

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, June 23rd, 2021 at 3:00 p.m.

SYNOPSIS OF PROPOSAL:

To permit construction of an addition to the single family dwelling to be closer to the interior side lot line.

FILE: **A/05/21**
LOCATION: **Part Lot 10, Concession 5 (Tosorontio)**
7991 Main Street, Everett

Take Notice that the Council of the Corporation of the Township of Adjala-Tosorontio will hold a **Virtual Public Meeting on June 23, 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:

Eric Brathwaite
Junior Planner
7855 Sideroad 30 Alliston ON L9R 1V1
P: (705) 434-5055 ext. 245 F: (705) 434-5051
e-mail: ebrahwaite@adjtos.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.

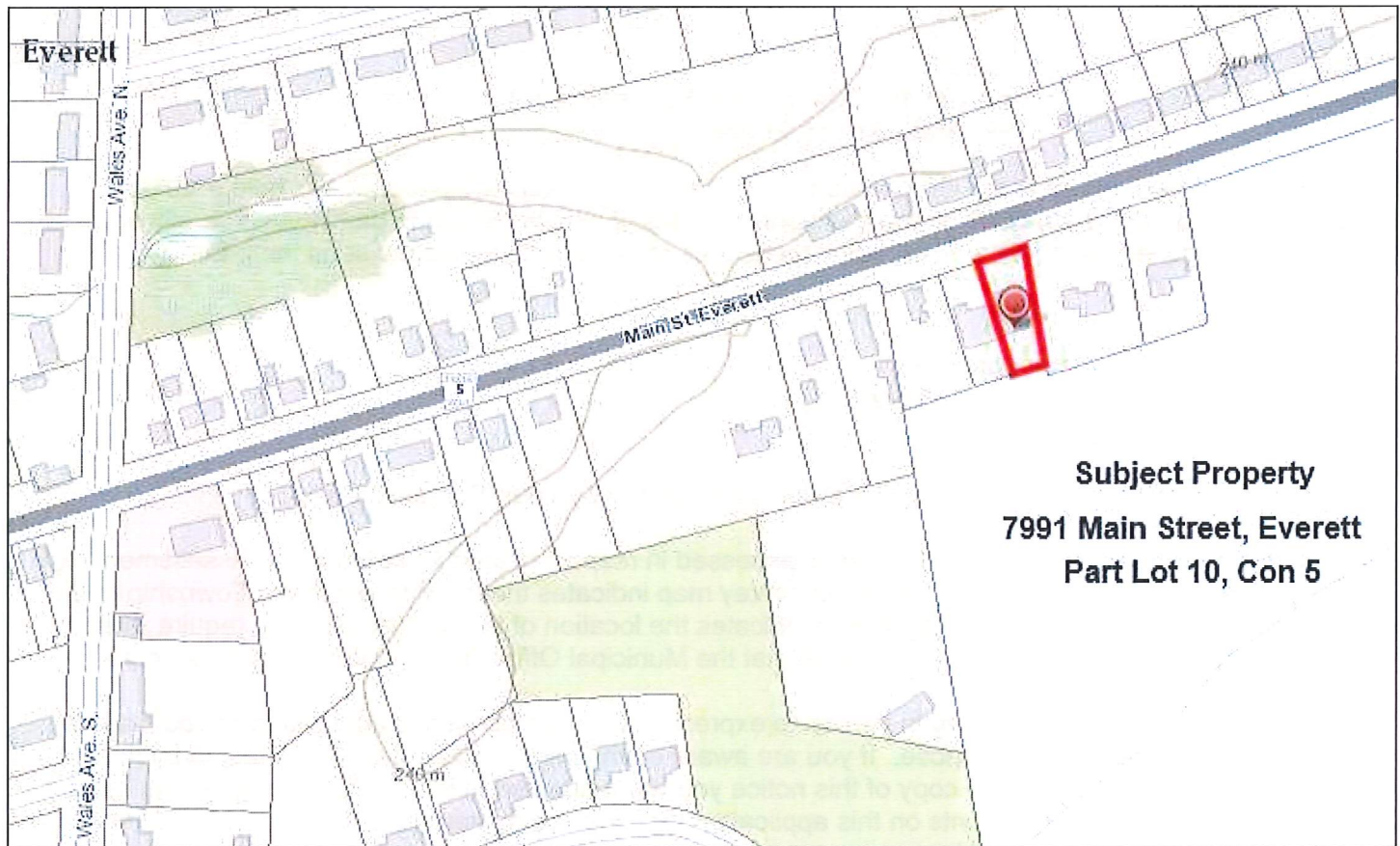
If you do not attend at the hearing it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

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.

