

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 APPLICATION FOR MINOR VARIANCE

Take notice that the Committee of Adjustment of the Township of Adjala-Tosorontio will hold a hearing

Wednesday, December 21st, 2022 at 3:00 p.m.

SYNOPSIS OF PROPOSAL: To permit the detached oversized accessory structure to be higher than the existing single-family dwelling.

FILE: A/13/22
LOCATION: Part Lot 33, Concession 2, (Tosorontio)
43 Maple Avenue

Take Notice that the Committee of the Corporation of the Township of Adjala-Tosorontio will hold a **Virtual Public Meeting on December 21st, 2022** 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:

Eric Brathwaite
Planner
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 245 F: (705) 434-5051
e-mail: ebrathwaite@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 of the Committee at the address shown above.

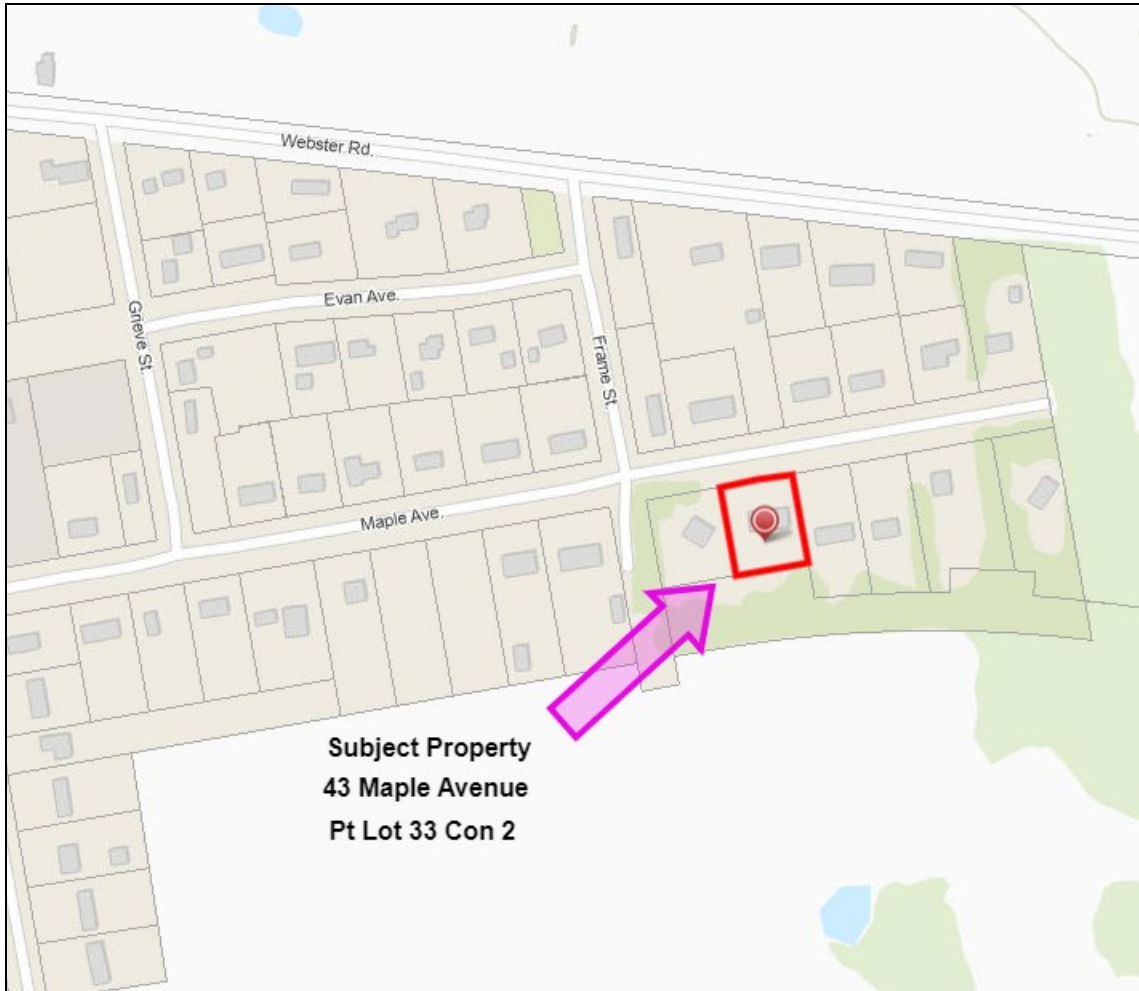
If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

If you wish to be notified of the 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.

