



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. B-004-2024**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Nicole Mastantuono, Applicant**, on behalf of **Parkbridge Lifestyle Communities Inc., 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.

The subject property is described legally as **CON 11 S PT LOT 24**, known municipally as **988 Lockhart Rd**, and is zoned **“AG - Agricultural**

**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 39.42 ha and a lot frontage of 470.75 m. The retained parcel will have an approximate lot area of 41.73 ha and a lot frontage of 747.15 m.**

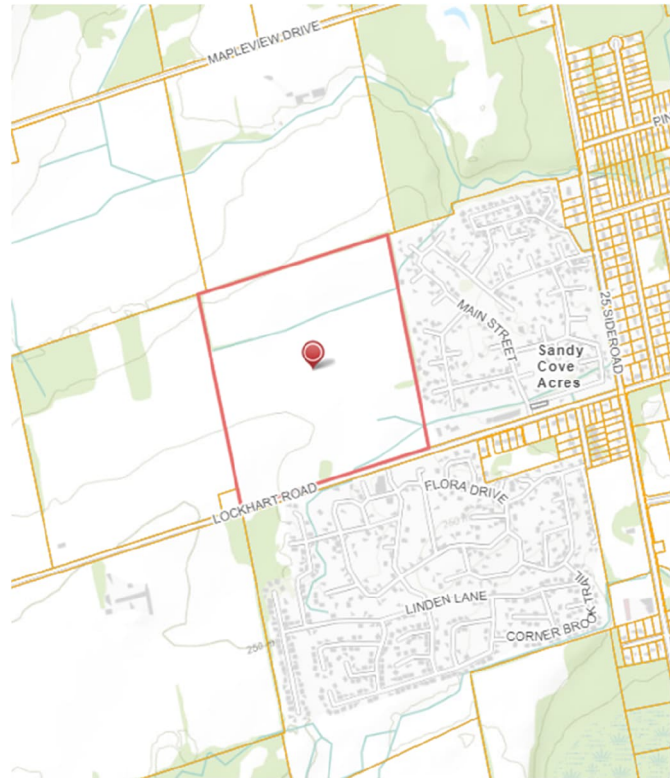
The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, August 15, 2024, at 6:30 PM.**

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 Ontario Land Tribunal (OLT).



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: **July 31, 2024**

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

Severance Sketch with Aerial  
 988 Lockhart Road  
 Town of Innisfil  
 County of Simcoe  
 2023



988 Lockhart Road – 81.15 ha. ———

Severed Parcel ———  
 Existing Zoning – Agricultural General Zone (AG)  
 Vacant Lands

Lot Area – 39.42 ha.  
 Lot Frontage – 470.75 m

Parcel Prior Severance  
**Existing Zoning** ——— **Required** **Provided**  
 Residential Special Community (RSC)  
 (Sandy Cove Community)

Min. Lot Area	20.0 ha.	81.15 ha.
Min. Lot Frontage (exterior)	150.0 m	1217.90 m
Min. Required Int. Side Yard	8.0 m	605 m

Retained Parcel Post Severance  
**Existing Zoning** ——— **Required** **Provided**  
 Residential Special Community (RSC)  
 (Sandy Cove Community)

Min. Lot Area	20.0 ha.	41.73 ha.
Min. Lot Frontage (exterior)	150.0 m	747 m
Min. Required Int. Side Yard	8.0 m	8.0 m

Notes  
 – The boundaries and measurements are approximate only and need to be confirmed by an Ontario Land Surveyor.

— Subject Lands	81.15 ha.
— Lands to be Retained	41.73 ha.
— Lands to be Severed	39.42 ha.

SCALE = 1:5000 (11x17)

988 LOCKHART ROAD  
 TOWN OF INNISFIL

Date Issued:	NOV. 10, 2023
Checked By:	RD
Project No.:	MAT-23034
Drawn By:	m.c.r.
Drawing Name:	MAT-22034-SS-3.dwg

**JONES**  
 CONSULTING GROUP LTD.  
 PLANNERS & ENGINEERS  
 229 Mapleview Drive East, Unit 1, Barrie, Ontario, L4N 0W5  
 Phone: 705-734-2538 Fax: 705-734-1056  
 www.jonesconsulting.com

51R-23381

PLAN OF SURVEY OF  
 PART OF SOUTH HALF LOT 25 AND  
 PART OF NORTH HALF LOT 25  
 CONCESSION XI (TOWNSHIP OF INNISFIL)  
 TOWN OF INNISFIL  
 COUNTY OF SIMCOE

