



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-003-2024

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application from Kyle Gavin (Innovative Planning Solutions), applicant, on behalf of InnSix Developments Inc., Owner, to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as INNISFIL CON 7 S PT LOT 6 RP 51R22830 PART 10 PT PART 11 and CON 7 S PT LOT 6 RP51R22830 PART 3 known municipally as 7131 5th Sideroad and 3560 7th Line, and are zoned "Industrial Business Park (IBP)",

The applicant is proposing a boundary adjustment on the subject lands for the purpose of a lot addition to neighboring lands. The boundary adjustment will transfer an additional 1.1 ha to the lands known as 3560 7th Line for a total approximate lot area of 2.8 ha. The retained lands known as 7131 5th Sideroad will have a lot area of approximately 25.2 ha.

The Committee of Adjustment has considered all written and oral submissions received before and/or during the hearing as part of their decision.

- Approved application with conditions: 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.
Refused application: 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.
Deferred application: The Committee DEFERRED the application.

DECISION DATED AT THE TOWN OF INNISFIL this 30th day of May 2024.
CIRCULATION DATE OF NOTICE OF DECISION: May 31, 2024
LAST DAY OF APPEAL: June 19, 2024

[Signature of Rod Hicks]
Rod Hicks,, Chair

[Signature of Marnie Adam]
Marnie Adam, Member

[Signature of William Van Berkel]
William Van Berkel, Member

[Signature of Marnie Adam]
Marnie Adam

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-003-2024 rendered on May 30, 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.



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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. The Applicant/Owner shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town, for the lot boundary adjustment. Once approved, the R-Plan is to be deposited on title at the Land Registry Office;
2. That the severed lands merge with the adjacent lands to the north known municipally as 3560 7th Line.

Engineering

3. That the Applicant/Owner demonstrates sufficient outlet and stormwater management controls.

Lake Simcoe Region Conservation Authority

4. That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536.