- Existing 4493 Concession Rd 7**
Lot Area: ±2,306.8m² (0.57ac)
Lot Frontage: ±38.1m
Zone: Agricultural (A) Zone
- Lot Addition (from 4473 Concession Road 7)**
Lot Area: ±929.0m² (0.23ac)
Lot Frontage: ±15.4m
- Proposed 4493 Concession Rd 7**
Lot Area: ±3,235.8m² (0.80ac)
Lot Frontage: ±53.5m

 Building Envelope

Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.

Source: County of Simcoe interactive map.

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