



PLANNING SERVICES
APPLICATION NO. B-017-2021

THE CORPORATION OF THE TOWN OF INNISFIL

COMMITTEE OF ADJUSTMENT
NOTICE

This is in the matter of an application made pursuant to Section 53 of the Planning Act by **KEVIN BARRY, AGENT ON BEHALF OF LAURIE SCHREMPF, OWNER** for consent to severance of property.

The subject property is described legally as **INNISFIL CON 7 N PT LOT 24 RP 51R42512 PARTS 1 TO 3**, is known municipally as **2020 Craig Rd**, and is identified on the attached Key Map. Under Zoning By-law 080-13, as amended, the subject lands are zoned as **"Residential 1 Zone (R1)"**.

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 1170m² and a proposed frontage of 18.27m on Craig Rd. The retained lands will have a proposed lot area of 2342m² and a proposed frontage of 36.58m on Craig Rd.

The Committee of Adjustment will consider this application through a conference call on **Thursday, May 20, 2021 at 6:30 P.M.** To join this Hearing, please register by following the link or scanning the above QR code: <https://innisfil.ca/current-previous-applications/>

Interested parties are invited to attend, or in the alternative, are invited to submit written comments on this application to the Secretary-Treasurer of the Committee of Adjustment before the appointed date.

Alternate accessible formats will be provided, on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Customer Service.

If you wish to be notified of the decision of the Town of Innisfil Committee of Adjustment in respect of the proposed consent, you must make a written request to Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1.

If a person or public body that files an appeal of a decision of the Town of Innisfil Committee of Adjustment in respect of the proposed consent does not make written submission to the Town of Innisfil Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal.

Additional information relating to the proposed application is available for inspection between 8:30 A.M. and 4:30 P.M. Monday to Friday at the Town's Customer Service Department.

Dated: **April 26, 2021**

A handwritten signature in blue ink, appearing to read "Nick Skerratt", written over a horizontal line.

Nicholas Skerratt,
Secretary-Treasurer
Committee of Adjustment

Key Map- B-017-2021 - 2020 Craig Rd



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1:2,257

0 0.05 0.1 0.2 km

April 25, 2021



OFFICE USE ONLY:

Application Number: B-017-2021 Hearing Date: May 20, 2021 Payment Type: PayPal Simple: X Complex:

Applicable Conservation Authority: NVCA LSRCA

The undersigned hereby applies to the Committee of Adjustment for the Town of Innisfil under Section 45 of the Planning Act, for relief, as described in this application, from By-law #: 080-13 (as amended)

1.0 PROPERTY DESCRIPTION

Municipal Address:

Town Lot and Concession Number:

Registered Plan and Lot/Block Number:

Reference Plan and Part Numbers:

2.0 APPLICANT/ AGENT INFORMATION

Company Name:

Name of Applicant/Agent:

Address:

City/Town:

Telephone:

Postal Code:

Fax:

2.1 REGISTERED OWNER INFORMATION

Name of Owner:

Address:

City/Town:

Telephone:

Postal Code:

Fax:

3.0 PURPOSE OF THE APPLICATION

3.1 Type and purpose of proposed transaction

Transfer:

creation of a new lot(s)

addition to a lot

Other:

a charge

a lease

an easement

other purpose

a correction of title

3.2 Name of person, if known, to whom land or interest in land is to be transferred, leased, or charged

3.3 If a lot addition, identify the lands to which the parcel will be added

4.0 DESCRIPTION OF SUBJECT LANDS AND SERVICING INFORMATION					
4.1 DESCRIPTION OF LANDS BEING SEVERED: (Note: If more than one lot is proposed for severance, an appendix is to be provided outlining the following for each lot to be severed)					
Frontage		Depth		Area	
Existing use of lands and structures:			Proposed use of lands and structures:		
Types of Access: Provincial Highway Municipal Road Other Public Road Right of way Water Access (on an attached appendix, describe the parking and docking facilities to be used and approximate distance of these facilities from the subject land and the nearest public road)					
Type of water supply proposed: publicly owned and operated piped water system privately owned and operated individual well privately owned and operated communal well lake or other water body Other means					
Type of sewage disposal proposed: publicly owned and operated sanitary sewage system privately owned and operated individual septic tank privately owned and operated communal septic system privy Other means					
4.1 DESCRIPTION OF LAND(S) BEING RETAINED					
Frontage		Depth		Area	
Existing use of lands and structures:			Proposed use of lands and structures:		
Types of Access: Provincial Highway Municipal Road Other Public Road Right of way Water Access (on an attached appendix, describe the parking and docking facilities to be used and approximate distance of these facilities from the subject land and the nearest public road)					
Type of water supply proposed: publicly owned and operated piped water system privately owned and operated individual well privately owned and operated communal well lake or other water body Other means					
Type of sewage disposal proposed: publicly owned and operated sanitary sewage system privately owned and operated individual septic tank privately owned and operated communal septic system privy Other means					

