



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. B-018-2023**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Peter McGill, agent**, on behalf of **Patrice Tinti., Owner**, for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property for residential purposes.

The subject property is described legally as **PLAN 593 LOTS 150 & 151**, known municipally as **3967 Algonquin Avenue**, and is zoned “**Residential 1 (R1)**”.

**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 699.8 m<sup>2</sup>. The retained lands will have a proposed lot area of 694.5 m<sup>2</sup>.**

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, September 21, 2023, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:

<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to [planning@innisfil.ca](mailto:planning@innisfil.ca).

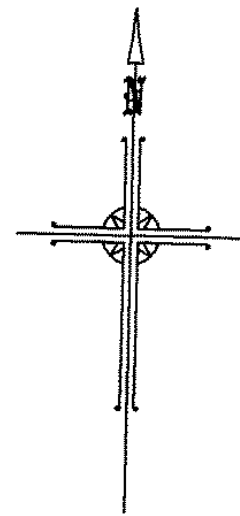
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Additional information relating to the proposed 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).

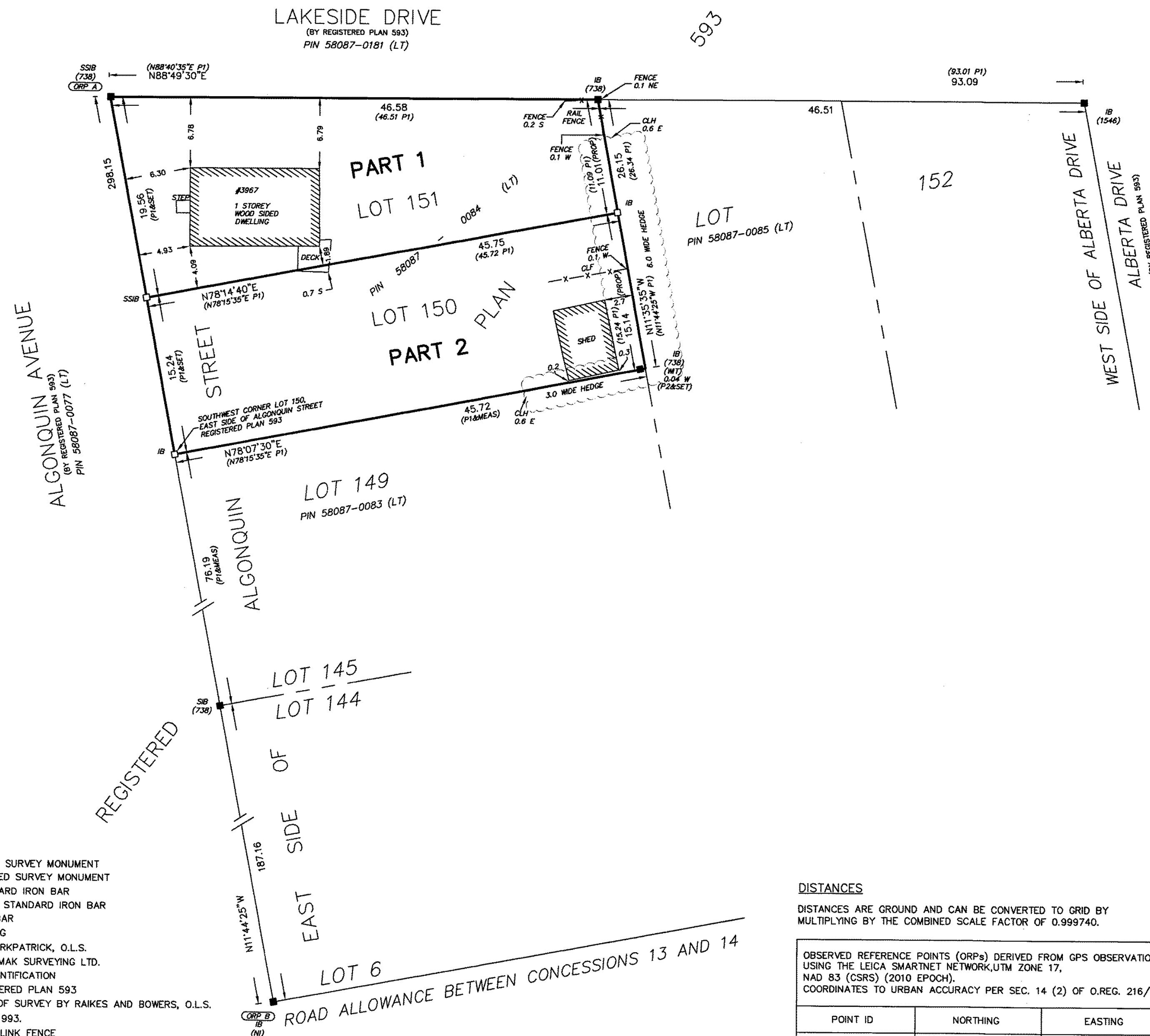


Dated: **September 5, 2023**

Toomaj Haghsheenas,  
Secretary Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316



SCHEDULE				
PART	LOT	REGISTERED PLAN	P.I.N.	AREA
1	LOT 150 EAST SIDE OF ALGONQUIN STREET	593	ALL OF P.I.N. 58087-0084 (LT)	694.5 SQ.M
2	LOT 151 EAST SIDE OF ALGONQUIN STREET			699.8 SQ.M



PLAN OF SURVEY OF  
LOTS 150 AND 151  
EAST SIDE OF ALGONQUIN STREET  
REGISTERED PLAN No. 593  
GEOGRAPHIC TOWNSHIP OF INNISFIL  
TOWNSHIP OF INNISFIL  
COUNTY OF SIMCOE

SCALE 1 : 300  
RUDY MAK SURVEYING LTD.

THE INTENDED PLOT SIZE OF THIS PLAN IS  
610MM IN WIDTH BY 457MM IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:300

#### BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE  
POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM  
ZONE 17, NAD83 (CSRS) (2010 EPOCH).  
FOR BEARING COMPARISONS, A ROTATION OF 1°04'25"  
COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

#### SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND  
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 29TH DAY OF  
MARCH, 2023.

DATE 2023

RUDY MAK  
ONTARIO LAND SURVEYOR

#### LEGEND

- DENOTES FOUND SURVEY MONUMENT
- DENOTES PLANTED SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- X- DENOTES FENCING
- (738) DENOTES R.C. KIRKPATRICK, O.L.S.
- (1546) DENOTES RUDY MAK SURVEYING LTD.
- (NI) DENOTES NO IDENTIFICATION
- P1 DENOTES REGISTERED PLAN 593
- P2 DENOTES PLAN OF SURVEY BY RAIKES AND BOWERS, O.L.S.  
DATED JULY 16, 1993.
- CLF DENOTES CHAIN LINK FENCE
- CLH DENOTES CENTRELINE HEDGE
- WT DENOTES WITNESS
- PROP DENOTES PROPORTIONED

METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

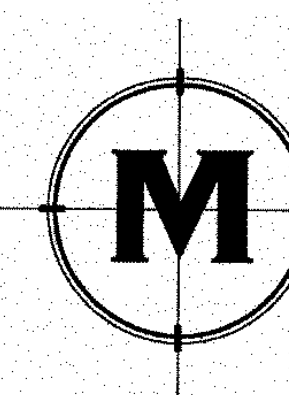
SSIB WAS PLANTED DUE TO THE PROXIMITY OF SUBSURFACE  
OBSTRUCTIONS.

#### DISTANCES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999740.

OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM GPS OBSERVATIONS USING THE LEICA SMARTNET NETWORK, UTM ZONE 17, NAD 83 (CSRS) (2010 EPOCH). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP A	4917615.36	618007.38
ORP B	4917323.53	618068.02
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.		

THIS PLAN OF SURVEY RELATES TO AOLS PLAN  
SUBMISSION FORM NUMBER \_\_\_\_\_



**RUDY MAK  
SURVEYING LTD.**  
ONTARIO LAND SURVEYORS

732 DUNLOP STREET WEST  
BARRIE, ONTARIO L4N 9X1 (705) 722-3845  
E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: DM CHECK BY: GM FILE No. 15823R-Plan

SURVEYOR'S REAL PROPERTY REPORT  
(PART 1) PLAN OF SURVEY OF  
**LOTS 150 AND 151**  
**EAST SIDE OF ALGONQUIN STREET**  
**REGISTERED PLAN 593**  
GEOGRAPHIC TOWNSHIP OF INNISFIL  
COUNTY OF SIMCOE

SCALE 1 : 300



RUDY MAK SURVEYING LTD.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 29TH DAY OF MARCH, 2023.

