



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-019-2023

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application by **Jessica Kwan, Applicant**, on behalf of **Innisfil Beach Park GP Inc., Owner**, to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.


The subject properties are described legally as **INNISFIL CON 7 PT LOT 6 RP 51R20977 PART 2 PT PARTS 1 3** and **INNISFIL CON 7 PT LOT 6 RP 51R20977 PT PART 7**, are known municipally as **3575 Innisfil Beach Rd** and **7267 5th Sideroad**, and are zoned as **“Industrial Business Park (IBP)”**.

The applicant is proposing to sever a portion of the lot for the purpose of creating a new industrial lot. The severed lot will have a proposed lot area of 22.51 hectares. The retained lands will have a proposed lot area of 6.81 hectares.


The Committee of Adjustment has considered all written and oral submissions received before and/or during the hearing as part of their decision.

- The Committee **APPROVED** the application and is satisfied that it is in keeping with Section 57 of the Planning Act, that a plan of subdivision will not be required, that the application constitutes proper and orderly development of the subject lands, and that the intent and purpose of the Official Plan and Zoning By-law have been maintained.
 - See attached Condition(s) of Approval
 - No Conditions
- The Committee **REFUSED** the application and is of the opinion the application is not in keeping with Section 53 of the Planning Act, that the application does not constitute proper and orderly development of the subject lands and that the intent and purpose of the Official Plan and Zoning By-law have not been maintained.
- The Committee **DEFERRED** the application.

DECISION DATED AT THE TOWN OF INNISFIL this **16th** day of **November 2023**.
CIRCULATION DATE OF NOTICE OF DECISION: November 21, 2023
LAST DAY OF APPEAL: December 6, 2023




Rod Hicks, Chair



Marnie Adam, Member



William Van Berkel, Member



John Raimondi, Member

If applicable, the owner/applicant is responsible for any legal, engineering, InnServices & Town fees and must submit to Legal Services a deposit prior to the preparation of any documents (road widening, easement, agreements). The owner/applicant will be invoiced for any additional fees over and above the deposit and will be reimbursed for those funds not utilized. All in accordance with the Fees & Charges bylaw as amended.



**COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-019-2023**

I, Toomaj Haghshenas, Secretary-Treasurer of the Committee of Adjustment do hereby certify that the above is a true copy of the Decision of the Committee of Adjustment for Application No. B-019-2023 rendered on November 16, 2023.

A handwritten signature in black ink, appearing to read "Toomaj Haghshenas".

Toomaj Haghshenas
Secretary-Treasurer
Committee of Adjustment
thaghsheenas@innisfil.ca
705-436-3740 ext. 3316

NOTICE OF LAST DATE OF APPEAL

In accordance with Section 17 (36) of the Planning Act, you may appeal to the Ontario Lands Tribunal (OLT) against the decision by filing with the Secretary Treasurer of the Committee of Adjustment a notice of appeal setting out written reasons in support of the appeal and accompanied by a certified cheque or money order made payable to the Minister of Finance, in the amount of \$400 being the current fee prescribed by the Tribunal under the Local Planning Appeal Tribunal Act. The Tribunal prescribed Appellant Form (A1) must be filed with any appeal to the Local Planning Appeal Tribunal. This form is available online at www.forms.ssb.gov.on.ca.

Additional information relating to the application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-019-2023

CONDITIONS OF APPROVAL

The below Condition(s) of Approval shall be completed within **TWO YEARS** from the Circulation Date of Notice of Decision outlined on Page 1. If the Condition(s) of Approval are not completed by this date, the application shall be deemed to have been refused. After the completion of the above noted conditions, consent shall be issued by means of a Certificate of Official under Form 2 of the Planning Act.

Planning Services

1. That Minor Variance Applications A-061-2023, A-062-2023, A-063-2023, A-064-2023, A-065-2023, A-066-2023, A-067-2023, A-068-2023, A-069-2023 & A-070-2023 are approved.
2. That the Applicant/Owner shall convey to the Town, in fee simple, free and clear of all encumbrances and for nominal consideration, lands for a public road and stormwater management pond. The Owner's solicitor shall submit a title opinion on the Town's form for such transfer. The title opinion is to be reviewed and approved by the Town prior to registration of the Transfer.
3. That the Owner/Applicant enter into and execute an external works agreement with the Town of Innisfil respecting construction of the stormwater management pond and road infrastructure for the severed and retained lands, and that said works shall be conveyed to the satisfaction of the Town.
4. That Applicant/Owner shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.

Engineering

1. That SWM pond report must be submitted and approved for the proposed severed portion of the lands.