



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-006-2024

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

The subject properties are described legally as **PLAN 1378 PT LOT 36 RP 51R41437 PART 1**, known municipally as **1015 Westmount Avenue**, and **PLAN 1378 PT LOT 36 PT BLK E RP 51R41437 PART 2** known municipally as **1953 St Paul Road**, and are zoned “**R1 – Residential**”.

The applicant is proposing an adjustment to the lot boundary for the purpose of providing a greater lot area for 1015 Westmount Ave. The lot boundary adjustment will result in an approximate lot area of 761.3 m² for 1015 Westmount Ave, and an approximate lot area of 489.1 m² for 1953 St Paul Rd.

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 15th day of **August 2024**.

CIRCULATION DATE OF NOTICE OF DECISION: August 21, 2024

LAST DAY OF APPEAL: September 4, 2024

Rod Hicks, Chair

Marnie Adam, Member

William Van Berkel, Member

John Raimondi, Member

Sarah Oetinger, 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-006-2024 rendered on August 15, 2024.

A handwritten signature in blue 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) in respect to this decision by filing a notice of appeal with the Secretary-Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting THE TOWN OF INNISFIL as the Approval Authority or by mail to Town of Innisfil, Secretary-Treasurer, Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, ON. L9S 1A1 no later than 4:30 p.m. on September 4, 2024. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$400, the current fee prescribed by the Tribunal under the Local Planning Appeal Tribunal Act, can be paid online through e-file or by certified cheque or money order made payable to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planningservices@innisfil.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. That the Owner/Applicant shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town. 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 south known municipally as 1953 St Paul Rd.
3. That Minor Variance Applications A-027-2023 and A-028-2023 are approved.
4. That the existing deck be demolished.
5. That That a planting plan showing adequate vegetative screening at the rear lot line of the retained lands be provided to the satisfaction of the Planning Department.

Community Development Standards Branch (Building Department)

1. The proposed property line may impact the spatial separation requirements regarding the existing unprotected openings, i.e. windows and doors. A review by a qualified designer is to be submitted to meet the requirements of the Ontario Building Code 9.10.15.4. to the satisfaction of Community Development Standards Branch (Building Department). If this proposed setback does not meet the Building Code requirement, a building permit to rectify this situation will be required. The prescribed construction must be completed, and the associated permit closed to the satisfaction of Community Development Standards Branch (Building Department).the Owner/Applicant shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.

InnServices

1. That the Owner/Applicant temporarily abandon the existing water service located on the Part 2 to the satisfaction of InnServices.
2. That the Owner/Applicant construct additional water and sanitary service laterals for Part 1 and Part 2 to the satisfaction of InnServices.