



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, April 19th, 2023 at 6:00 p.m.

SYNOPSIS OF PROPOSAL: To permit construction of an addition to a legal non-complying structure that will not meet lot requirements.

FILE: **A/03/23**
LOCATION: **Part Lot 1, Concession 4 (Adjala)
1040 Concession Road 5**

Take Notice that the Committee of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on April 19th, 2023** 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@adjtos.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.

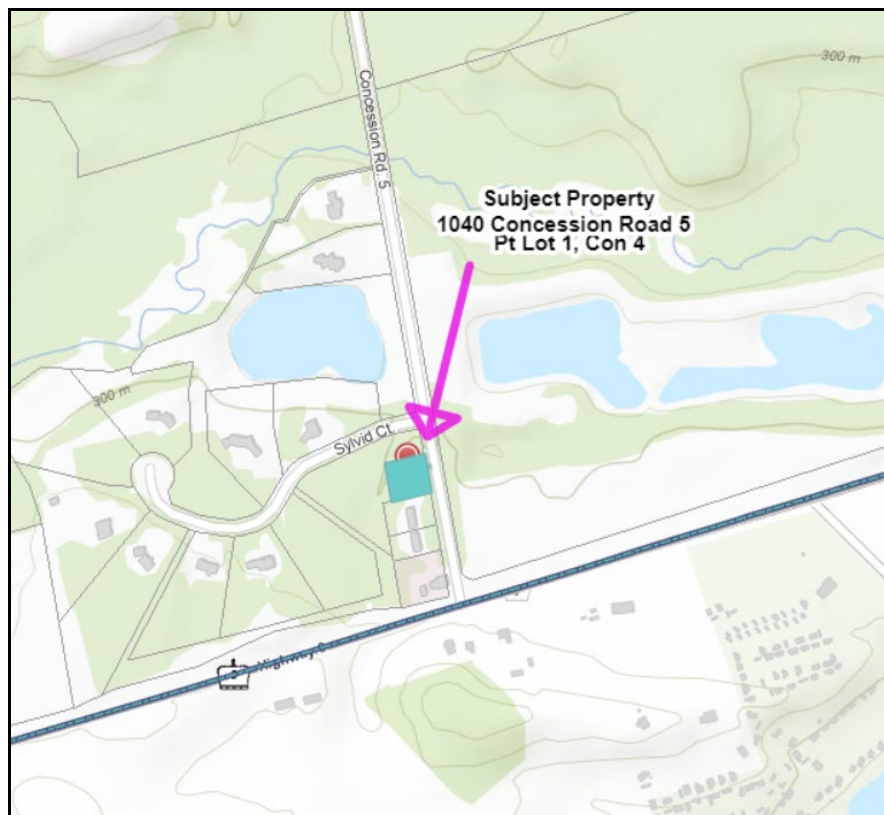
If you wish to be notified of the decision of the Committee of Adjustment in respect of the requested minor variance, you must have appeared in person or by counsel at the hearing and have filed with the secretary/treasurer a written request for notice to the Committee of

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 28, 2023

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED MINOR VARIANCE
A/03/23**

An application has been made for a minor variance to Township Zoning By-law No. 03-56 under file number A/03/23 to permit construction of an addition to a legal non-complying structure that will not meet lot standards. The proposal is to construct an addition with an interior side yard setback of 6.4 metres where 10.0m is required. The minor variance will also recognize the existing legal non-complying structure due to the other setback deficiencies. Requirements of a 30m front yard setback where only 17.15m is existing and required 20m rear yard setback where 19.05m is existing within the Oak Ridges Moraine Natural Core (ORM N) Zone, on Part Lot 1, Concession 4, Geographic Township of Adjala, Township of Adjala-Tosorontio (1040 Concession Road 5).



PROPOSAL

1040 Concession Road 5



Existing Garage to be Demolished



Existing Dwelling



Proposed Attached Garage Addition



Trees to be Removed