



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. B-002-2023**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Francesca and Giuseppe Leo, 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 **CON 8 PT LOT 25 PLAN 1449 PT LOT 56 RP 51R7350 PARTS 2 TO**, is known municipally as **856 Lebanon 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 1,002.42 m<sup>2</sup>. The retained lands will have a proposed lot area of 925.31 m<sup>2</sup>.**

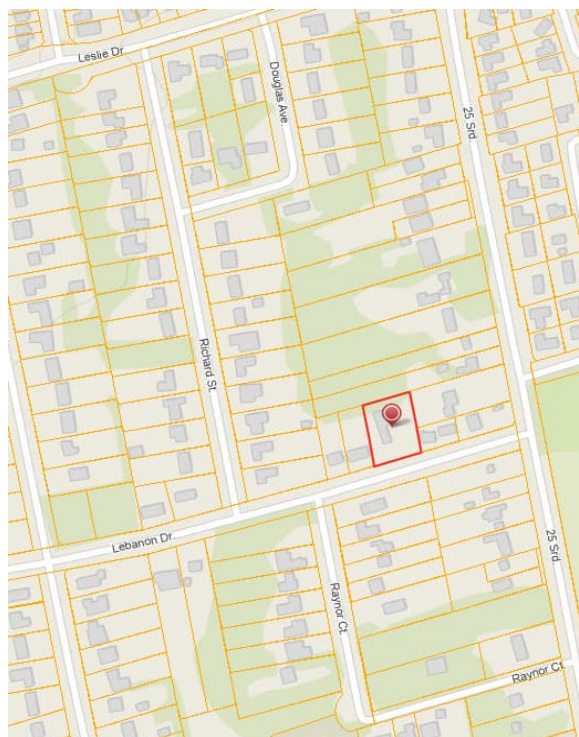
The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, January 19, 2023, at 6:30 PM.**

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](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.



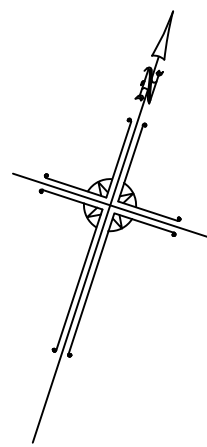
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

Dated: January 3, 2023

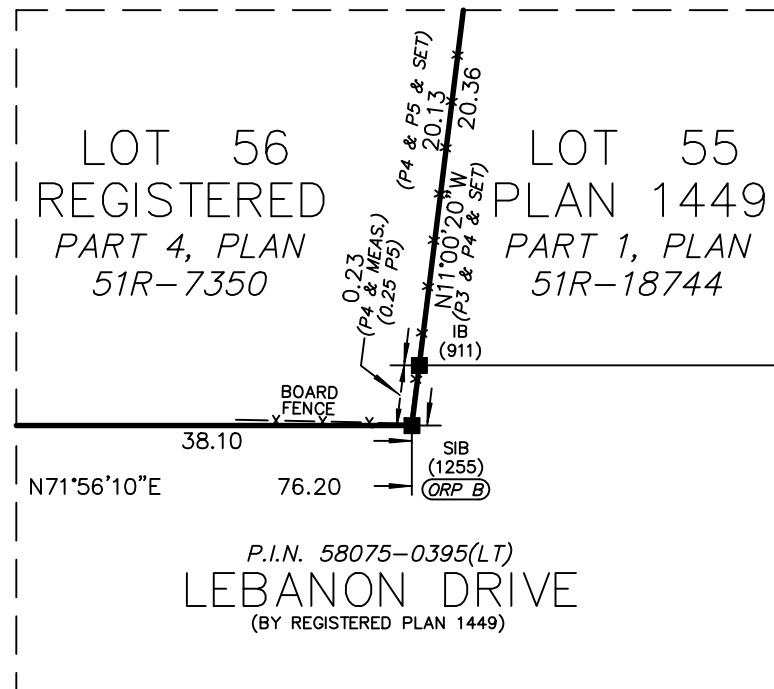
Toomaj Haghshenas,  
Secretary Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316

