



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-007-2024

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

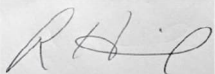
The subject properties are described legally as **CON 10 N PT LOTS 24 & 25, CON 10 PT S 1/2 LOT 24 and INNISFIL CON 10 PT LOT 25 AND RP 51R21105 PARTS 1** known municipally as **983 Lockhart Rd, 960 10th Line and 1040 10th Line**, and are zoned **“Environmental Protection (EP)”**, **“Residential Special Community (RSC)”**, **“Open Space (OS)”** and **“Agricultural (AG)”**.

The applicant is proposing to sever a portion of the subject lands for the purpose of creating a new lot. The severed lands will have an approximate lot area of 60.62 ha and a lot frontage of 1,014.25m. The retained parcel will have an approximate lot area of 79.29 ha and a lot frontage of 755.94 m.

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 **19th** day of **September 2024**.
CIRCULATION DATE OF NOTICE OF DECISION: September 24, 2024
LAST DAY OF APPEAL: October 9, 2024



Rod Hicks, Chair



Marnie Adam, Member



William Van Berkel, 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-007-2024 rendered on September 19, 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 October 9, 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. The draft R-Plan shall include the rear yard setback to the two closest dwellings on the retained lands from the rear lot line to ensure compliance with the minimum required 8m rear yard setback. If the dwellings do not meet the 8m rear yard setback, a minor variance shall be obtained for a reduced setback before the R-Plan is approved and deposited on title at the Land Registry Office.

Lake Simcoe Region Conservation Authority (LSRCA)

1. That the Owner/Applicant 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.
2. That the Owner/Applicant successfully obtain a permit from the LSRCA.