

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, April 21st, 2021 at 3:00 p.m.

SYNOPSIS OF PROPOSAL: To permit construction of a single family dwelling closer to the interior side lot line.

**FILE: A/03/21
LOCATION: Lot 15, Concession 5 (Adjala)
7 Simon Drive, Loretto**

Take Notice that the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Virtual Public Meeting on April 21, 2021** 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@adjitos.ca

These meetings will be live streamed by the municipality on 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.

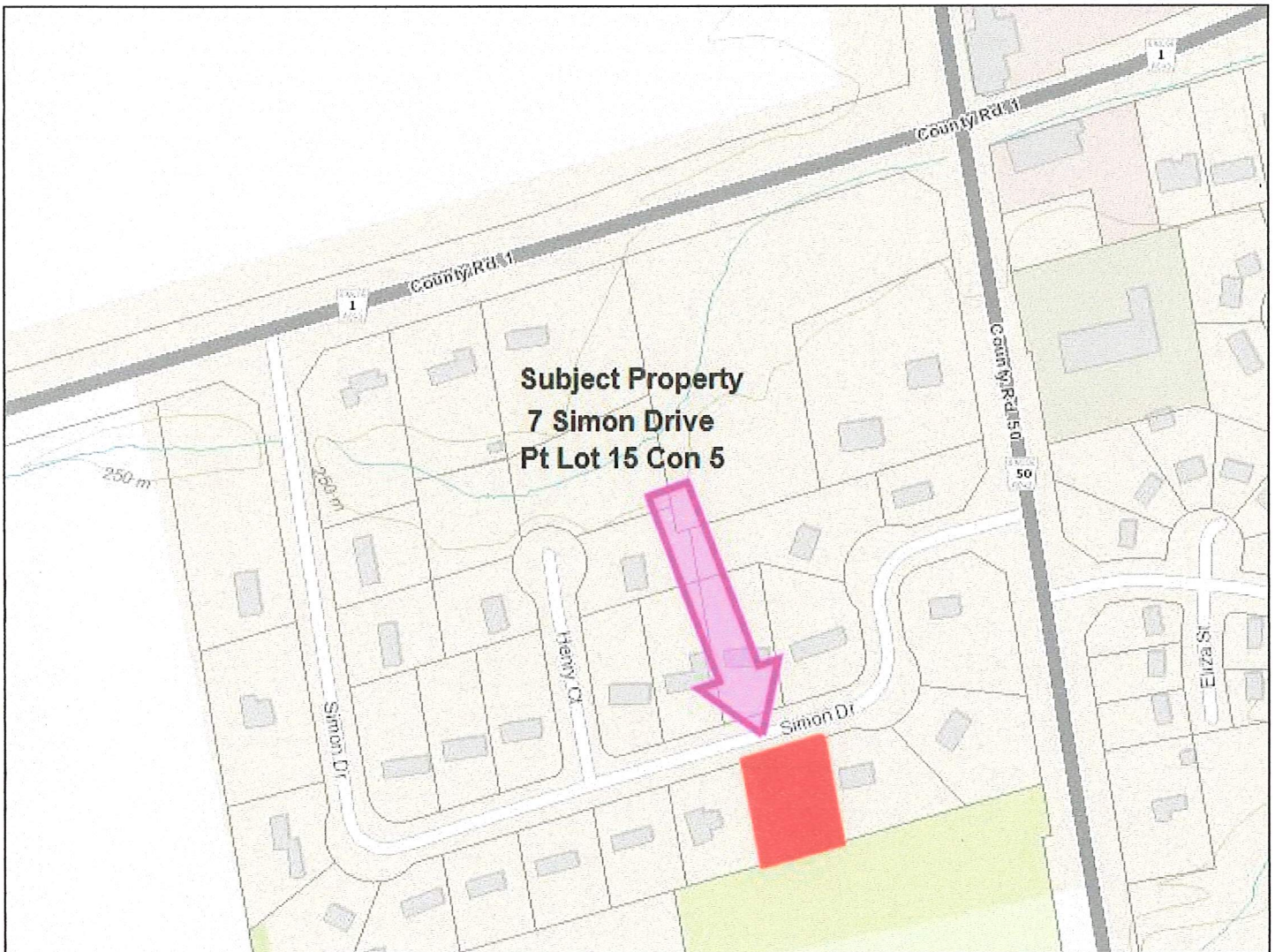
If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

