



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-001-2022

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application by Alexander Sennecke, Applicant, on behalf of Heinke Martens, owner, pursuant to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as PLAN 697 LOTS 17 & 18 is known municipally as 2835 Purvis Street and is zoned as "CPPS - Community Planning".

The applicant is proposing to sever a portion of the subject lands for the purpose of creating a new residential lot. The severed lands will have a proposed frontage of 22.86 m on Purvis Street. The retained lands will have a proposed frontage of 17.03 m on Purvis Street.

The Committee of Adjustment has considered all written and oral submissions received before and/or during the hearing as part of their decision.

- Checked box: 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.
Checked box: See attached Condition(s) of Approval
Unchecked box: No Conditions
Unchecked box: 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.
Unchecked box: The Committee DEFERRED the application.

DECISION DATED AT THE TOWN OF INNISFIL this 17th day of February 2022.
CIRCULATION DATE OF NOTICE OF DECISION: February 18, 2022
LAST DAY OF APPEAL: March 9, 2022

Rod Hicks, Chair

John Raimondi, Member

Sarah Oetinger, Co-chair

Marnie Adam, 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, Acting 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-001-2022 rendered on February 17, 2022.

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

Toomaj Haghshenas
Secretary-Treasurer
Committee of Adjustment
thaghshenas@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 Local Planning Appeal Tribunal (LPAT) 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 LPAT 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.

Disclaimer: Due to the COVID-19 pandemic, all appeals filed must be submitted to the Town in accordance to Planning Act Regulations. Any appeals received by the Town will be held until LPAT resumes appeal hearings in accordance with the Emergency Order and O. Reg. 149/20.

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 **ONE YEAR** 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 for residential developments, 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 the Owner/Applicant shall make a cash contribution to the Town of Innisfil in the amount of \$500.00 towards the cost of a new street tree; and,
3. That the applicant modify the lot line to meet the 6m interior side yard setback requirement or apply and obtain a CPPS Class 2 permit for up to a 50% interior side yard setback reduction on the newly established property boundary.

Engineering

4. That The Applicant/Owner shall prepare and submit engineering design drawings and all other supporting documents in accordance with Town Standards and to the satisfaction of the Town; and
5. The Applicant/Owner shall undertake and submit a tree preservation and compensation plan to the satisfaction of the Town.

Community Development Standards Branch

6. That the applicant/owner shall obtain a demolition permit for the existing accessory structures and complete the final inspection prior to completion of the severance, to the satisfaction of Community Development Standards Branch (Building Department).

Innservices

7. 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; and
8. 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.

Lake Simcoe Region Conservation Authority

9. That the Owner shall provide payment of \$525.00 to the LSRCA as per their approved Fee Schedule for review of this Consent Application.