April 6, 2023  
DATE

RUDY MAK  
ONTARIO LAND SURVEYOR

CAUTION

ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE CONSIDERED AS AN ORIGINAL PLAN.

ELEVATION NOTE:

ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE LEICA SMARTNET NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CGVD28:1978 (HTV2.0) DATUM.

BENCHMARK

SITE BENCHMARK #1 IS THE TOP OF THE SIB AT THE NORTHWEST CORNER OF LOT 151, HAVING AN ELEVATION OF 221.17.

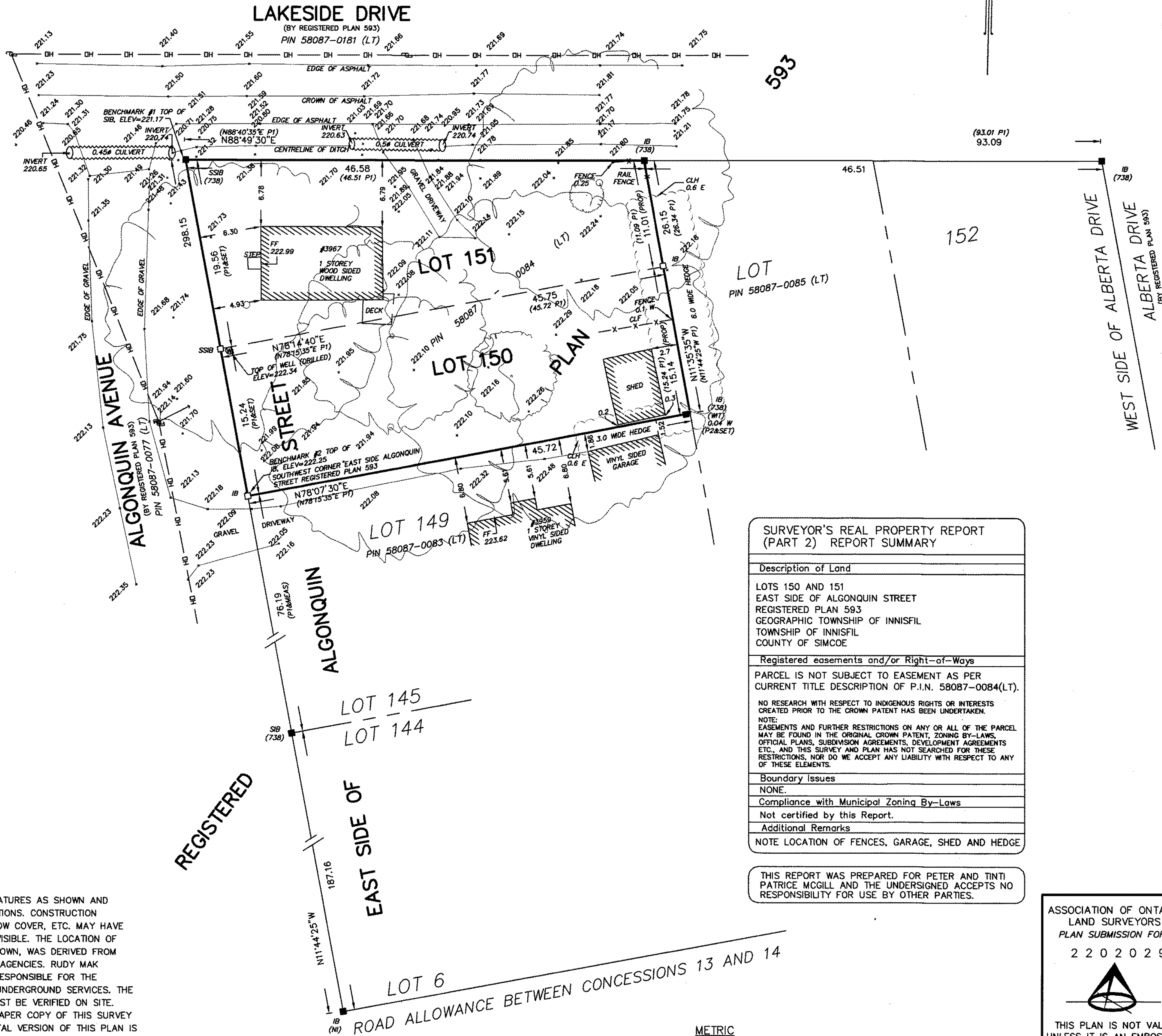
SITE BENCHMARK #2 IS THE TOP OF THE IB AT THE SOUTHWEST CORNER OF LOT 150, HAVING AN ELEVATION OF 222.25.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).  
FOR BEARING COMPARISONS, A ROTATION OF 1'04'25" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

