



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-002-2025**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Eskandar Azadi, Applicant**, on behalf of **Parisa Barnahad, Owner**, for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property for residential purposes.

The subject properties are described legally as **PLAN 1448 LOT 10**, known municipally as **772 Happy Vale Drive**, and is zoned “**R1 – Residential**”.

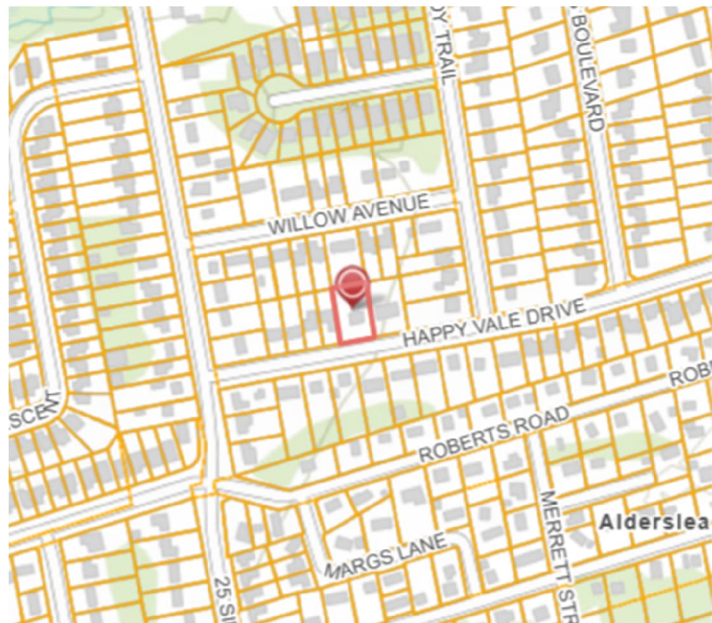
The applicant is proposing to sever a portion of the subject lands for the purpose of creating a new residential lot. The severed land is proposed to have a lot frontage of 30.48m and a total lot area of 1486.50m². The retained land is proposed to have a lot frontage of 15.24m and a total lot area of 743.22m².

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, February 20, 2025, at 6:30 PM**.

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:

<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.



If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).

Additional information relating to the proposed 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.

Dated: **February 4, 2025**

Sarah Burton Hopkins,
Secretary Treasurer
sburtonhopkins@innisfil.ca
705-436-3710 ext. 3504

PLAN OF SURVEY OF
 LOT 10
 REGISTERED PLAN 1448
 TOWNSHIP OF INNISFIL
 COUNTY OF SIMCOE
 SCALE : 1 INCH = 20 FEET
 JOHN BRADBURY , O. L. S.
 1987

NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
 PART OF THE NORTH LIMIT OF HAPPY VALE DRIVE ACROSS
 LOTS 10 TO 12, REGISTERED PLAN 1448, HAVING A
 BEARING OF N 61° 25' 30" E AS SHOWN ON SAID PLAN.

LEGEND

- | | | |
|------|-----|-------------------------|
| (A) | ... | REGISTERED PLAN 1448 |
| (B) | ... | REGISTERED PLAN 1071 |
| (M) | ... | MEASURED |
| ■ | ... | SURVEY MONUMENT FOUND |
| □ | ... | SURVEY MONUMENT PLANTED |
| SB | ... | STANDARD IRON BAR |
| SB | ... | IRON BAR |
| ⊙ | ... | DIMETER |
| (PK) | ... | PROPORTIONED |
| (SB) | ... | J.M.E. BRADBURY, O.L.S. |

BUILDING TIES SHOWN HEREON ARE TO TOP OF
 CONCRETE BLOCK FOUNDATION.

