



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-025-2021

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application by **Jamie Robinson, Applicant** on behalf of **Sixth Line Holdings Inc, Owners**, pursuant to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as **PLAN 642 LOT 1** is known municipally as **1463 Maple Road** and is zoned as **"CPPS – Community Planning"**.

The applicant is proposing to sever a portion of the subject lands for the purpose of a lot addition on an existing lot. The conveyed lands will result in a proposed lot area of 1579.8 meters squared and a proposed lot frontage of 22.8 meters on Maple Road.

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 **18th** day of **November 2021**.

CIRCULATION DATE OF NOTICE OF DECISION: November 19, 2021

LAST DAY OF APPEAL: December 8, 2021

A handwritten signature in black ink, appearing to read "R.H.P.", written over a horizontal line.

Rod Hicks, Chair

A handwritten signature in black ink, appearing to read "Sarah Oetinger", written over a horizontal line.

Sarah Oetinger, Co-chair

A handwritten signature in black ink, appearing to read "H. Eisses", written over a horizontal line.

Harry Eisses, Member

A handwritten signature in black ink, appearing to read "M. Adam", written over a horizontal line.

Marnie Adam, Member

A handwritten signature in black ink, appearing to read "John Raimondi", written over a horizontal line.

John Raimondi, 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, Acting 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-025-2021 rendered on November 18, 2021.

Toomaj Haghshenas
Acting Secretary-Treasurer
Committee of Adjustment
thaghsheenas@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 Local Planning Appeal Tribunal (LPAT) 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 LPAT 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.

Disclaimer: Due to the COVID-19 pandemic, all appeals filed must be submitted to the Town in accordance to Planning Act Regulations. Any appeals received by the Town will be held until LPAT resumes appeal hearings in accordance with the Emergency Order and O. Reg. 149/20.

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 **ONE YEAR** 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 severed lands merged with the adjacent lands to the west known municipally as 1463 Maple Road.

InnServices

1. That the existing south-western sanitary lateral for 1469 Maple Road be permanently abandoned to the satisfaction of InnServices, and at the Owner's/Applicant's expense. The existing service shall be cut and capped at property line with a gasketed cap. A Link-Pipe stainless steel grouting sleeve shall be installed in the sanitary main at the location of the existing lateral connection, by a certified installer. Once the sleeve has been installed, CCTV inspection will be required at the Owner's/Applicant's expense to ensure no infiltration is present.

Lake Simcoe Region Conservation Authority

1. That the Owner shall pay all development fees to the LSRCA in accordance with the approved Fees Policy under the Conservation Authorities Act.