



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. B-003-2022**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Michael Smith**, Applicant, on behalf of **KAVEH ZAMANI & PARVIN SAFARZADEH BAKHSHAYESHI**, Owners, 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 property is described legally as **PLAN 1438 LOT 28** is known municipally as **695 10<sup>th</sup> Line** and is zoned as **"Residential 1 Zone (R1)"**.

**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 lot area of 682m<sup>2</sup> and a proposed lot frontage of 15.25 meters on 10<sup>th</sup> Line. The retained lands will have a proposed lot area of 682m<sup>2</sup> and a proposed lot frontage of 15.25 meters on 10<sup>th</sup> Line.**

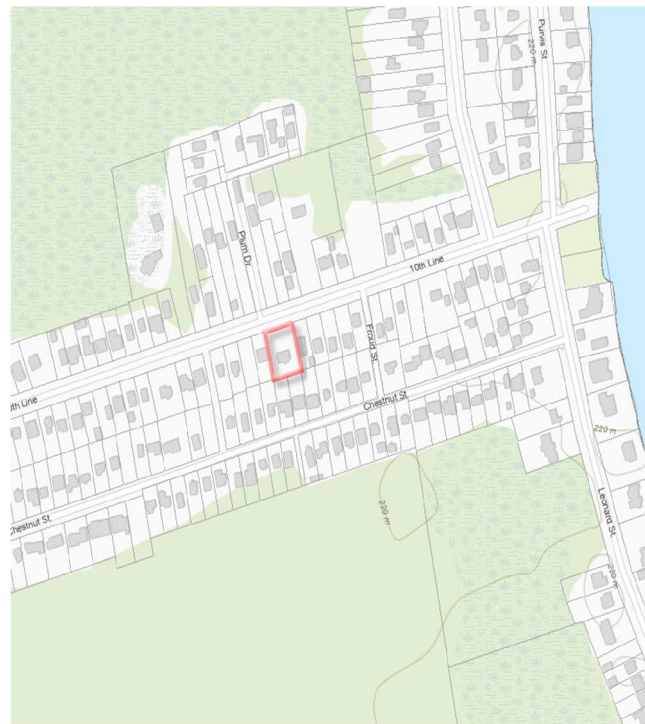
The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, March 17, 2022, at 6:30 PM.**

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/current-previous-applications/>.

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 Local Planning Appeal Tribunal.