SURVEYOR'S CERTIFICATE

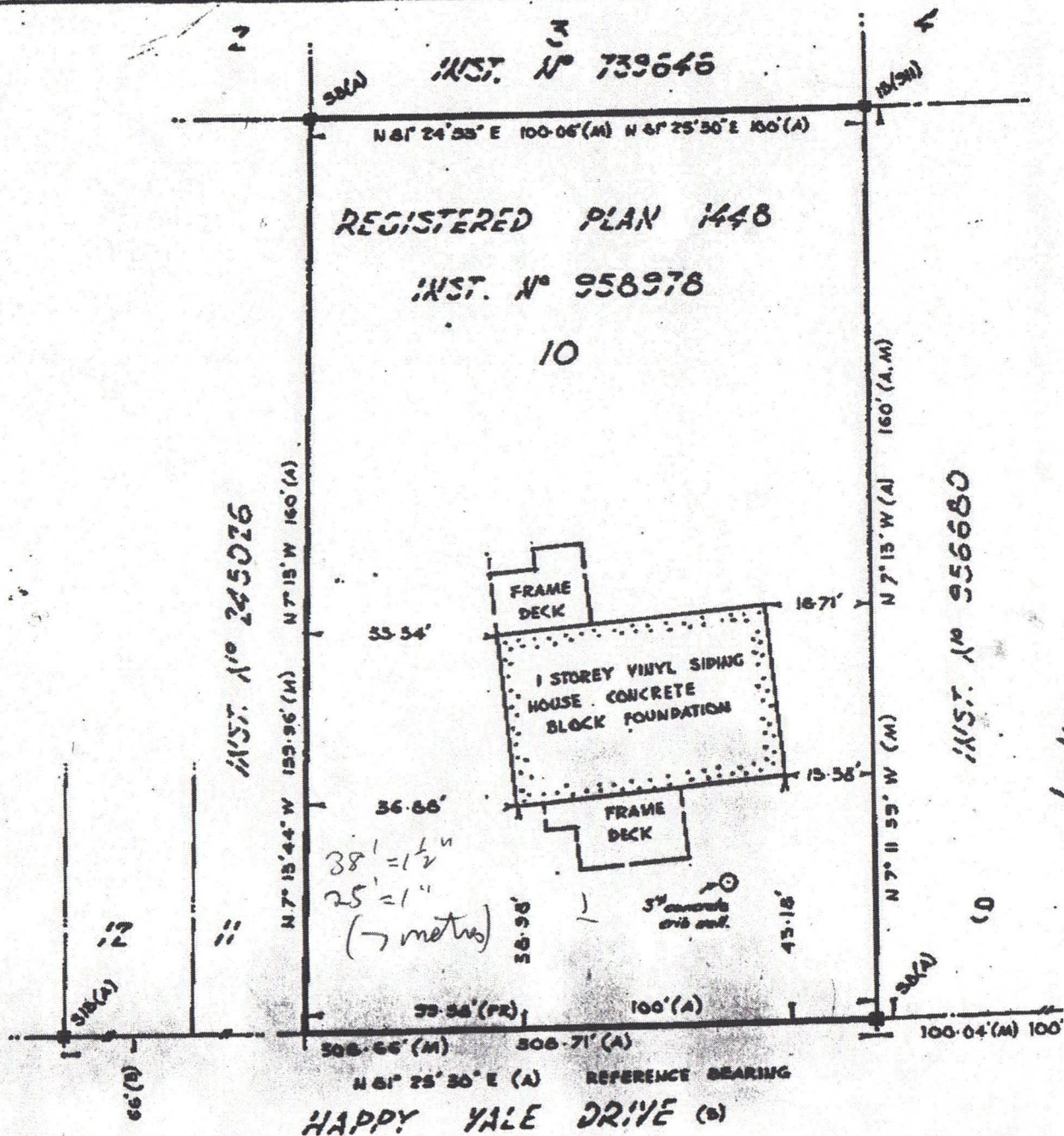
I HEREBY CERTIFY THAT THE FIELD SURVEY REPRESENTED ON
 THIS PLAN WAS COMPLETED ON THE 3RD DAY OF
 NOVEMBER, 1987

NOVEMBER 10, 1987
 SHANTY BAY, ONT.

