



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. B-008-2023

**TAKE NOTICE** that a decision has been made by the Committee of Adjustment for a consent to severance of property application by **Ray Duhamel & Amanda Hoffmann, Agent**, on behalf of **Crisdawn Construction Inc., Owner**, to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as **CON 8 N PT LOT 21 RP 51R32263 PT PART 1**, are known municipally as **2385 20 Sideroad**, and are zoned “**Environmental Protection (EP), Agricultural (AG), and Residential 2 (R2)**”.

**The applicant is proposing to sever a portion of the lot for the purpose of creating three new residential lots in association with applications B-006, B-007 and B-009-2023. The three severed lots will have a proposed lot area of 502.5 m<sup>2</sup> each. The retained lands will have a proposed lot area of 41.7 hectares.**


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 20<sup>th</sup> day of **April 2023**.


**CIRCULATION DATE OF NOTICE OF DECISION:** April 26, 2023

**LAST DAY OF APPEAL:** May 10, 2023

  
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Rod Hicks, Chair

  
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Sarah Oetinger, Member

  
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William Van Berkel, Member

  
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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-008-2023 rendered on April 20, 2023.

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

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Toomaj Haghshenas  
Secretary-Treasurer  
Committee of Adjustment  
[thaghsheenas@innisfil.ca](mailto: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](http://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](mailto: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 severed lands be merged to create three new residential lots fronting on Webster Boulevard in accordance with applications B-006-2023 – B-009-2023;
2. That the three new lots connect to municipal sewer and water services to the satisfaction of the Town; and
3. That the Owner/Applicant satisfy all Town requirements respecting parkland dedication, and provision of boulevard trees.

**Engineering:**

1. 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 inventory, tree preservation, and tree compensation plan to the satisfaction of the Town.

**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; and
2. That the Applicant/Owner provide the outstanding LSRCA review fee for the Zoning By-law Amendment application of \$2152.00, as per the LSRCA's 2022 Fee Schedule.