LEGEND

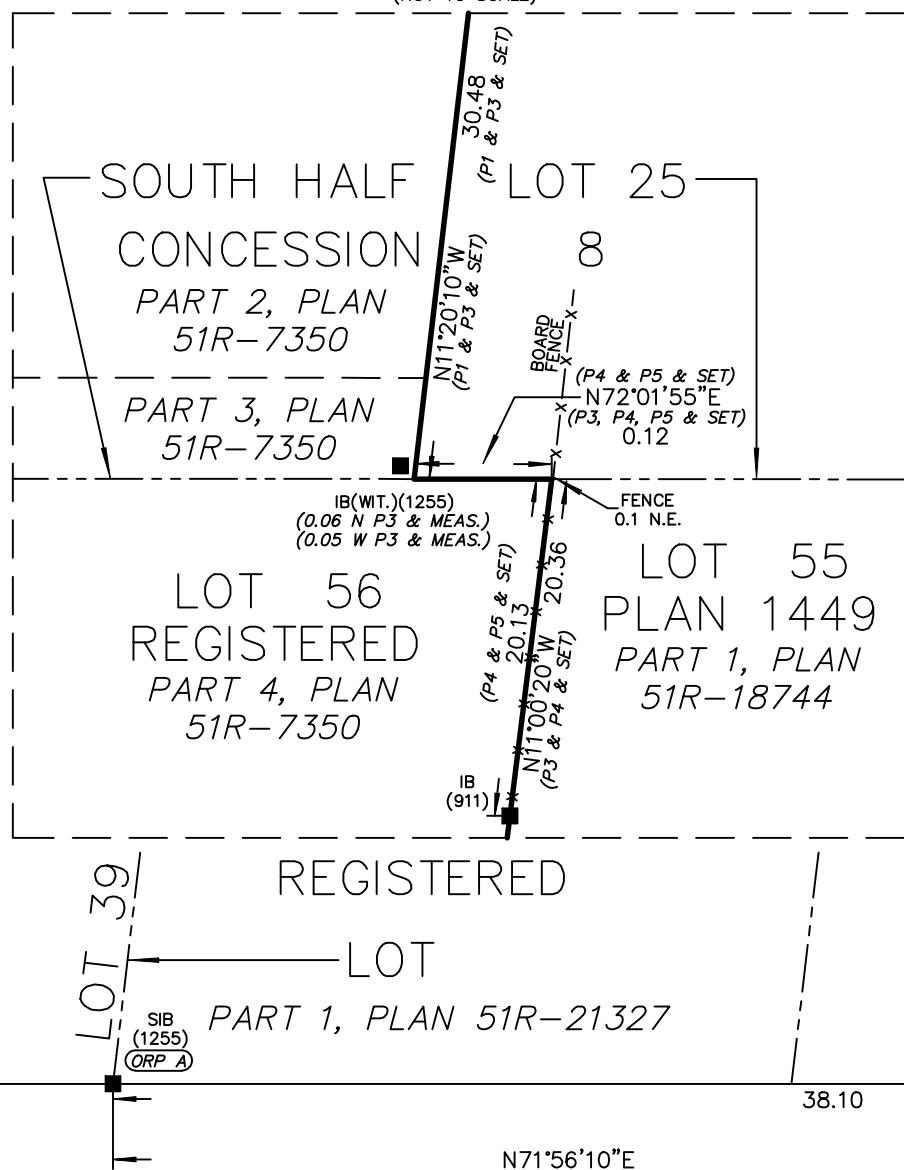
- DENOTES FOUND SURVEY MONUMENT  
□ DENOTES PLANTED SURVEY MONUMENT  
SIB DENOTES STANDARD IRON BAR  
SSIB DENOTES SHORT STANDARD IRON BAR  
IB DENOTES IRON BAR  
—x— DENOTES FENCING  
℄ DENOTES CENTRELINE  
(911) DENOTES J.N.E BRADBURY, O.L.S.  
(1255) DENOTES RODNEY C. RAIKES SURVEYING LTD  
(NI) DENOTES NO IDENTIFICATION  
(WIT.) DENOTES WITNESS  
(P1) DENOTES PLAN 51R-7350  
(P2) DENOTES PLAN 51R-21327  
(P3) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY RAIKES & BOWERS SURVEYING LTD. DATED: MAY 28, 1993.  
(P4) DENOTES PLAN 51R-18744  
(P5) DENOTES PLAN 51R-19318



