



**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**”.

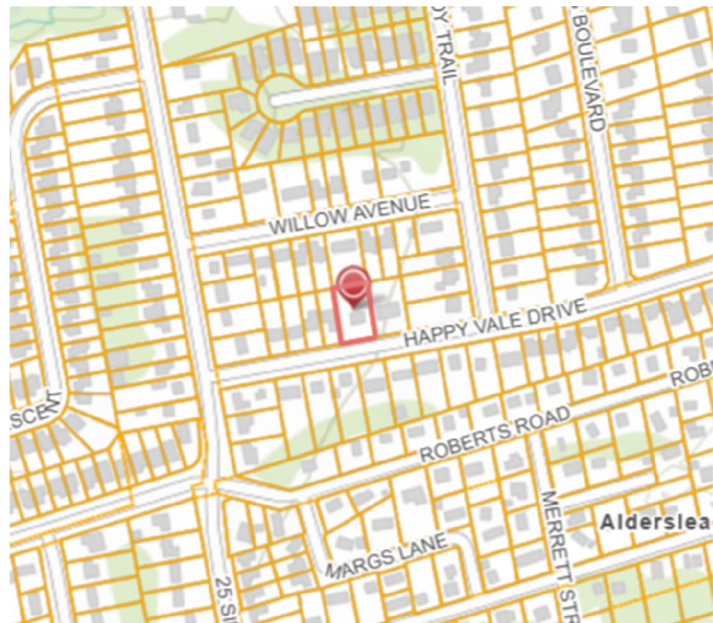
**The applicant is proposing to sever a portion of the subject lands for the purpose of creating a new residential lot. The severed land is proposed to have a lot frontage of 15.24m and a total lot area of 1486.50m<sup>2</sup>. The retained land is proposed to have a lot frontage of 15.24m and a total lot area of 743.22m<sup>2</sup>.**

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](mailto: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](mailto:planning@innisfil.ca).

Dated: **February 4, 2025**

Sarah Burton Hopkins,  
Secretary Treasurer  
[sburtonhopkins@innisfil.ca](mailto: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 YALE 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                |
| ⊙    | ... | DIAMETER                |
| (PC) | ... | PROPORTIONED            |
| (SB) | ... | J.M.E. BRADBURY, O.L.S. |

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

SURVEYOR'S CERTIFICATE

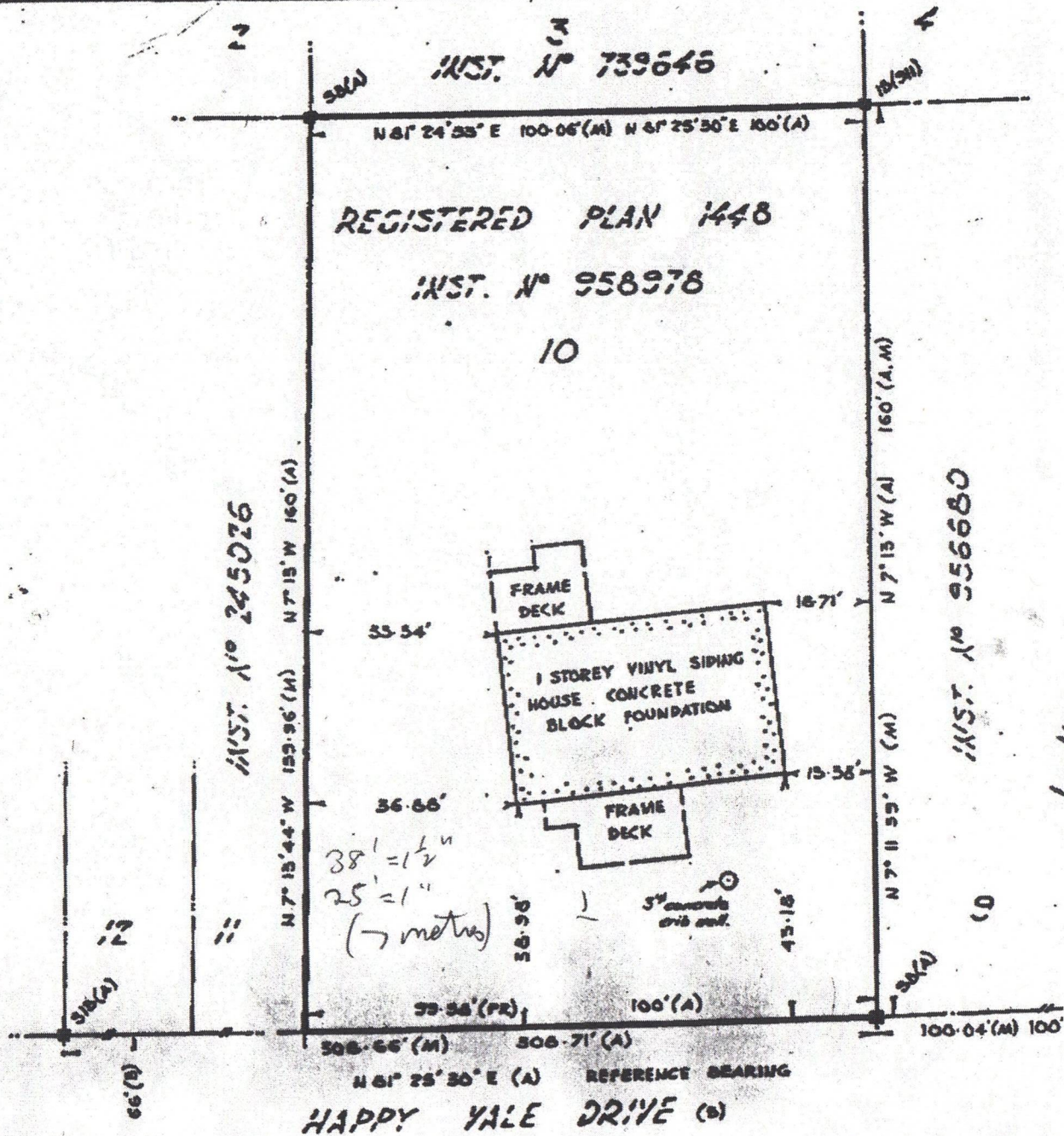
I HEREBY CERTIFY THAT THE FIELD SURVEY REPRESENTED ON  
 THIS PLAN WAS COMPLETED ON THE 3<sup>RD</sup> DAY OF  
 NOVEMBER, 1987

