



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. B-027-2023

**TAKE NOTICE** that a decision has been made by the Committee of Adjustment for a validation of title application by **Aimee Powell, Applicant**, on behalf of **Antonio De Marco, Owner**, pursuant to Section 57 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

**LOT 16 PT S 1/2 LOT 16 PLAN 162 16 PT S 1/2 LOT 16 PLAN 162** is known municipally **6439 Yonge Street** and is zoned as **"Agricultural (AG)"** and **"Environmental Protection (EP)"**.

**The applicant is seeking approval from the Committee of Adjustment to validate the title of the subject property known 6439 Yonge 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 **20<sup>th</sup>** day of **July 2023**.

**CIRCULATION DATE OF NOTICE OF DECISION:** June 25, 2023

**LAST DAY OF APPEAL:** N/A

A handwritten signature in black ink, appearing to read "Sarah Oetinger".

Sarah Oetinger, Chair

A handwritten signature in black ink, appearing to read "Rod Hicks".

Rod Hicks, Member

A handwritten signature in black ink, appearing to read "John Raimondi".

John Raimondi, Member

A handwritten signature in black ink, appearing to read "William Van Berkel".

William Van Berkel, Member

A handwritten signature in black ink, appearing to read "Marnie Adam".

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.



**COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. B-027-2023**

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-017-2023 rendered on July 20, 2023.

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

**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).