DETAIL A  
(NOT TO SCALE)



DETAIL B  
(NOT TO SCALE)



SOUTH HALF  
CONCESSION

P.I.N. 58075-0563(LT)  
SUBJECT TO INTEREST AS IN R.O. 19973  
PART 2, PLAN 51R-21327

LINE BETWEEN

OF LOT 25,

CONCESSION 8 &

REGISTERED PLAN 1449

SEE DETAIL B

SEE DETAIL A

DISTANCES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999737.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A TO B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 0°51'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P1), (P2), (P3), (P4) & (P5).

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

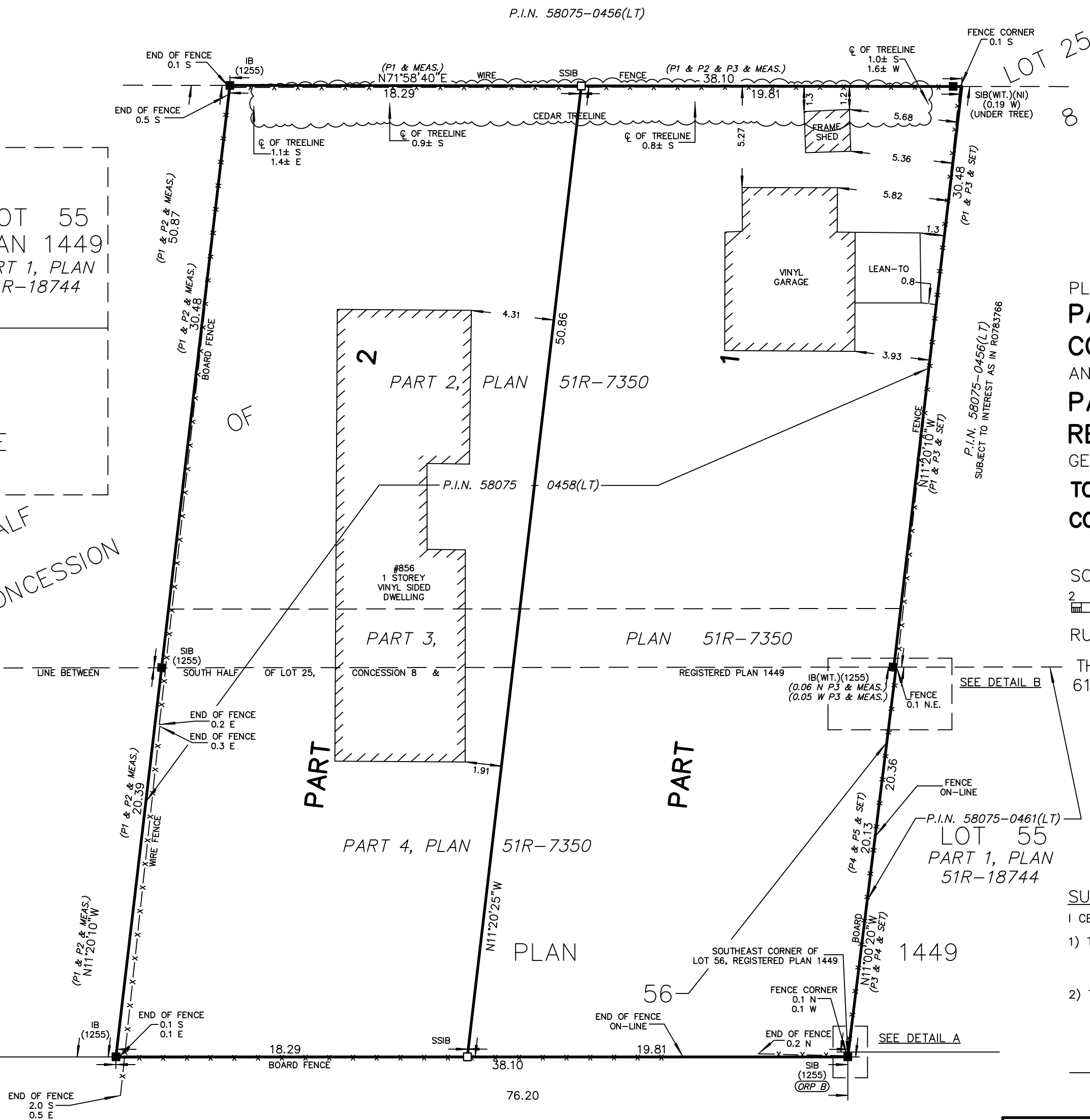
NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS CREATED PRIOR TO THE CROWN PATENT HAS BEEN UNDERTAKEN.

| OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE LEICA SMARTNET NETWORK, UTM ZONE 17, NAD 83 (CSRS) (2010 EPOCH). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10 |            |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| POINT ID                                                                                                                                                                                                 | NORTHING   | EASTING   |
| ORP A                                                                                                                                                                                                    | 4908361.76 | 616209.65 |
| ORP B                                                                                                                                                                                                    | 4908385.39 | 616282.10 |
| COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.                                                                                                      |            |           |

P.I.N. 58075-0395(LT)  
LEBANON DRIVE  
(BY REGISTERED PLAN 1449)

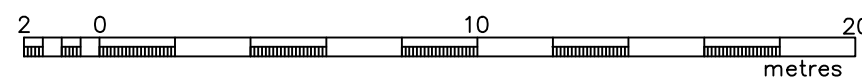
| SCHEDULE |                                                |                                      |                       |              |
|----------|------------------------------------------------|--------------------------------------|-----------------------|--------------|
| PART     | LOT                                            | CONCESSION/PLAN                      | P.I.N.                | AREA (sq.m.) |
| 1        | PART OF SOUTH HALF OF LOT 25<br>PART OF LOT 56 | CONCESSION 8<br>REGISTERED PLAN 1449 | P.I.N. 58075-0458(LT) | 1002.2       |
| 2        |                                                |                                      |                       | 924.6        |

PART 1 & 2 IS COMPRISED OF ALL OF P.I.N. 58075-0458(LT)



PLAN OF SURVEY OF  
**PART OF SOUTH HALF OF LOT 25  
CONCESSION 8**  
AND  
**PART OF LOT 56  
REGISTERED PLAN 1449**  
GEOGRAPHIC TOWNSHIP OF INNISFIL  
**TOWN OF INNISFIL  
COUNTY OF SIMCOE**

SCALE 1 : 200



RUDY MAK SURVEYING LTD.

THE INTENDED PLOT SIZE OF THIS PLAN IS 610MM IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE TH DAY OF , 2022.

, 2022  
DATE

**RUDY MAK**  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN  
SUBMISSION FORM NUMBER

**RUDY MAK  
SURVEYING LTD.**  
ONTARIO LAND SURVEYORS  
  
732 DUNLOP STREET WEST  
BARRIE, ONTARIO L4N 9X1 (705) 722-3845  
E-MAIL MAIL@MAKSURVEYING.COM

SSIBs WERE PLANTED DUE TO THE PROXIMITY OF SUBSURFACE OBSTRUCTIONS.

DRAWN BY: TM CHECK BY: GM FILE No. 15577



|              |              |                |
|--------------|--------------|----------------|
| DRAWN BY: TM | CHECK BY: GM | FILE No. 15577 |
|--------------|--------------|----------------|