



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-024-2021

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application by **James Hunter, Applicant** on behalf of **Dallas and Desiree Coulter, 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 **CON 12 S PT LOT 26** is known municipally as **640 Mapleview Drive** and is zoned as **“Agricultural (AG)”**.

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 a proposed lot area of 3000m² and a proposed lot frontage of 40m on Mapleview Drive. The retained lands will have a proposed lot area of 190,000m² and a proposed lot frontage of 222m on Mapleview Drive.

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 9th day of **December 2021**.
CIRCULATION DATE OF NOTICE OF DECISION: December 10, 2021
LAST DAY OF APPEAL: December 29, 2021

Rod Hicks, Chair

Harry Eisses, Member

Sarah Oetinger, Co-chair

Marnie Adam, Member

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-024-2021 rendered on December 9, 2021.

A handwritten signature in blue ink, appearing to read "Toomaj Haghshenas".

Toomaj Haghshenas
Acting Secretary-Treasurer
Committee of Adjustment
thaghshenas@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 Owner/Applicant shall pay to the Town of Innisfil cash in lieu of 5% Parkland Dedication for residential developments, the amount of which shall be 5% of a valuation determined by a professional and qualified appraiser engaged by the Owner/Applicant to the satisfaction of the Secretary Treasurer.
2. That the Owner/Applicant shall make a cash contribution to the Town of Innisfil in the amount of \$500.00 towards the cost of a new street tree.
3. That the existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. A tree preservation/planting plan shall be prepared to the satisfaction of the Town, proposing tree compensation and replacement rates for any trees to be removed, and location of new trees and tree protection measures during construction of the new dwellings and driveways.
4. That the proposed consent for the creation of (1) one lot satisfies all conditions of the LSRCA.

Community Development Standards Branch

1. That the applicant/owner provide a site plan with proposed building and septic footprint that meets all Ontario Building Code required clearances to neighbouring wells and on-site sewage systems, to the satisfaction of Community Development Standards Branch (Building Department).

Lake Simcoe Region Conservation Authority

1. The Applicant shall complete the required scoped EIS/NHE, to the satisfaction of the LSRCA, understanding that this document would build from the already undertaken Arborist Report.
2. The Applicant shall complete a Plantings Plan to the satisfaction of the LSRCA.
3. The Applicant shall carry out new development and site alteration adhering to those presented mitigation measures, in both the Arborist Report, and through the anticipated scoped EIS/NHE.