



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. A-055-2022

**TAKE NOTICE** that a decision has been made by the Committee of Adjustment, for a minor variance application from **Warren Dahl, Owner**, for relief from the provisions of 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 **PLAN 123 PT BLK F PT LOTS 9 TO 11 PT GEORGE ST RP**, is known municipally as **1428 Thomas Drive**, 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 deficient proposed lot frontage of 17.19 m on Thomas Drive. The applicant is seeking relief from Section 4.2 a) of the Zoning By-law which requires a minimum lot frontage of 22 metres for un-serviced R1 zoned properties.**

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 45 of the Planning Act, is desirable for the appropriate use of the subject property, is minor in nature, 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 45 of the Planning Act and that the intent and purpose of the Official Plan and Zoning By-law have not been maintained. The Committee is further not satisfied that the application is desirable for the appropriate use of the subject property, or that it is minor in nature.
- The Committee **DEFERRED** the application.

**DECISION DATED AT THE TOWN OF INNISFIL** this 21<sup>st</sup> day of **July 2022**.

**CIRCULATION DATE OF NOTICE OF DECISION:** July 22, 2022

**LAST DAY OF APPEAL:** August 10, 2022

Rod Hicks, Chair

Harry Eisses, Member

Marnie Adam, Member

Sarah Oetinger, Member



**COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. A-055-2022**

I, Toomaj Haghshenas, 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. A-055-2022 rendered on July 21, 2022.

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

---

Toomaj Haghshenas  
Secretary-Treasurer  
Committee of Adjustment  
[thaghsenas@innisfil.ca](mailto:thaghsenas@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](http://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](mailto:planning@innisfil.ca).



**COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. A-055-2022**

**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.

**Planning Services**

1. That consent application B-011-2022 be approved.

**Community Development Standards Branch**

2. That the applicant/owner shall provide a site plan with proposed building and septic footprints that meet all Ontario Building Code required clearances to neighbouring wells, proposed well and property lines, to the satisfaction of Community Development Standards Branch (Building Department).