

**THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO**

7855 30<sup>th</sup> 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, March 23<sup>rd</sup>, 2022 at 3:00 p.m.**

**SYNOPSIS OF PROPOSAL:**            **To permit the construction of an oversized detached accessory structure located closer to the interior side lot line within the Hamlet Residential One (HR1) Zone**

FILE:                                    **A/01/22**  
LOCATION:                                **Part Lot 33, Concession 2 (Tosorontio)**  
    **43 Maple Avenue**

Take Notice that the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Virtual Public Meeting on March 23, 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@adjtos.ca](mailto:ebrathwaite@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 of the Committee at the address shown above.

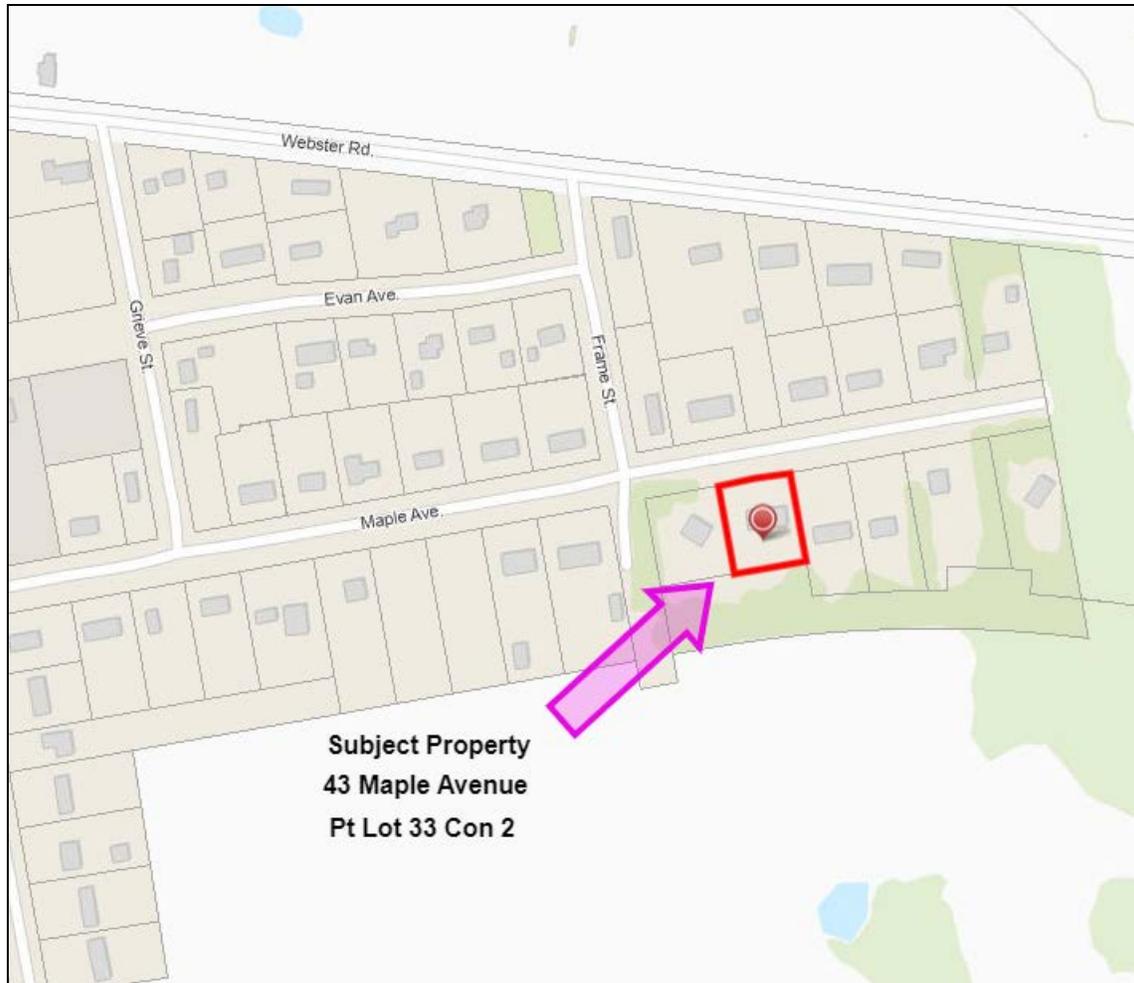
If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

**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  
March 9, 2022

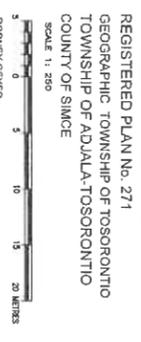
**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED MINOR VARIANCE  
A/01/22**

