



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. A-072-2023

**TAKE NOTICE** that a decision has been made by the Committee of Adjustment, for a minor variance application from **Qianqiao (Harry) Zhu**, agent, on behalf of **Yip's International Investing & Management, Owner**, for relief from the provisions of Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.


The subject property is described legally as **PLAN 891 LOT 63**, known municipally as **760 Florence Road**, and is zoned "**Residential 1 (R1)**".


**The applicant is proposing to sever a portion of the lot for the purpose of creating a new residential lot. The retained lands will have a deficient proposed lot area of 492 m<sup>2</sup>. The applicant is seeking relief from Section 4.2 a) of the Zoning By-law which requires a minimum lot area of 600 m<sup>2</sup> for serviced R1 zoned properties.**

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 45 of the Planning Act, is desirable for the appropriate use of the subject property, is minor in nature, 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 45 of the Planning Act and that the intent and purpose of the Official Plan and Zoning By-law have not been maintained. The Committee is further not satisfied that the application is desirable for the appropriate use of the subject property, or that it is minor in nature.
- The Committee **DEFERRED** the application.

**DECISION DATED AT THE TOWN OF INNISFIL** this 15<sup>th</sup> day of **February 2024**.  
**CIRCULATION DATE OF NOTICE OF DECISION:** February 21, 2024  
**LAST DAY OF APPEAL:** March 6, 2024

  
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Rod Hicks, Chair

  
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Marnie Adam, Member

  
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William Van Berkel, Member

  
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John Raimondi, Member

  
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Sarah Oetinger, 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.



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APPLICATION NO. A-072-2023**

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. A-072-2023 rendered on February 15, 2024.

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

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Toomaj Haghshenas  
Secretary-Treasurer  
Committee of Adjustment  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3740 ext. 3316

**NOTICE OF LAST DATE OF APPEAL**

In accordance with Section 45 (12) 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 <https://olt.gov.on.ca/forms-submissions/>.

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](mailto:planning@innisfil.ca).