



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-004-2025

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application from **Donald Parker & Joe Szarka, Owners**, to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **CON 7 PLAN 571 PT BLK C BTW LOTS 8&9**, known municipally as **0 Adams Rd Rd**, and is zoned “**CPPS – Community Planning**”.

The applicant is proposing to sever the subject property (0 Adams Road) in half for the purpose of merging one half (the severed land) with 865 Adams Road and the other half (the retained land) with 861 Adams Road. The subject property currently has a lot frontage of approximately 6.1m and lot area of 358.79m². The proposed severed land with a frontage of approximately 3.05m will be added to 865 Adams Road, for a total lot frontage of approximately 18.29m and lot area of 1170 m². The retained land with a frontage of approximately 3.05m will be added to 861 Adams Road, for a total lot frontage of approximately 17.18m and lot area of 1065m².

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 53 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 19th day of June 2025.

CIRCULATION DATE OF NOTICE OF DECISION: June 20, 2025

LAST DAY OF APPEAL: July 9, 2025

A handwritten signature in black ink, appearing to read "Rod Hicks", written over a light grey rectangular background.

Rod Hicks, Chair

A handwritten signature in black ink, appearing to read "William Van Berkel", written over a light grey rectangular background.

William Van Berkel, Member

A handwritten signature in black ink, appearing to read "John Raimondi", written over a light grey rectangular background.

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.



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I, Sarah Burton Hopkins, 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-004-2025 rendered on June 19, 2025.

A handwritten signature in black ink that reads "Sarah Burton Hopkins".

Sarah Burton Hopkins
Secretary-Treasurer
Committee of Adjustment
sburtonhopkins@innisfil.ca
705-436-3740 ext. 3504

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) in respect to this decision by filing a notice of appeal with the Secretary-Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting THE TOWN OF INNISFIL as the Approval Authority or by mail to Town of Innisfil, Secretary-Treasurer, Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, ON. L9S 1A1 no later than 4:30 p.m. on July 9, 2025. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400, the current fee prescribed by the Tribunal under the Local Planning Appeal Tribunal Act, can be paid online through e-file or by certified cheque or money order made payable to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planningservices@innisfil.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 applicants retain an Ontario Land Surveyor to prepare and submit a digital copy of a draft reference plan identifying the severed and retained lands as per the sketch prepared for the application, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.
2. That the owner's solicitor shall provide written confirmation that the severed land be conveyed, merged and registered as one lot in common with the ownership of the southerly adjoining property at 865 Adams Road (respective Roll No. 010-025- 217).
3. That the owner's solicitor shall provide written confirmation that the retained land be conveyed, merged and registered as one lot in common with the ownership of the northerly adjoining property at 861 Adams Road (respective Roll No. 010-026- 001)
4. That the required draft electronic transfer(s) for the lot addition(s) be submitted concurrently, and that all the above conditions shall be fulfilled prior to issuance of Committee of Adjustment Memorandum June 19, 2025 B-004-2025 –0 Adams Rd Page 2 of 4 a Consent Certificate(s); (Copies of all documentation registered in conjunction with the application must be provided to the Secretary Treasurer following registration); and, Pursuant to Subsection 53(41) of the Planning Act, R.S.O.1990. c. P.13 as amended, where the Applicant has not within a period of two years from the giving of the Notice of Decision fulfilled the conditions, this application for consent shall thereupon be deemed to be refused.