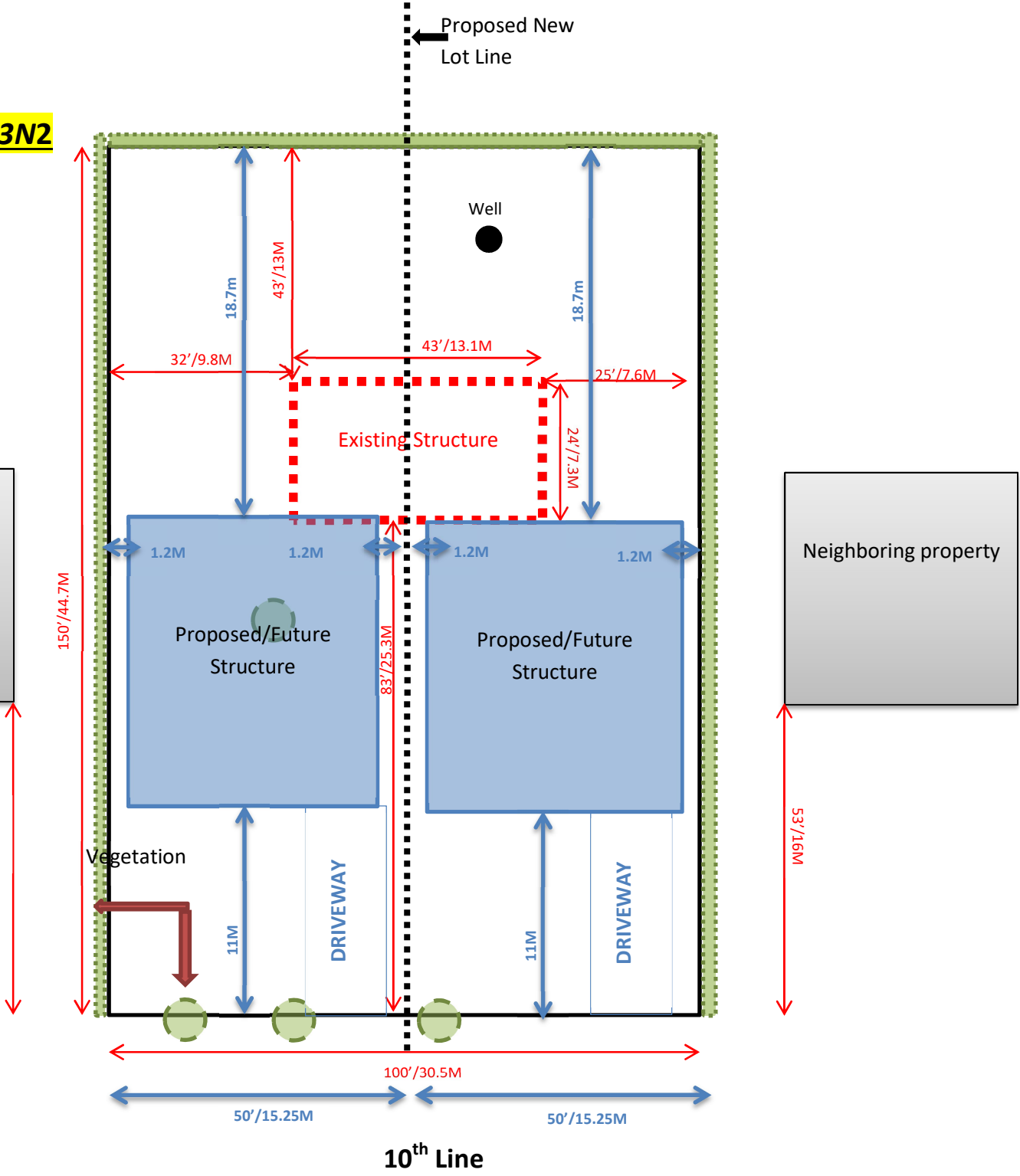
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

Dated: February 25, 2022

Toomaj Haghsheenas,  
Acting Secretary Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316

**695 10<sup>th</sup> Line, Innisfil, Ontario, L9S 3N2**

-Existing Lot Area (Retained Lands) :	<u>682 m2</u>
- Newly Created Lot Area (Severed Lands):	<u>682m2</u>
-Proposed Structure lot coverage per house	<u>195 m2</u>
- Approximate Proposed square footage of each new two story house	<u>330 M2</u>



February 2<sup>nd</sup>, 2022

Our File No. 1352-00

Toomaj Haghshenas  
Acting Secretary-Treasurer  
Committee of Adjustment  
Town of Innisfil  
2101 Innisfil Beach Road,  
Innisfil ON, L9S 1A1

Dear Mr. Haghshenas:

RE: Application for Consent to Sever  
695 10th Line, Innisfil, ON., L9S 3N2  
Lot 28, Registered Plan 1438  
Owners: Kaveh Zamani & Parvin Safarzadeh Bakhshayeshi

On behalf of the owners, Kaveh Zamani & Parvin Safarzadeh Bakhshayeshi, please find enclosed an application for consent to sever. The application proposes to create two building lots for the construction of a single detached dwelling on each lot.

In addition to the application, please find enclosed a copy of the Proposed Consent Plan.

According to the Town of Innisfil's Official Plan, the subject land is designated as "*Shoreline Residential Area*". Within the designation, infilling by severance or plan of subdivision is permitted subject to Policy 19.2.9. It of our opinion that the proposed severance to create an additional building lot conforms to Policy 19.2.9, and other applicable policies of the Town's Official Plan. Further, the proposed severance would maintain the existing neighbourhood character and the existing lot pattern.

The subject land is zoned "*Residential 1 (R1)*" zone, according to the Town of Innisfil's Comprehensive Zoning By-law 080-13 which permits a single detached dwelling on a lot zoned "R1"..

Additionally, the subject land is located outside the regulated area of the Lake Simcoe Region Conservation Authority.

If you require any further information or have any questions regarding the information provided, please contact our office.

Yours truly,

Michael R. Smith

Michael Smith, MCIP, RPP  
Planning Consultant

Copies: Kaveh Zamani  
Parvin Safarzadeh Bakhshayeshi