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 Local Planning Appeal Tribunal (LPAT) 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
April 9, 2021

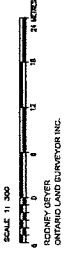
**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED MINOR VARIANCE
A/03/21**

An application has been made for a minor variance to Township Zoning By-law No. 03-57 under file number A/03/21 to permit construction of a single family dwelling to be closer to the interior lot line on Lot 15, Concession 5, Geographic Township of Adjala, Township of Adjala-Tosorontio (7 Simon Drive).



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY OF
 LOT 11
 REGISTERED PLAN 1890
 GEOGRAPHIC TOWNSHIP OF ADAMIA
 TOWNSHIP OF ADAMIA-TORONTO
 COUNTY OF SIMCOE



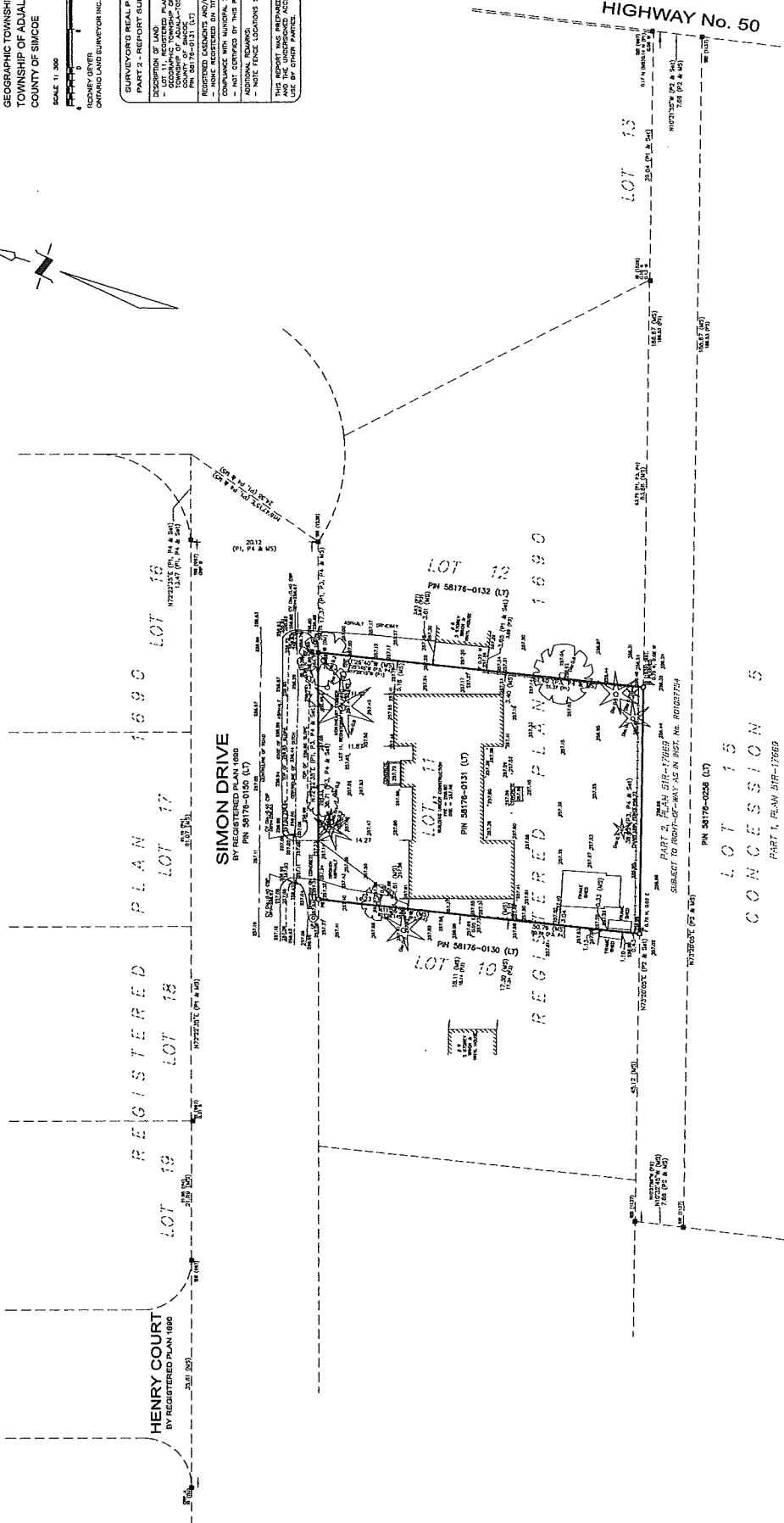
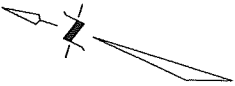
SURVEYOR'S REAL PROPERTY REPORT
PART 2 - REPORT SUMMARY

