



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-020-2023

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application by **Qianqiao (Harry) Zhu, agent**, on behalf of **Yip's International Investing & Management, Owner**, to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

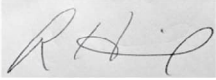
The subject property is described legally as **PLAN 891 LOT 63**, known municipally as **760 Florence Road**, and is zoned "**Residential 1 (R1)**".

The applicant is proposing to sever a portion of the lot for the purpose of creating a new residential lot. The severed lot will have a proposed lot area of 492 m². The retained lands will have a proposed lot area of 492 m².


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 15th day of **February 2024**.
CIRCULATION DATE OF NOTICE OF DECISION: February 21, 2024
LAST DAY OF APPEAL: March 6, 2024




Rod Hicks, Chair



Marnie Adam, Member



William Van Berkel, Member



John Raimondi, Member



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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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-020-2023 rendered on February 15, 2024.

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

Toomaj Haghshenas
Secretary-Treasurer
Committee of Adjustment
thaghsenas@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.



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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 the Owner/Applicant shall pay to the Town of Innisfil cash-in-lieu of 5% Parkland Dedication, the amount of which shall be 5% of a valuation determined by a professional, and qualified appraiser engaged by the Owner/Applicant to the satisfaction of the Secretary Treasurer.
2. That existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. A Tree Preservation/Planting Plan shall be prepared to the satisfaction of the Town, proposing tree compensation and replacement rates for any trees to be removed, and location of new trees and tree protection measures during construction of the new dwelling and driveway.
3. That \$500.00 be provided to the Town of Innisfil for a new boulevard tree.
4. That the Owner/Applicant remove the existing shed from the severed parcel.
5. That the Owner/Applicant shall convey to the Town, in fee simple, free and clear of all encumbrances and for nominal consideration, a 2.5m road widening from Margs Lane and Florence Road. The road widening shall be included on the draft reference plan of survey noted in Condition 9. The draft R-Plan is to be reviewed and approved by the Town prior to registration.
6. That the severed parcel shall be connected to municipal sewer and water services to the satisfaction of the Town.
7. That Minor Variance Applications A-071-2023 and A-072-2023 are approved.
8. That a hydrogeological study is prepared to the satisfaction of Town staff supporting that the severed and retained lots can accommodate wells and septic systems with tertiary treatment based on MOECP reasonable use guidelines.
9. That the Owner/Applicant 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.
10. That the Owner/Applicant obtain additional minor variance approvals for the reduced front yard setbacks shown on the Severance Plan submitted with the application as a result of the required road widenings on Florence Road and Margs Lane.



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Community Development Standards Branch (CDSB)

1. That the applicant/owner obtain a demolition permit for the existing accessory structure (if it exceeds 15m²) and complete the final inspection prior to completion of the severance, to the satisfaction of Community Development Standards Branch (Building Department). If the structure is less than the 15m² demolition can occur without a permit.

InnServices

1. That the Owner/Applicant confirm that the existing water system can provide/accommodate the required flows and pressures to service the severed lot at the expense of the Owner/Applicant to the satisfaction of InnServices.
2. That the Owner/Applicant confirm that the existing sanitary conveyance and treatment system can accommodate the required flows that will be generated by the severed lot at the expense of the Owner/Applicant to the satisfaction of InnServices.

Engineering

1. That the Owner/Applicant confirm that the existing storm ditch system is sufficient based on the severance and future building plans.
2. That Owner/Applicant to submit a grading plan.
3. That Owner/Applicant to confirm if tree removal will occur, should tree removal occur compensation would be required