Eric Brathwaite
Planner
December 8, 2022

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED MINOR VARIANCE
A/13/22**

An application has been made for a minor variance to Township Zoning By-law No. 03-57 under file number A/13/22 to permit the a detached oversized accessory structure to be higher than the existing single-family dwelling, within the Hamlet Residential One (HR1) Zone, on Part Lot 33, Concession 2, Geographic Township of Tosorontio, Township of Adjala-Tosorontio (43 Maple Avenue).



**SURVEYOR'S
REAL PROPERTY REPORT**

PLAN OF SURVEY OF
LOT 43
AND PART OF
LOT 44
SOUTH SIDE OF MAPLE AVENUE
REGISTERED PLAN No. 271
GEOGRAPHIC TOWNSHIP OF TOSORONTIO
TOWNSHIP OF ADJALA-TOSORONTIO
COUNTY OF SIMCE

SCALE 1: 250



RODNEY GEYER
ONTARIO LAND SURVEYOR INC.

**SURVEYOR'S REAL PROPERTY REPORT
PART 2 - REPORT SUMMARY**

DESCRIPTION OF LAND:
- LOT 43 AND PART OF LOT 44,
- SOUTH SIDE OF MAPLE AVENUE, REGISTERED PLAN No. 271
GEOGRAPHIC TOWNSHIP OF TOSORONTIO
TOWNSHIP OF ADJALA-TOSORONTIO
COUNTY OF SIMCOE
AS IN INST. No. R01110651, PIN 58198-0095 (LT)

REGISTERED EASEMENTS AND/OR RIGHTS OF WAY:
- NOT CERTIFIED BY THIS REPORT

ADDITIONAL REMARKS:
- NOTE FENCE LOCATIONS SHOWN HEREON
- NOTE SHED ENCROACHMENTS + OCCUPATION TO SOUTH

THIS REPORT WAS PREPARED FOR JOHN AND LINDA QUINT
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR
USE BY OTHER PARTIES.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W, ZONE 17 BASED ON NAD 83 CSRS (2010 EPOCH).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996470.

OBSERVED REFERENCE POINTS (ORP's) ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17 NAD 83 CSRS (2010 EPOCH)
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10

POINT ID	NORTHING	EASTING
ORP A	4905538.90	578752.55
ORP B	4905565.58	578890.84

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

FOR BEARING COMPARISONS APPLY THE FOLLOWING ROTATION
P1, P2, P3, P4, P6 COUNTERCLOCKWISE 0°41'05"

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GNSS OBSERVATIONS USING THE CAN-NET VRS NETWORK. OBSERVATIONS ARE RELATED TO THE CGVD28 DATUM BY USING THE HT2_0 GEODID MODEL.

METRIC NOTE

DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

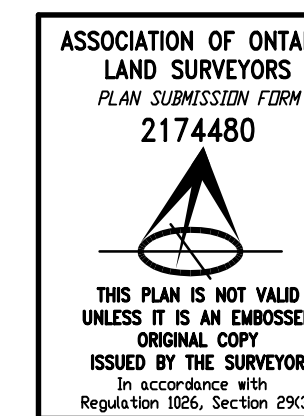
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY RUDY MAK SURVEYING LTD., ONTARIO LAND SURVEYORS DATED JANUARY 28, 1992
- P2 DENOTES BUILDING LOCATION SURVEY BY PAUL R. KITCHEN SURVEYING LTD., ONTARIO LAND SURVEYORS PROJECT TO-271-45, DATED AUGUST 10, 1989
- P3 DENOTES BUILDING LOCATION SURVEY BY JOHN BRADBURY LIMITED, ONTARIO LAND SURVEYOR OP. 86-84, DATED OCTOBER 16, 1986
- P4 DENOTES PLAN 51R-18024
- P5 DENOTES PLAN 51R-10889
- P6 DENOTES PLAN 51R-9580
- D1 DENOTES INST. No. R01110651
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- CC DENOTES CUT CROSS
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SIBB DENOTES SHORT STANDARD IRON BAR
- 911 DENOTES J.N.E. BRADBURY, O.L.S.
- 1390 DENOTES P.R. KITCHEN, O.L.S.
- 1882 DENOTES M.G. FOURNIER, O.L.S.
- ZUMO DENOTES ZUBEK, EMO, PATTEN & THOMSEN LTD. O.L.S.'s
- (OU) DENOTES ORIGIN UNKNOWN
- (MS) DENOTES MEASURED
- WIT DENOTES WITNESS
- BP DENOTES BELL PEDESTAL
- CSP DENOTES CORRUGATED STEEL PIPE
- FFE DENOTES FINISHED FLOOR ELEVATION
- FP DENOTES FIRE PIT
- GSE DENOTES GARAGE SILL ELEVATION
- GW DENOTES CUT WIRE
- ILB DENOTES INTERLOCKING BRICK
- TOS DENOTES TOP OF SLOPE
- UP DENOTES UTILITY POLE