NOVEMBER 10, 1987  
 SHANTY BAY, ONT.

*John Bradbury*  
 JOHN BRADBURY  
 ONTARIO LAND SURVEYOR, "B"

**JOHN BRADBURY LIMITED**  
**ONTARIO LAND SURVEYOR**

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

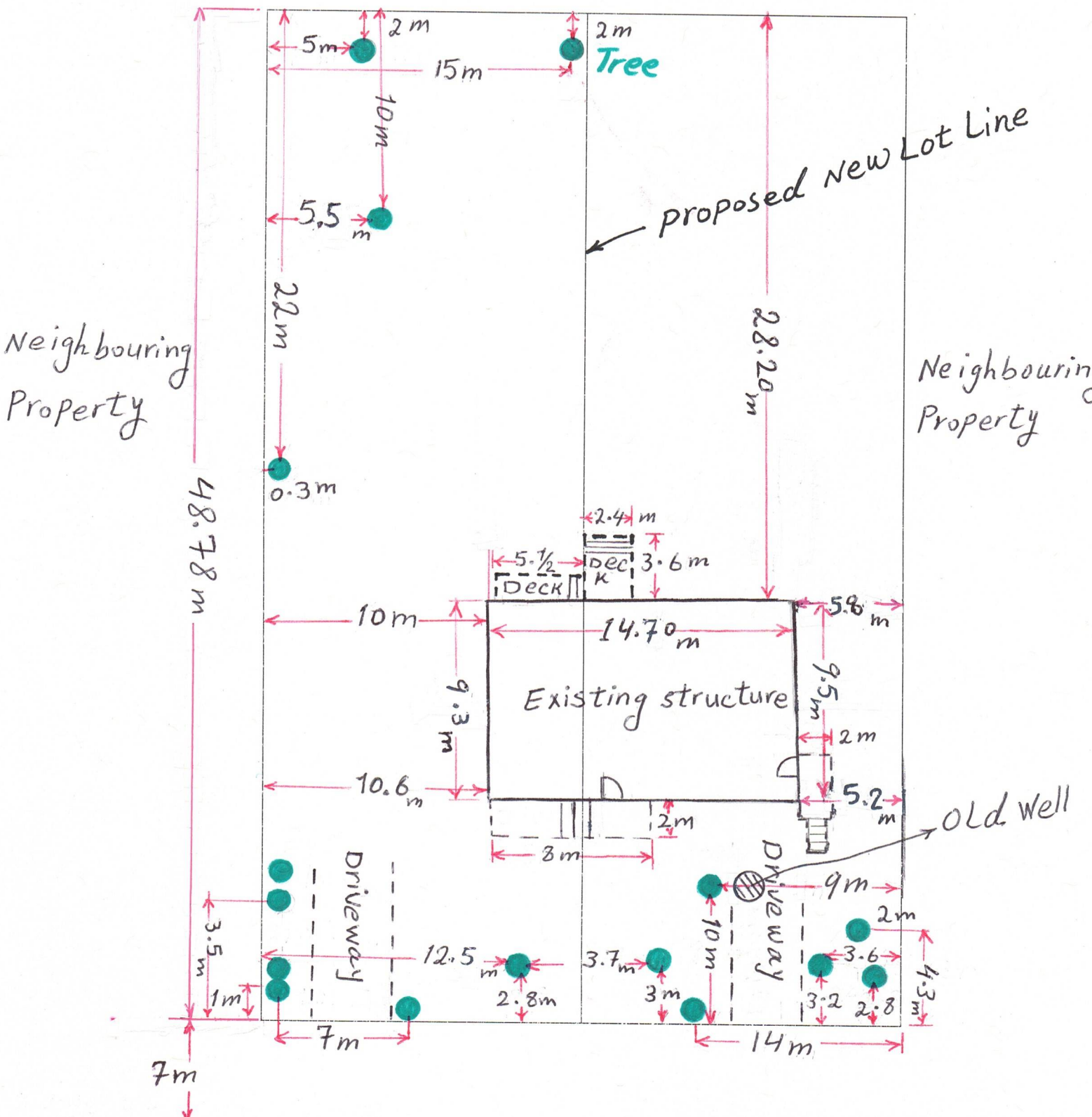




772 Happy Vale Dr  
Lot A Lot B



15.24 m 15.24 m



Neighbouring Property

Neighbouring Property

proposed new lot line

Deck 2.4 m 3.6 m

Existing structure

old well

Driveway

Driveway

Happy Vale Dr