



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-049-2022**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Kelvin Lo, Applicant**, on behalf of **Feim Zeneli, Owner**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as **M347 LOT 1**, is known municipally as **2196 Gordon Street**, and is zoned as **“Residential 1 Zone (R1)”**.

The applicant is proposing to create a new residential lot with a proposed lot area of 1338 m². The applicant is seeking relief from Section 4.2 a) of the Zoning By-law which requires a minimum lot area of 1400 m².

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, July 21, 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/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 minor variance, 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.

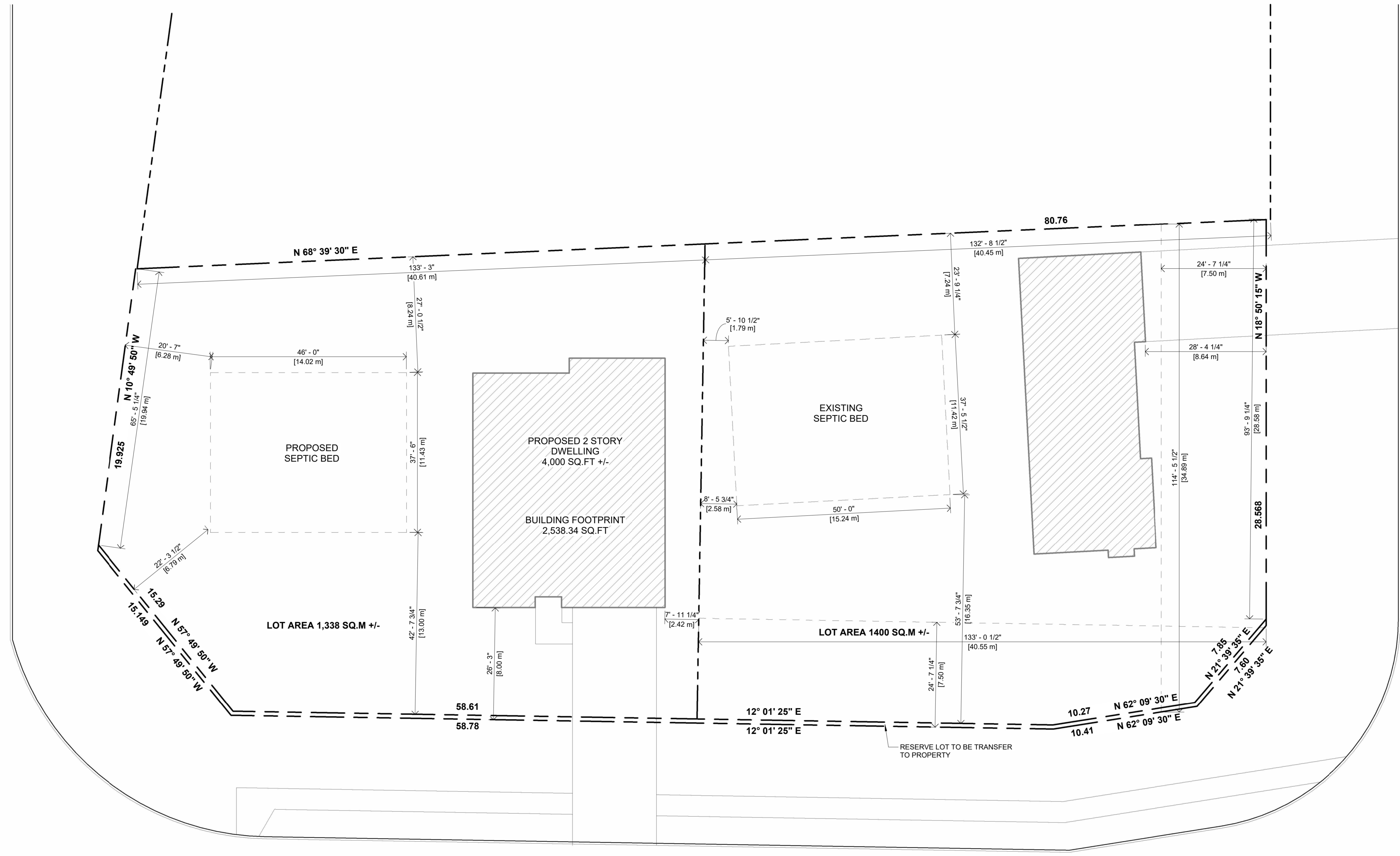
Dated: **July 5, 2022**

Toomaj Haghshenas,
Secretary-Treasurer
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316

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1 SITE PLAN
1 : 150

YONG STREET



SOUTHVIEW AVENUE

GORDON STREET

No.	Description	Date	By

PROPOSED LOT DIVISION
2196 GORDON ST,
Innisfil, ON L9S 1C6

KCCL
Architect

348 Hemlock Drive, Wiburich
Stratford, ON, L4A 5A7
email: info@kcclarchitect.ca
mobile: 416-602-9616

C:\Users\...OneDrive\00 Project\2022\22047 - 2196 Gordon St (Pre-con)\00 Revit & AutoCAD\22047 - 2196 Gordon St.rvt

PRE CONSULTATION APPLICATION

CONTRACTOR SHALL CHECK DIMENSIONS

Drawn by: **KL**
Date: **2022-02-18**
Scale: **1 : 150**
Project Number: **22047**

DRAWING NAME
SITE PLAN

SHEET NUMBER
A1.1

5/24/2022 10:55:28 PM