



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-008-2022

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application by **Kelvin Lo, Applicant**, on behalf of **Feim Zeneli, 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 **M347 LOT 1**, is known municipally as **2196 Gordon Street**, 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 1338m². The retained lands will have a proposed lot area of 1400m².

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 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.
- ☐ 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 **21st** day of **July 2022**.

CIRCULATION DATE OF NOTICE OF DECISION: July 22, 2022

LAST DAY OF APPEAL: August 10, 2022

A handwritten signature in black ink, appearing to read "R Hicks", written over a horizontal line.

Rod Hicks, Chair

A handwritten signature in black ink, appearing to read "Sarah Oetinger", written over a horizontal line.

Sarah Oetinger, Member

A handwritten signature in black ink, appearing to read "H Eisses", written over a horizontal line.

Harry Eisses, Member

A handwritten signature in black ink, appearing to read "M. Adam", written over a horizontal line.

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.



**COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-008-2022**

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. B-008-2022 rendered on July 21, 2022.

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

Toomaj Haghshenas
Secretary-Treasurer
Committee of Adjustment
thaghsheenas@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.