



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-002-2024

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application from **John Barroso, Owner**, to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as **PLAN M15 LOT 13**, known municipally as **917 Ferrier Avenue**, and is zoned "**Residential 1 (R1)**",

The applicant is proposing to sever a portion of the subject lands for the purpose of creating a new residential lot. The severed lands will have an approximate lot area of 561 m² and a lot frontage of 15.36 m on Ferrier Avenue. The retained parcel will have an approximate lot area of 561 m² and a lot frontage of 15.36 m on Ferrier Avenue.

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 16th day of **May 2024**.

CIRCULATION DATE OF NOTICE OF DECISION: May 24, 2024

LAST DAY OF APPEAL: June 5, 2024

Sarah Oetinger, Chair

Marnie Adam, Member

William Van Berkel, 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-002-2024 rendered on May 16, 2024.

A handwritten signature in black 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 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.

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.