



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-011-2022

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application by **Warren Dahl, Owner**, to Section 53 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 proposed lot area of 1027.8 m² and a lot frontage of 17.19 m on Thomas Drive. The retained lands will have a proposed lot area of 2008.5 m² and a lot frontage of 49.2 m on Blain Street.

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 "Rod Hicks", written over a horizontal line.

Rod Hicks, Chair

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

Harry Eisses, Member

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 "Marnie 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.



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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-011-2022 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.



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CONDITIONS OF APPROVAL

The below Condition(s) of Approval shall be completed within **TWO YEARS** 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 existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. A Tree Preservation/Planting Plan shall be prepared to the satisfaction of the Town, proposing tree compensation and replacement rates for any trees to be removed, and location of new trees and tree protection measures during construction of the new dwelling and driveway.
3. That \$500.00 be provided to the Town of Innisfil for a new boulevard tree.
4. That the Owner/Applicant shall submit a Hydrogeological Study to assess the assimilative capability of the soils for a private sewage disposal system and private well and confirm a septic system and private well can function on the proposed severed and retained lands.
5. That the Owner/Applicant enter into an agreement with the Town to pay for eventual connection to a municipal sanitary and/or water system if such systems are installed within the municipal road allowance abutting the property as per Section 10.5.6(vi) of the Official Plan.
6. That the Owner/Applicant provide a conceptual site plan for the severed lot, showing the proposed location and setbacks of a single detached dwelling, private well, and septic system.
7. That Minor Variance Applications A-055-2022 & A-056-2022 are approved.
8. That the Owner/Applicant obtain additional minor variance approvals for the detached garage, or obtain a demolition permit from the Community Development Standards Branch (Building Department) for the detached garage, or relocate the detached garage to comply with the Zoning By-law.
9. That an entrance permit be obtained from the Town from Blain Street for the existing dwelling (retained lot).
10. The Applicant/Owner shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.



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Community Development Standards Branch

1. 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).

Engineering Services

1. 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.
2. The Applicant/Owner shall undertake and submit a tree preservation and compensation plan to the satisfaction of the Town.
3. The Applicant/Owner shall undertake a scoped hydrogeological assessment in accordance with Town Standards and to the satisfaction of the Town.