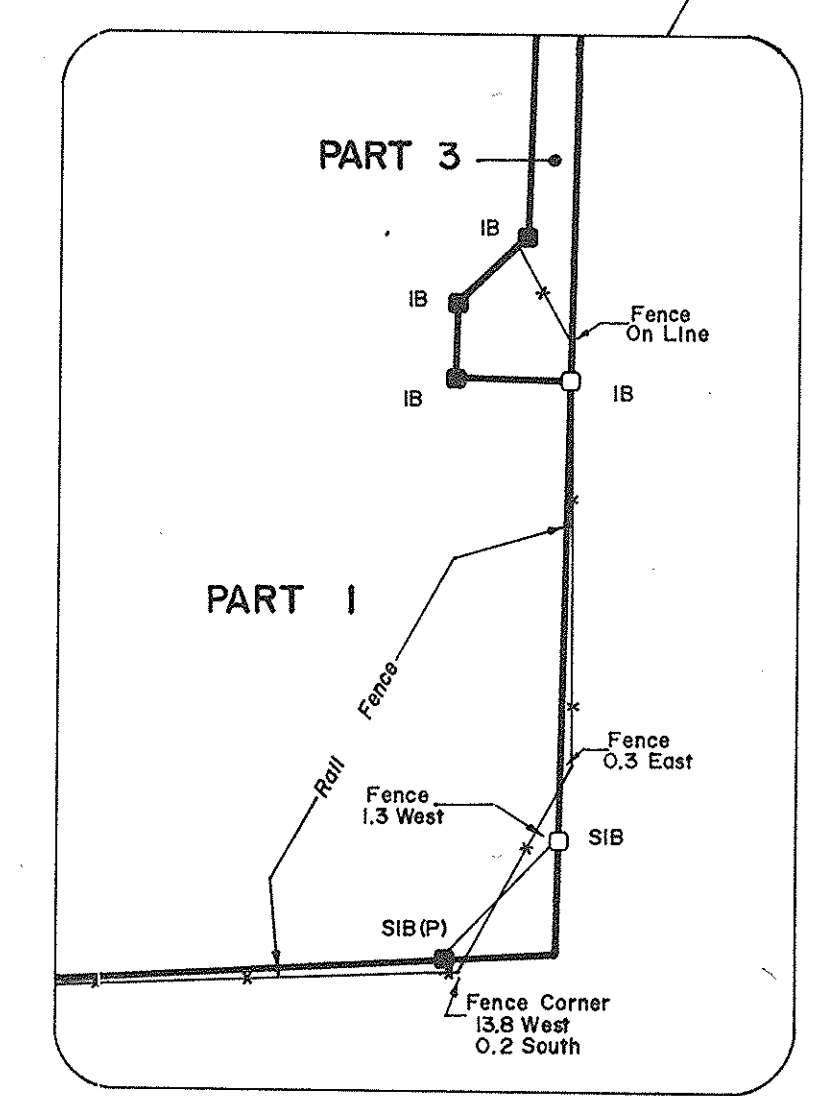
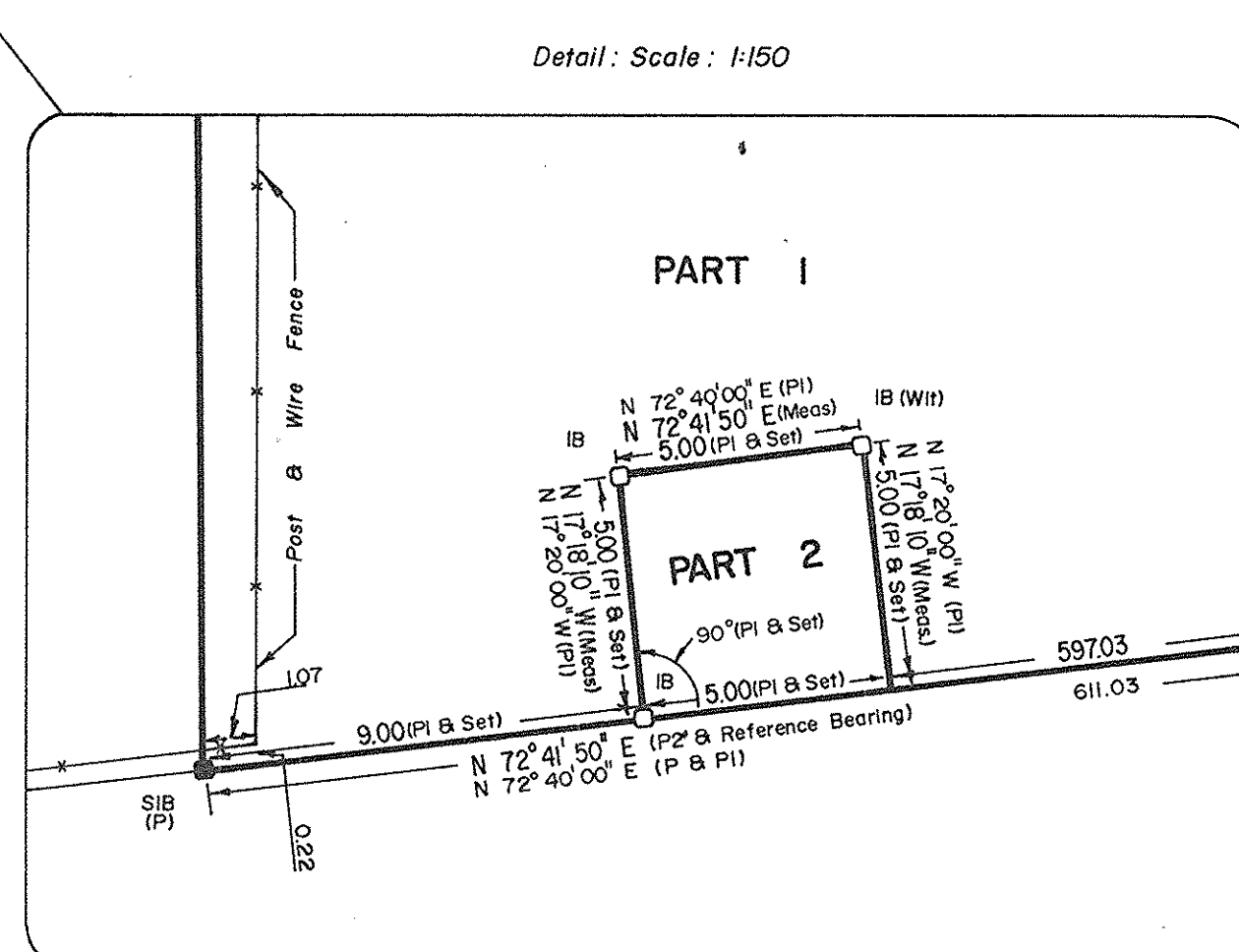
