

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 area for the benefitting lot and reduced lot area for the retained lot in the Rural (R) Zone.

FILES: **B/02/22, A/03/22 & A/04/22**
LOCATION: **Pt Lot 17, Concession 3 (Tosorontio)
8465 17th Sideroad & 6900 Concession Road 4**

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/02/22, A/03/22 & A/04/22 (Huchthinson/Santin)**

An application has been made under file number B/02/22 for consent to sever lands for addition to the neighbouring property from Pt Lot 17, Concession 3, Geographic Township of Tosorontio, Township of Adjala-Tosorontio (8465 17th Sideroad). The benefitting property has frontage of approximately 76.20m along Concession Road 4, and an area of approximately 1.19ha. The subject property has 125.51m frontage along Concession Road 4, approximately 517.99m along the 17th Sideroad and an area of approximately 13.32ha. The proposed retained lot will have approximately 517.99m frontage along 17th Sideroad, approximately 11.51m along Concession Road 4, and an area of approximately 13.1ha. The proposed benefitting lands will have a frontage of 90.2m and a new area of 1.41ha. Minor variance application A/03/22 is proposed to permit the retained rural and open space conservation zoned property with a residential use to have a maximum lot area of 13.1ha where a maximum of 1.0ha is permitted. Minor Variance application A/04/22 is proposed to permit the benefitting rural and open space conservation zone property with a residential use to have a maximum lot area of 1.41ha where a maximum of 1.0ha is permitted and to permit an interior side yard setback of a minimum 1.61m were 3m is required.