LEGEND

■	DENOTES	FOUND SURVEY MONUMENT
-□-	DENOTES	PLANTED SURVEY MONUMENT
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
-x-	DENOTES	FENCING
(738)	DENOTES	R.C. KIRKPATRICK, O.L.S.
(1546)	DENOTES	RUDY MAK SURVEYING LTD
(NI)	DENOTES	NO IDENTIFICATION
P1	DENOTES	REGISTERED PLAN 593
P2	DENOTES	PLAN OF SURVEY BY RAIKES AND BOWERS, O.L.S. DATED JULY 16, 1993.
WIT	DENOTES	WITNESS
PROP	DENOTES	PROPORTIONED
CLF	DENOTES	CHAIN LINK FENCE
CLH	DENOTES	CENTRELINE HEDGE
FF	DENOTES	FINISHED FLOOR
⊙	DENOTES	WELL
→	DENOTES	STABILIZING CABLE AND GROUND ANCHOR
⊕	DENOTES	UTILITY POLE
-OH-	DENOTES	OVERHEAD WIRES
○	DENOTES	DECIDUOUS TREE



SURVEYOR'S REAL PROPERTY REPORT  
(PART 2) REPORT SUMMARY

Description of Land

LOTS 150 AND 151  
EAST SIDE OF ALGONQUIN STREET  
REGISTERED PLAN 593  
GEOGRAPHIC TOWNSHIP OF INNISFIL  
COUNTY OF SIMCOE

Registered easements and/or Right-of-Ways

PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 58087-0084(LT).

NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS CREATED PRIOR TO THE CROWN PATENT HAS BEEN UNDERTAKEN.  
NOTE:  
EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC., AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE RESTRICTIONS, NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS.

Boundary Issues

NONE.

Compliance with Municipal Zoning By-Laws

Not certified by this Report.

Additional Remarks

NOTE LOCATION OF FENCES, GARAGE, SHED AND HEDGE

THIS REPORT WAS PREPARED FOR PETER AND TINTI PATRICE MCGILL AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES:

THIS PLAN DELINEATES THE FEATURES AS SHOWN AND VISIBLE, GIVEN THE SITE CONDITIONS. CONSTRUCTION ACTIVITY, FROZEN GROUND, SNOW COVER, ETC. MAY HAVE HIDDEN FEATURES OTHERWISE VISIBLE. THE LOCATION OF UNDERGROUND SERVICES, IF SHOWN, WAS DERIVED FROM PLANS OBTAINED FROM OTHER AGENCIES. RUDY MAK SURVEYING CANNOT BE HELD RESPONSIBLE FOR THE LOCATION AND ACCURACY OF UNDERGROUND SERVICES. THE LOCATION OF ALL SERVICES MUST BE VERIFIED ON SITE. ONLY A SIGNED AND SEALED PAPER COPY OF THIS SURVEY IS AN ORIGINAL COPY. NO DIGITAL VERSION OF THIS PLAN IS TO BE CONSIDERED "ORIGINAL" AND MAY HAVE BEEN ALTERED BY OTHERS.

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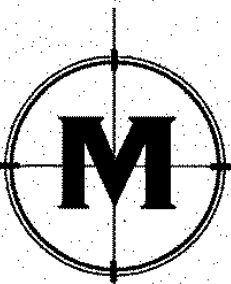
ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM

2 2 0 2 0 2 9



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR

In accordance with  
Regulation 1026, Section 29(3)



**RUDY MAK**  
**SURVEYING LTD.**  
ONTARIO LAND SURVEYORS

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E-MAIL MAIL@MAKSURVEYING.COM

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