5.0 LAND USE

5.1	What is the Official Plan Designation:	
5.2	What is the zoning of the Subject Lands:	
5.3	Are any of the following uses or features on the subject lands within 500 meters of the subject land. Please indicate where applicable.	
	Use or Feature	On the Subject Land Within 500 meters of Subject Land, unless otherwise specified (indicate approximate distance)
	an agricultural operation, including livestock facility or stockyard ¹	
	a landfill	
	a sewage treatment plant or waste stabilization plant	
	a provincially significant wetland (Class 1, 2 or 3 wetland) ²	
	flood plain ²	
	a rehabilitated mine/pit site	
	an active mine/pit site	
	a non-operating mine/pit site within 1 km of the subject land	
	an industrial or commercial use, and specify the use(s)	
	an active railway line	
<p>(1) Where farm viability or size is an issue or where livestock barns are in proximity to the subject land, forms (Form 1 and 2) provided by the Ministry of Agriculture and Food will serve to further assist the Ministry in providing a response for either the farm parcel size evaluation or Agricultural Code of Practice calculation.</p> <p>(2) A certificate of approval from the local Conservation Authority or the Ministry of Natural Resources will facilitate the review.</p>		

6.0 HISTORY OF THE SUBJECT LAND

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or a consent under The Planning Act?

Yes No Unknown

If yes, and if known, provide the application file number and the decision made on the application.

6.2 From the time the subject land was originally acquired, has the owner severed any land from the subject land?

Yes No Unknown

If yes, and if known, provide for each severed parcel, the date of transfer, the name of the transferee, and the land use. If additional space is required, attach as an appendix.

7.0 CURRENT APPLICATION

7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted for approval?

Yes No Unknown

If yes, and if known, specify the file number and status of the application.

7.2 Is the subject land currently the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent, or approval of a plan of subdivision?

Yes No Unknown

8.0 OTHER INFORMATION

8.1 Is there any other information that you think may be useful to the Committee of Adjustment or other agencies in reviewing this application? If so, explain below or attach as an appendix if additional space is required.

9.0 SKETCH

9.1 The application shall be accompanied by a sketch (see attached sample sketch) showing the following:

- the boundaries and dimensions of the subject lands, and the parts that are to be severed and retained
- the boundaries and dimensions of any land owned by the owner of the subject land that abuts the subject land
- the distance between the subject land and the nearest town lot line or landmark, such as a railway crossing or bridge
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- the existing use(s) on adjacent lands
- the location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way
- if access to the subject land is by water only, the location of the parking and boat docking facilities to be used
- the location and nature of any easement affecting the subject land

7.0 AFFIDAVIT OR SWORN DECLARATION

7.1 This must be completed by the Applicant.

I, _____ of the _____ in the _____
Full Name City, Town, Municipality County or Region
make oath and say (or solemnly declare) that all statements contained in this application are true and conscientiously believing to be true the information contained in the documents that accompany this application. Furthermore, for the purposes of the Freedom of Information Act, I authorize and consent to the use by or the disclosure to any person or public body of any information collected under the Planning Act for the purposes of processing this application.

Sworn (or declared) before me at the _____ in the _____
City, Town, Municipality County or Region

this day _____ of _____, 20____
Day Month Year

Commissioner of Oaths Signature

Applicant Signature

***By submission of this application Town Staff, Commenting Agencies and Committee Members are permitted to access the property for the purpose of site inspections related to this application. Access to the property to conduct site inspections shall be between the hours of 8 a.m. to 7 p.m.**

8.0 AUTHORIZATION

8.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent To Make the Application

I, Laurie Karen Schrempf am the owner of the land that is the subject of this
Owner's Name