John Bradbury
 JOHN BRADBURY
 ONTARIO LAND SURVEYOR, "SR"

JOHN BRADBURY LIMITED
ONTARIO LAND SURVEYOR

R.R. # 2, SHANTY BAY, ONTARIO, L0L 2L0
 PHONE : (705) 721-0622 OP 87-204



772 Happy Vale Dr
Lot A Lot B

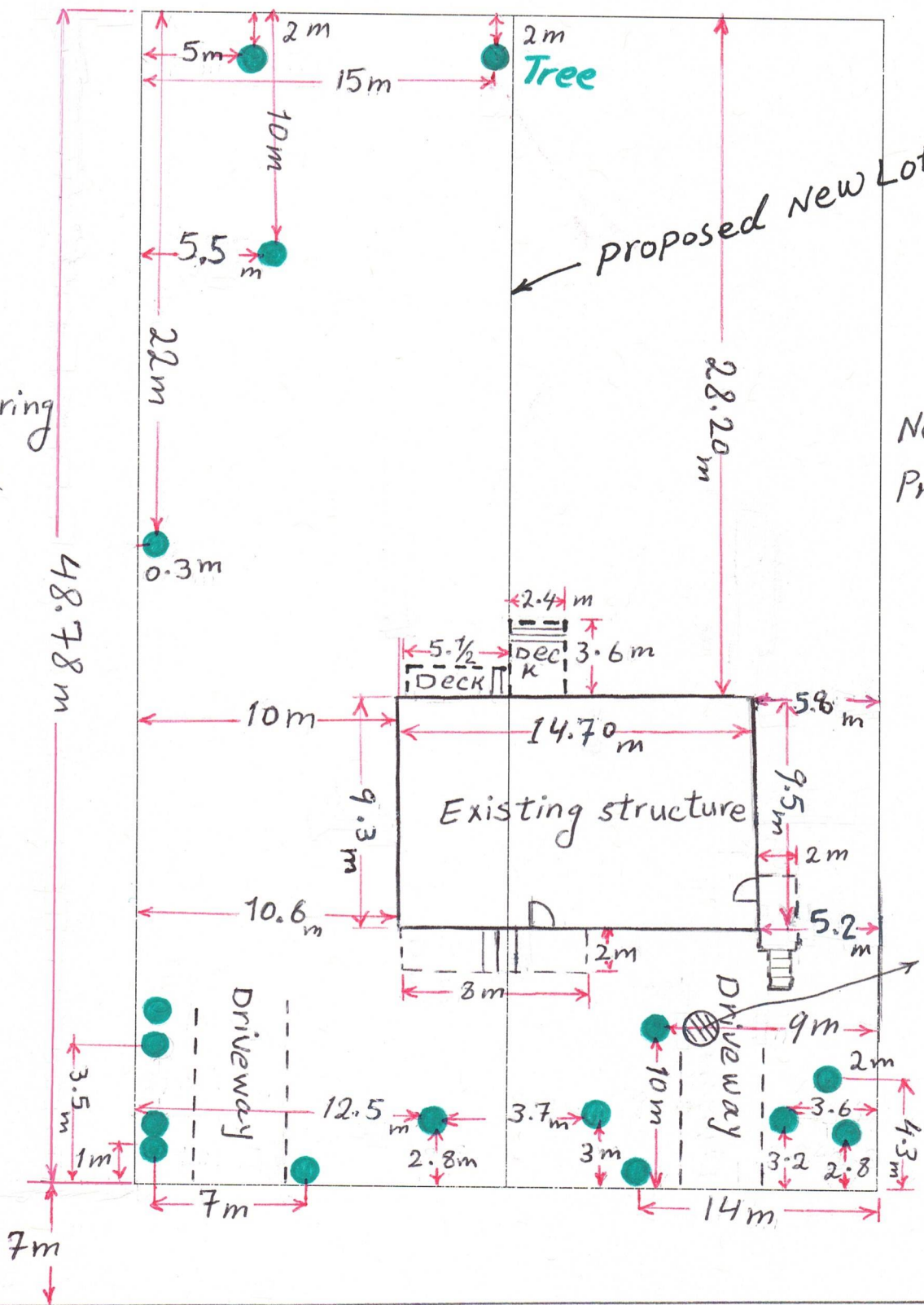


15.24 m 15.24 m

Neighbouring Property

Neighbouring Property

proposed New Lot Line



Happy Vale Dr