



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-003-2023

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application by Graham Richards, agent, on behalf of Barry Greenberg, Owner, to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as PLAN 96 PT LOTS 728 & 729 RP 51R9807 PART and PLAN 96 PT LOTS 730 TO 732 RP 51R9807 PARTS 3 TO 7 SAVE are known municipally as 904 Sheppards Trail and 914 Sheppards Trail, and are zoned as "Residential 1 Zone (R1)".

The applicant is proposing an adjustment to the lot boundary for the purpose of providing a greater lot area for 904 Sheppards Trail. The lot boundary adjustment will result in a lot area of 1,103 m² for 914 Sheppards Trail, and a lot area of 1,283 m² for 904 Sheppards Trail.

The Committee of Adjustment has considered all written and oral submissions received before and/or during the hearing as part of their decision.

- Checkboxes for Committee decisions: APPROVED, REFUSED, DEFERRED, and conditions of approval.

DECISION DATED AT THE TOWN OF INNISFIL this 16th day of March 2023.
CIRCULATION DATE OF NOTICE OF DECISION: March 22, 2023
LAST DAY OF APPEAL: April 5, 2023

Signature of Rod Hicks, Chair

Signature of Sarah Oetinger, Member

Signature of William Van Berkel, Member

Signature of 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-003-2023 rendered on March 16, 2023.

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

Toomaj Haghshenas
Secretary-Treasurer
Committee of Adjustment
thaghshenas@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. The Applicant/Owner shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town, for the lot boundary adjustment. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.
2. That the severed lands merge with the adjacent lands to the north known municipally as 904 Sheppards Trail.