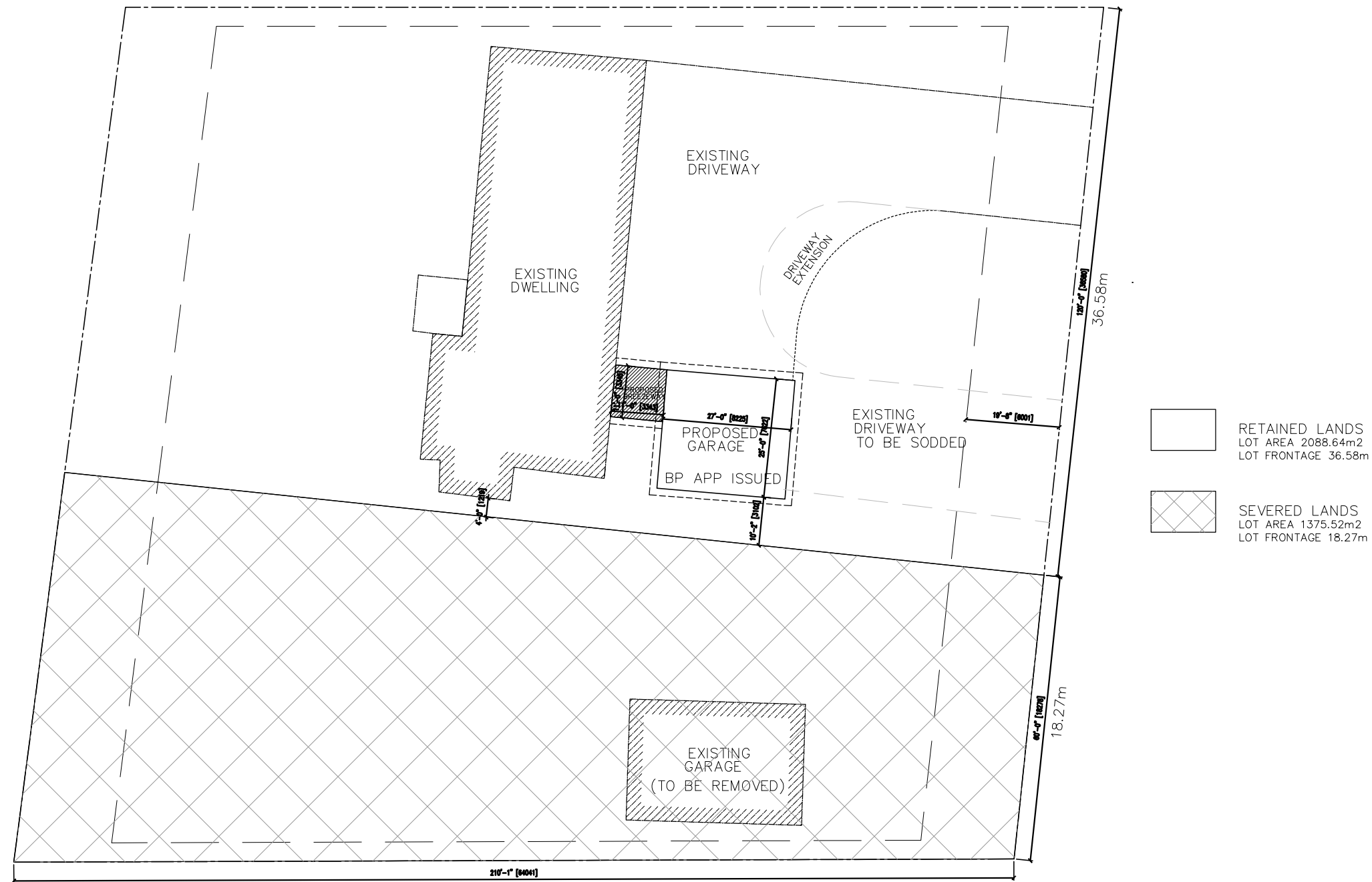
application, and I authorize _____ to make this
Agent's Name

application on my behalf. Furthermore, for the purposes of the Freedom of Information Act, I authorize and consent to the use by disclosure to any person or public body of any information collected under the Planning Act for the purposes of processing this

April 14, 2021

Date

Signature of Owner



DO NOT SCALE THIS DRAWING.

CONTRACTOR TO CHECK AND VERIFY DIMENSIONS ON SITE, AND REPORT DISCREPANCIES TO DESIGNER BEFORE PROCEEDING WITH WORK.

DRAWINGS ARE THE PROPERTY OF DESIGNER AND MAY NOT BE REPRODUCED WITHOUT THE PERMISSION OF THE DESIGNERS.

		KB	REVISED PLANS
NO.	DATE	BY	DESCRIPTION
REVISION RECORD			
1	APR 15 2021	KB	ISSUED FOR PERMIT
NO.	DATE	BY	DESCRIPTION
ISSUE RECORD			

PROJECT

2020 CRAIG RD

INNISFIL Ont

DRAWING

CONCEPT PLAN

SCALE	AS NOTED	DATE	APR 15 21
DRAWN	CHECKED	SHEET#	SP1
PROJ#			