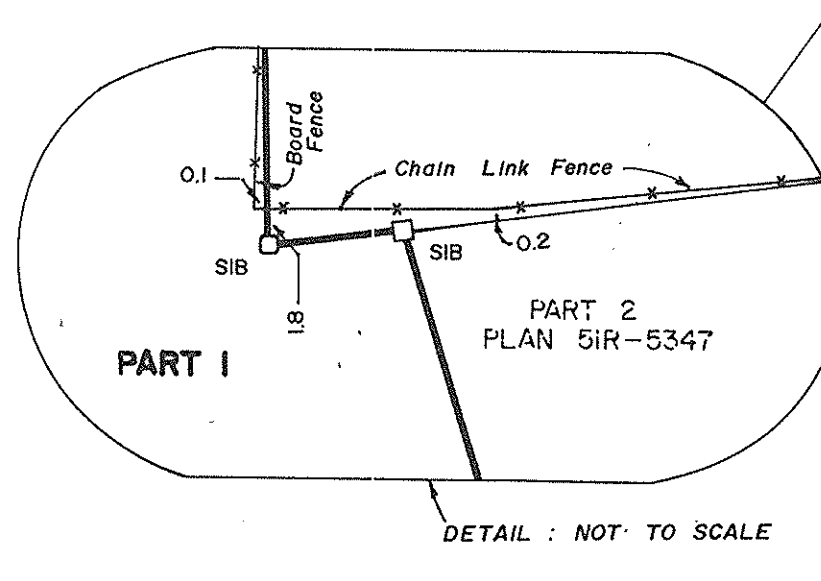