An application has been made for a minor variance to Township Zoning By-law No. 03-57 under file number A/01/22 to permit construction of an oversized detached accessory structure located closer to the interior side lot line. The application is proposed at 58m<sup>2</sup> where the maximum allowable size is 55m<sup>2</sup> and a proposed interior side lot line setback of 2.5m where 3m is required 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 TORONTO  
TOWNSHIP OF ADJALA-TORONTO  
COUNTY OF SIMCOE  
SCALE 1:250



RODNEY GEYER  
ONTARIO LAND SURVEYOR INC.  
SURVEYOR'S REAL PROPERTY REPORT  
PART 2 - REPORT SUMMARY

DESCRIPTION OF LAND: LOT 44  
SOUTH SIDE OF MAPLE AVENUE, REGISTERED PLAN No. 271  
GEOGRAPHIC TOWNSHIP OF TORONTO  
COUNTY OF SIMCOE  
43 N. 1ST. No. R0110551, PIN 58198-0095 (LT)  
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY:  
CONFORMANCE WITH MUNICIPAL ZONING BY-LAWS  
NOT CERTIFIED BY THIS REPORT  
ADDITIONAL REQUIREMENTS:  
NOTE FENCE LOCATIONS SHOWN HEREON  
THIS REPORT WAS PREPARED FOR JOHN AND LINDA GUYER  
AND THE PROFESSIONAL ACCEPTS NO RESPONSIBILITY FOR  
THE CONDITION OF THE LAND.

**BEARING NOTE**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS  
A AND B BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED  
TO THE CANADIAN NATIONAL GRID (2010 EPOCH).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998470.

OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GPS  
OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17  
COORDINATES TO UTM/90 ACCURACY PER SEC. 14 (2) OF O.R.G. 218/10

POINT ID	DESCRIPTION	UTM EASTING	UTM NORTING
ORP A	460338.50	578923.5	
ORP B	460306.58	578920.84	

COORDINATES CANNOT, IN THE ABSENCE, BE USED TO RE-ESTABLISH  
CORNER OR BOUNDARIES SHOWN ON THIS PLAN.

**BENCHMARK NOTE**  
FOR BEARING COMPUTATIONS APPLY THE FOLLOWING INFORMATION  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM  
GNSS OBSERVATIONS USING THE CAN-NET VRS NETWORK.  
MUTUAL GRID MIDE

**METRIC NOTE**  
DISTANCES AND COORDINATES SHOWN HEREON ARE IN METERS AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND**
- P1 EASEMENTS SURVEYOR'S REAL PROPERTY REPORT  
DATED JANUARY 28, 1992  
BY MALE, H. KITCHEN SURVEYING LTD.
  - P2 DENOTES BUILDING LOCATION SURVEY  
DURING LAND SURVEYING AUGUST 10, 1988
  - P3 DENOTES  
BY JOHN BRADBEY LIMITED, ONTARIO LAND SURVEYOR  
REGISTERED PLAN 518-1523
  - P4 DENOTES PLAN 518-1524
  - P5 DENOTES PLAN 518-1525
  - P6 DENOTES INST. No. R0110691
  - P7 DENOTES SURVEY MONUMENT SET
  - P8 DENOTES CURB
  - P9 DENOTES STANDARD IRON BAR
  - P10 DENOTES SHIRT STAPLED IRON BAR
  - P11 DENOTES P.N. KITCHEN, O.L.S.
  - P12 DENOTES KITCHEN, OLIN & HOBSON LTD. O.L.S.'s
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**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE  
REGULATIONS MADE THEREUNDER.  
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF AUGUST, 2021  
DATE: AUGUST 2, 2022

RODNEY GEYER  
ONTARIO LAND SURVEYOR INC.  
ALSTON, ONTARIO L4R 1E8  
www.royal.surveyors.com

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
217 KING  
TORONTO, ONTARIO M5H 1K5  
416-967-8888

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ALL RIGHTS RESERVED. NO PART OF THIS REPORT  
WHICH HE GIVES WITH PERMISSION OF ROYAL CANADIAN  
SURVEYORS ASSOCIATION

RODNEY GEYER  
ONTARIO LAND SURVEYOR INC.  
ALSTON, ONTARIO L4R 1E8  
www.royal.surveyors.com

Control No. 217-1440  
Scale: 1:250  
Date: August 2, 2022  
Sheet: 21-1448-11 of 0



**NOTES**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND  
OTHER UTILITIES SHOWN ON THIS PLAN, AND WHERE SHOWN, THE LOCATION  
AND DEPTH OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE  
DEPT. LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL  
BE ASSUMED TO BE CORRECT UNLESS OTHERWISE NOTED.  
ALL UTILITIES FROM DAMAGE TO THEM.  
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