DESCRIPTION OF LAND
 - LOT 11, REGISTERED PLAN 1890
 TOWNSHIP OF ADAMIA-TORONTO
 PIN 30176-0131 (L1)

REGISTERED CASUALTY AND/OR NOTICE OF WAY
 - NONE REGISTERED ON TITLE
 - NONE REGISTERED AS TO RIGHTS IN-LAW
 - NOT CARRIED BY THIS REPORT

ADDITIONAL REMARKS
 - NOTE FENCE LOCATIONS SHOWN HEREON

THIS REPORT WAS PREPARED FOR SEPARATIONAL SOLICITATION AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 2. THIS SURVEY WAS COMPLETED ON THE 18th DAY OF MARCH, 2021.

APRIL 5, 2021
 DATED
 RODNEY GEVER
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO SURVEYORS
 2150089

RODNEY GEVER
 ONTARIO LAND SURVEYOR
 180 POND ROAD UNIT 20
 MISSISSAUGA, ONTARIO L4X 1L1
 PHONE: (905) 43-3411
 www.onlssurveyors.com

MEMBER SINCE: APRIL 9, 2021
 NO: 21-2008-11

BEARING NOTE

ALL BEARINGS WERE OBTAINED FROM A NETWORK OF BENCHMARKS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81W, ZONE 17 BASED ON NAD 83 COORDINATES BY THE COMBINED SCALE FACTOR OF 0.999817.

METRIC NOTE

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

NOTES

ALL DISTANCES AND COORDINATES SHOWN HEREON ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 THE POSITION OF EACH UNIT AND STRUCTURES IS NOT GUARANTEED BEFORE STARTING WORK. THE CONTRACTOR SHALL VERIFY THE POSITION AND ASSESS ALL LIABILITY FOR DAMAGE TO THEM.
 ALL DISTANCES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE CENTRAL MERIDIAN 81W, ZONE 17 BASED ON NAD 83 COORDINATES BY THE COMBINED SCALE FACTOR OF 0.999817.

LEGEND

P1	CONCRETE	PLAN OF SURVEY BY ROBERT A. RESS
P2	CONCRETE	REGISTERED PLAN 1890 DATED JUNE 14, 1989
P3	CONCRETE	PLAN OF SURVEY BY LLOYD PIRELLI TOWNSHIP
P4	CONCRETE	REGISTERED PLAN 1890
P5	CONCRETE	REGISTERED PLAN 1890
P6	CONCRETE	REGISTERED PLAN 1890
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