



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. B-017-2023

**TAKE NOTICE** that a decision has been made by the Committee of Adjustment for a consent to severance of property application by **Aimee Powell, agent**, on behalf of **Antonio De Marco, Owner**, to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as **INNISFIL CON 4 PT N 1/2 LOT 16 PT S 1/2 LOT 16 PLAN 162**, known municipally as **6439-6449 Yonge Street**, and is zoned "**Environmental Protection (EP), Agricultural (AG), and Residential Rural (RR)**".

**The applicant is proposing to sever a portion of the lot for the purpose of creating a new residential lot. The severed lot will have a proposed lot area of 0.56 hectares. The retained lands will have a proposed lot area of 18.085 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 21<sup>st</sup> day of **September 2023**.

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

**LAST DAY OF APPEAL:** October 11, 2023

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

Rod Hicks, Chair

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

Marnie Adam, 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 "John Raimondi".

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.



**COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. B-017-2023**

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 September 21, 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 Ontario Lands Tribunal (OLT) 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 Tribunal 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).

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).