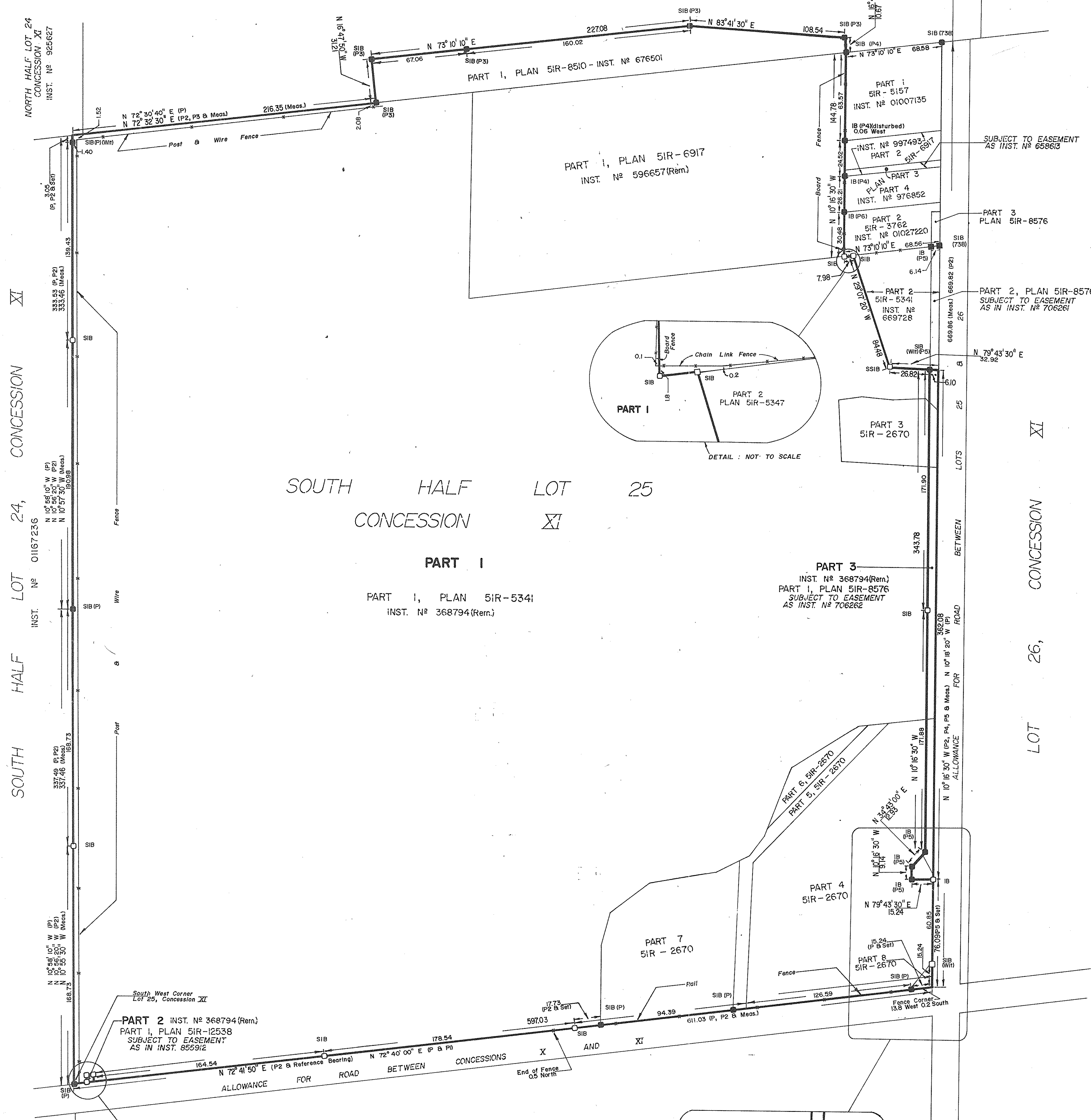
SCALE: 1:500  
 R.J. STEWART - O.L.S.  
 1990