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 17th DAY OF AUGUST, 2021

MARCH 2, 2022

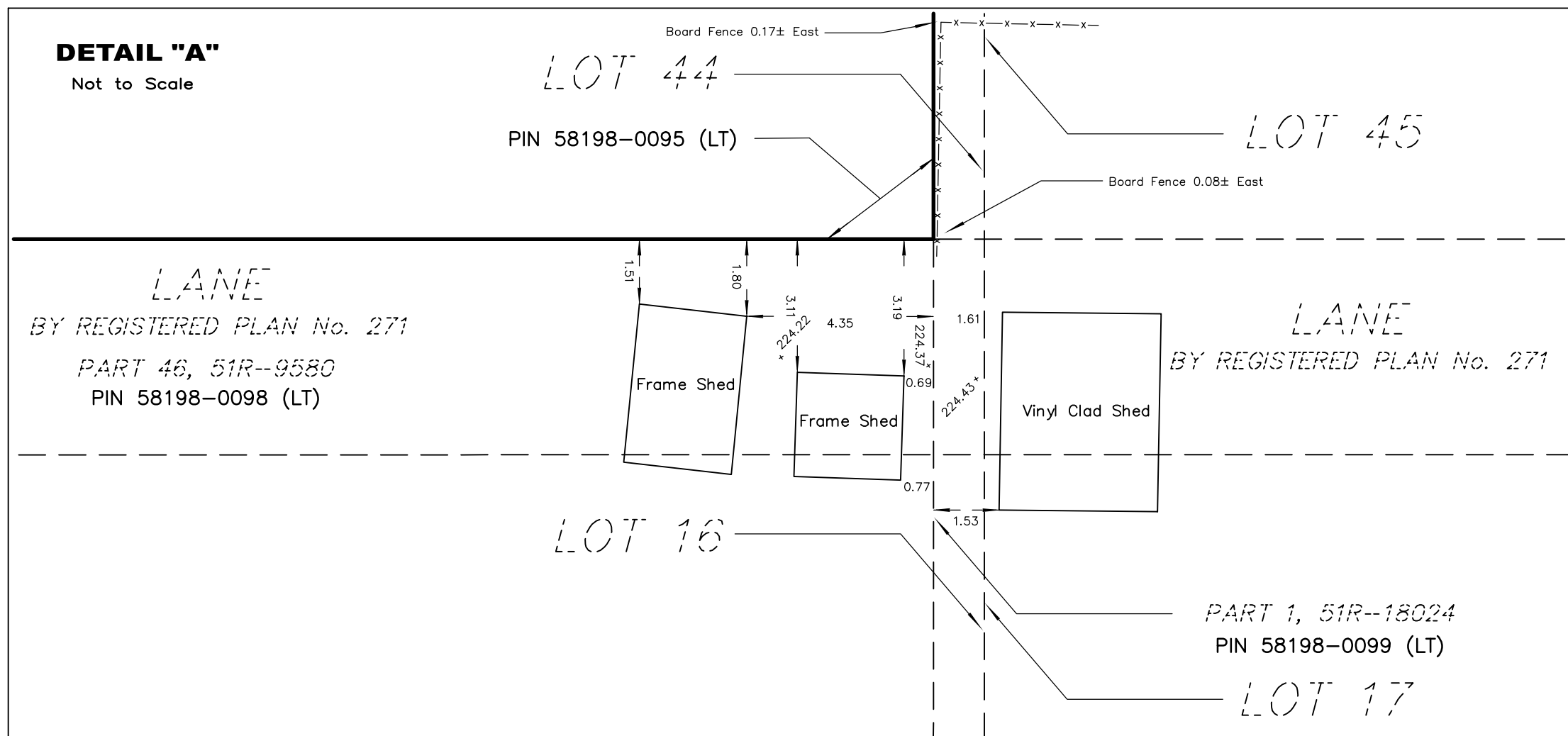
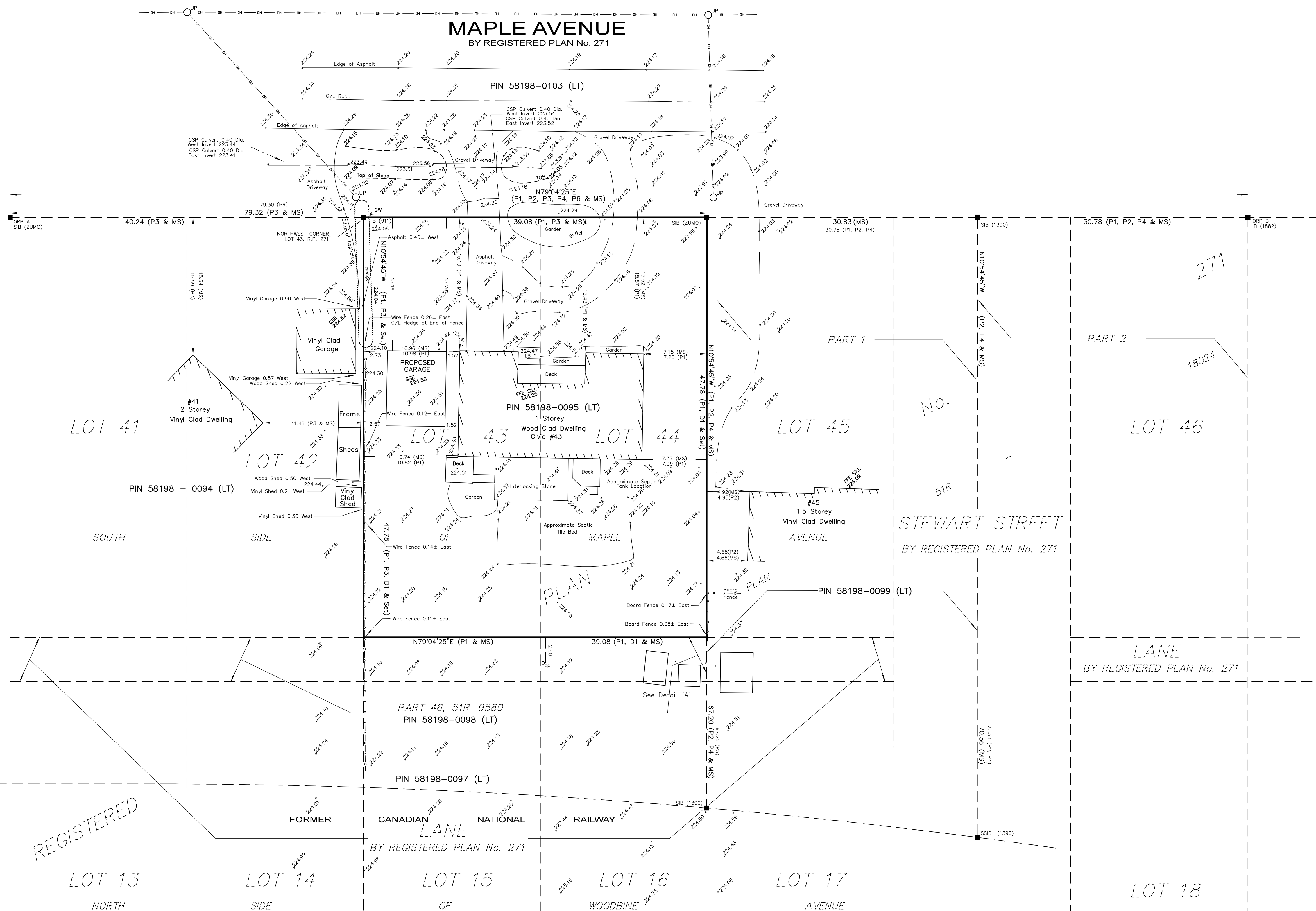
DATE: _____
RODNEY GEYER
ONTARIO LAND SURVEYOR



© COPYRIGHT, 2021 RODNEY GEYER, O.L.S. INC.
THE REPRODUCTION, ALTERATION OR USE OF THIS DRAWING, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF RODNEY GEYER, IS STRICTLY PROHIBITED.

RODNEY GEYER
ONTARIO LAND SURVEYOR INC.
180 PARSONS ROAD, UNIT 28
ALLSTON, ONTARIO L9R 1E8
PHONE (705) 434-0411
www.geyersurveys.com

CHECKED BY:	DRAWN BY:	REV. DATE:	W.D.	REV.
RHG	DAS	MARCH 2, 2022	21-3488-S1	D



NOTES
THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM. BURIED SERVICES AND UTILITIES ARE NOT SHOWN AND LOCATES ARE REQUIRED PRIOR TO ANY EXCAVATION WORK.