Eric Brathwaite
Junior Planner
June 10, 2021

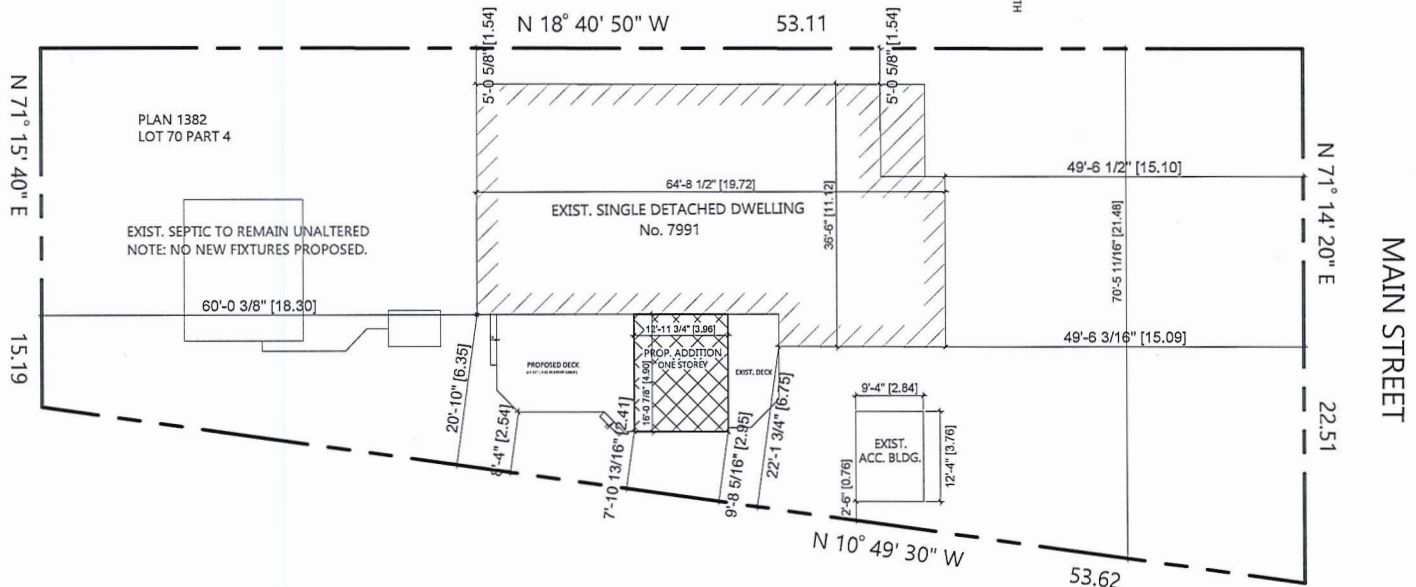
**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED MINOR VARIANCE
A/05/21**

An application has been made for a minor variance to Township Zoning By-law No. 03-57 under file number A/05/21 to permit construction of an addition to the single family dwelling to be located at a minimum 2.4m interior side yard setback where a 3m interior side yard setback is required on Part Lot 10, Concession 5, Geographic Township of Tosorontio, Township of Adjala-Tosorontio (7991 Main Street, Everett).



SITE STATISTICS		
	REQUIRED / PERMITTED	PROVIDED
LOT AREA	0.1 HECTARE / 1000.00 Sq. M - On Municipal Services 0.2 HECTARE / 2000.00 Sq. M - On Private Services	10776.70 Sq. Ft. / 1001.188 Sq. M
LOT FRONTAGE	18.3 M - On Municipal Services 30.5 M - On Private Services	MIN 18.3 M
LOT COVERAGE	25 %	EXISTING DWELLING = 2050.00 Sq. Ft. / 191.38 Sq. M EXISTING PORCH = 79.50 Sq. Ft. / 7.38 Sq. M EXISTING ACCESSORY BUILDING = 116.00 Sq. Ft. / 10.78 Sq. M PROPOSED ADDITION = 209.00 Sq. Ft. / 19.42 Sq. M TOTAL = 2464.50 Sq. Ft. / 228.96 Sq. M (22.87%)
FRONT YARD SETBACK	7.5 M	15.09 M
SIDE YARD SETBACK (N)	1.5 M - On Municipal Services 3.0 M - On Private Services	1.54 M
SIDE YARD SETBACK (S)	1.5 M - On Municipal Services 3.0 M - On Private Services	2.41 M
REAR YARD SETBACK	7.5 M	18.30 M

ZONED: HR1: HAMLET RESIDENTIAL 1, By-law 03-57 as amended



- General Notes
- All construction shall comply with Ontario Building Code 2012, its subsequent revisions and authorities having jurisdiction. New specific materials and products have to be authorized by agencies like: Canadian Construction Materials Centre C.C.M.C. or Building Materials Evaluation Commission B.M.E.C. Manufacturer's items, materials and construction must comply with requirements of Canada Mortgage and Housing Corporation C.M.H.C.
 - All lumber shall be No. 1 and 2, or better.
 - All plywood shall be stamped exterior grade.
 - Joists spanning more than 2100 mm are to have bridging at least every 2100 mm O.C.
 - Contractor shall be responsible for verifying the locations of all existing above or below grade utilities and services. Applicable utilities shall be given required notice prior to any digging for stake out.
 - Electrical facilities shall comply with O.B.C. 9.34. All electrical work shall be performed by a licensed electrician.
 - Smoke Alarm installed at all levels, and in each bedroom.
 - Carbon Monoxide Alarms installed at all levels adjacent to sleeping areas.
 - Handrails shall be provided at all exterior stairs with more than three risers at height of 3'-0".
 - Exterior guards shall be 3'-6" high. Guards shall be designed to prevent climbing and be provided around every surface with difference in elevation of more than 2'-0". Guards shall be anchored to the deck to resist uniformly distributed top rail load of 0.5 KN/m horizontal as well as 1KN/m applied at any point. O.B.C. 9.8.8.2.
- | No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |

Firm Name and Address
CMR
 Design
 6456 Main Street, Stouffville
 Ontario, L4A 5Z4
 (416) 795-3620

Project Name and Address
KING
 7991 MAIN STREET
 EVERETT, ONTARIO
 L0M 1J0

Project 21-007	Sheet
Date 2.20.21	SP1
Scale 1:200	

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME	SIGNATURE	BCIN
CRISTIN MILLER	<i>Cristin Miller</i>	38262

SITE PLAN