



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-005-2023

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application by **Jamie Robinson, Agent**, on behalf of **Innisfil Beach Commercial Group Inc., Owner**, to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.


The subject properties are described legally as **INNISFIL CON 8 PT LOT 23 RP 51R42041 PART 10, PLAN 1318 PT LOT 1 LESS RP 51R29695 PART 6, PLAN 1318 PT LOT 2 LESS RP 51R29695 PART 5, PLAN 1318 PT BLK A PT MCNABB ST RP 51R42041 PART 5, PLAN M504 PT BLK 59 RP 51R42041 PART 1, PLAN 1318 PT BLK A PT MCNABB ST RP 51R42041 PART 4**, and **INNISFIL CON 8 PT LOT 23 PLAN 1318 1 FT RES RP**, are known municipally as **1124 Innisfil Beach Road, 1130 Innisfil Beach Road, 1136 Innisfil Beach Road and 1154 Innisfil Beach Road**, and are zoned as **“Mixed Use Exception 3 (MU2-3)”**.

The applicant is proposing a consent in order to create an easement for the construction of a sound barrier as per conditions of Site-Plan Approval.

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 20th day of **April 2023**.
CIRCULATION DATE OF NOTICE OF DECISION: April 26, 2023
LAST DAY OF APPEAL: May 10, 2023




Rod Hicks, Chair



Sarah Oetinger, Member



William Van Berkel, Member



John Raimondi, 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-005-2023 rendered on April 20, 2023.

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

Toomaj Haghshenas
Secretary-Treasurer
Committee of Adjustment
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.

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 applicant/owner submit a deposited Reference Plan indicating the location and terms of the easement agreement.

Lake Simcoe Region Conservation Authority:

1. That the Applicant/Owner provide the required fee payment for Consent (Minor – Planner Review Only) of \$536.00, as per the LSRCA's current Fee Schedule.