I require this plan to be deposited under the Registry Act.  
 PLAN 51R-23381  
 Received and Deposited.  
 Date: October 20, 1992 Date: OCT. 22, 1992  
 R.J. Stewart  
 O.L.S. LAND SURVEYOR  
 A.D. Allen  
 LAND REGISTRAR FOR THE REGISTRY DIVISION OF SIMCOE (IN 51)

Part	Lot	Concession	Instrument No	Area
1	Part of North Half and Part of South Half of Lot 25		368794 (Rem) 596657 (Rem) and 676501	40.2963ha.
2	Part of South Half Lot 25	XI	368794 (Rem)	0.0025ha.
3				0.2334ha.

PART 2 SUBJECT TO EASEMENT AS SET OUT IN INST. NO 706262.  
 PART 3 SUBJECT TO EASEMENT AS SET OUT IN INST. NO 655912.

NORTH HALF LOT 25, CONCESSION XI  
 INST. NO 444410 (Rem.)



**METRIC:**  
 Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

**CAUTION:**  
 This plan is not a plan of Subdivision within the meaning of the Planning Act.

**NOTES:**  
 Bearings are referenced to the N 72° 41' 50" E of the South limit of Lot 25, Concession XI as shown on Plan 51R-5341 and stated thereon to be astronomic.

- Survey monument found
- Survey monument set
- IB Iron bar
- SIB Standard iron bar
- P Plan 51R-2670
- P1 Plan 51R-12538
- P2 Plan 51R-5341
- P3 Plan 51R-8510
- P4 Plan 51R-6917
- P5 Plan 51R-8576
- P6 Plan 51R-3762
- Rem Remainder

**SURVEYOR'S CERTIFICATE:**

I certify that:  
 1. This survey and plan are correct and in accordance with the Survey Act and the Registry Act and the regulations made thereunder;  
 2. The survey was completed on the 11th day of April, 1990.

Dated October 20, 1992  
 R.J. Stewart  
 O.L.S. LAND SURVEYOR

**WILDMAN, HADFIELD, STEWART LIMITED**  
 LAND SURVEYORS  
 71 Marycroft Avenue, Unit 29, Woodbridge, Ontario, L4L 5Y6, (416) 850-5152  
 Drawn: B.D.B. File No: 9198



June 7, 2024

Committee of Adjustment  
Town of Innisfil  
2101 Innisfil Beach Road  
Innisfil, Ontario  
L9S 1A1

**RE: Lakehaven West – Application for Consent  
Planning Justification Brief  
988 Lockhart Road, Innisfil, ON L9S 4V2**

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The following brief outlines the planning merits of the proposed Application for Consent to permit the severance of the lands located at 988 Lockhart Road in Innisfil (the “Subject Lands”). The Subject Lands are owned by Parkbridge Lifestyle Communities Inc. and are 81.15 hectares. The Subject Lands are zoned Agricultural General Zone (AG) and Residential Special Community (RSC). The Subject Lands are accessible from a Municipal Road and will be connected to a municipally owned and operated piped water and sanitary sewage system.

This brief will provide an overview of the proposed development and history of existing planning approvals and will respond to the planning merits of the Proposed Development.

## **Project Overview**

The Subject Lands are currently owned by Parkbridge Lifestyle Communities Inc. Through a Joint Venture partnership between Parkbridge Lifestyle Communities Inc. and Mattamy Homes Canada, a portion of the Subject Lands will be developed as a low-rise residential subdivision under the entity name Lakehaven Development Limited.

The Subject Lands are currently a mix of vacant agricultural land and low rise residential, with a community garden located along the southern portion of the site, fronting on Lockhart Road. The existing surrounding Sandy Cove Community and community garden are owned by Parkbridge Lifestyle Communities Inc.

The lands to be retained include the existing Sandy Cove Community and the community garden that is utilized by the residents of the Sandy Cove Community.

The lands to be severed are currently vacant and are zoned Agricultural General Zone. The proposed severed lands will be part of a future Draft Plan Application for a low-rise residential subdivision.

**Proposed Application for Consent**

Lakehaven Development Limited is submitting an Application for Consent to sever the lands on behalf of Parkbridge Lifestyle Communities Inc. This will separate the area to be retained by Parkbridge for the Sandy Coves Community from the future development lands.

The Subject Lands are 81.15 hectares. 41.73 hectares of the Subject Lands are to be retained and are identified in red in Figure 1 below. 39.42 hectares of the Subject Lands are to be severed and are identified in green in Figure 1 below.

The Lands to be retained will maintain a 747.15 m frontage along Lockhart Road, which will include the frontage of the community garden. The Lands to be severed will maintain a 470.75 m frontage along Lockhart Road.

A copy of the Severance Site Plan and the Plan of Survey have been submitted as attachments to this application.



Figure 1: Severance sketch

## Summary & Conclusions

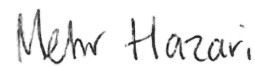
An Application for Consent is being requested to facilitate the severance of the Subject Lands located at 988 Lockhart Road. The requested severance will separate the existing low-rise community and subsequent amenities from the currently vacant lands that will be part of a future residential subdivision application.

Should any additional information be required for the approval of the requested Severance, please do not hesitate to contact the undersigned.

Regards,



Nicole Mastantuono  
Land Development Coordinator  
Mattamy Homes Canada



Mehr Hazari  
Land Development Manager  
Mattamy Homes Canada