



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-002-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **John Barroso, owner**, for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property for residential purposes.

The subject property is described legally as **PLAN M15 LOT 13**, known municipally as **917 Ferrier Avenue**, and is zoned "**Residential 1 (R1)**",

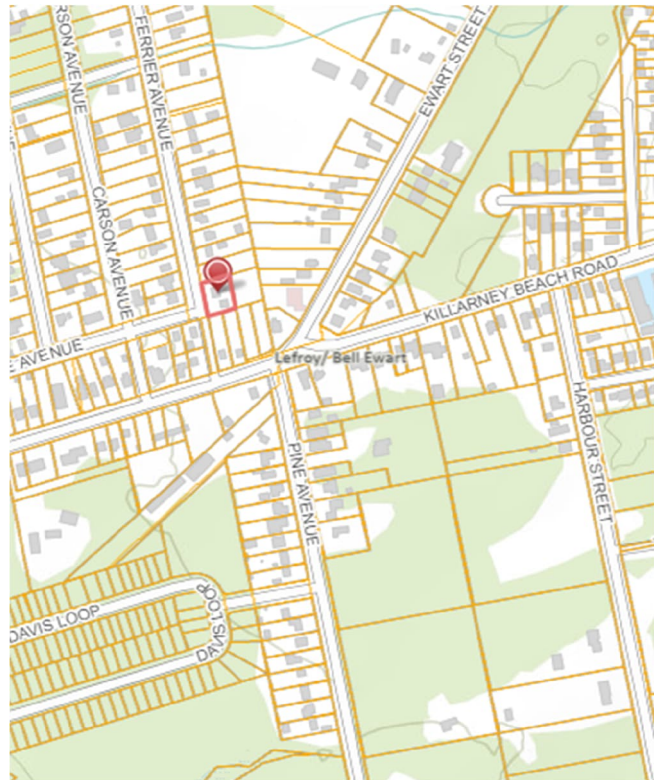
The applicant is proposing to sever a portion of the subject lands for the purpose of creating a new residential lot. The severed lands will have an approximate lot area of 561 m² and a lot frontage of 15.36 m on Ferrier Avenue. The retained parcel will have an approximate lot area of 561 m² and a lot frontage of 15.36 m on Ferrier Avenue.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, May 16, 2024, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:
<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).

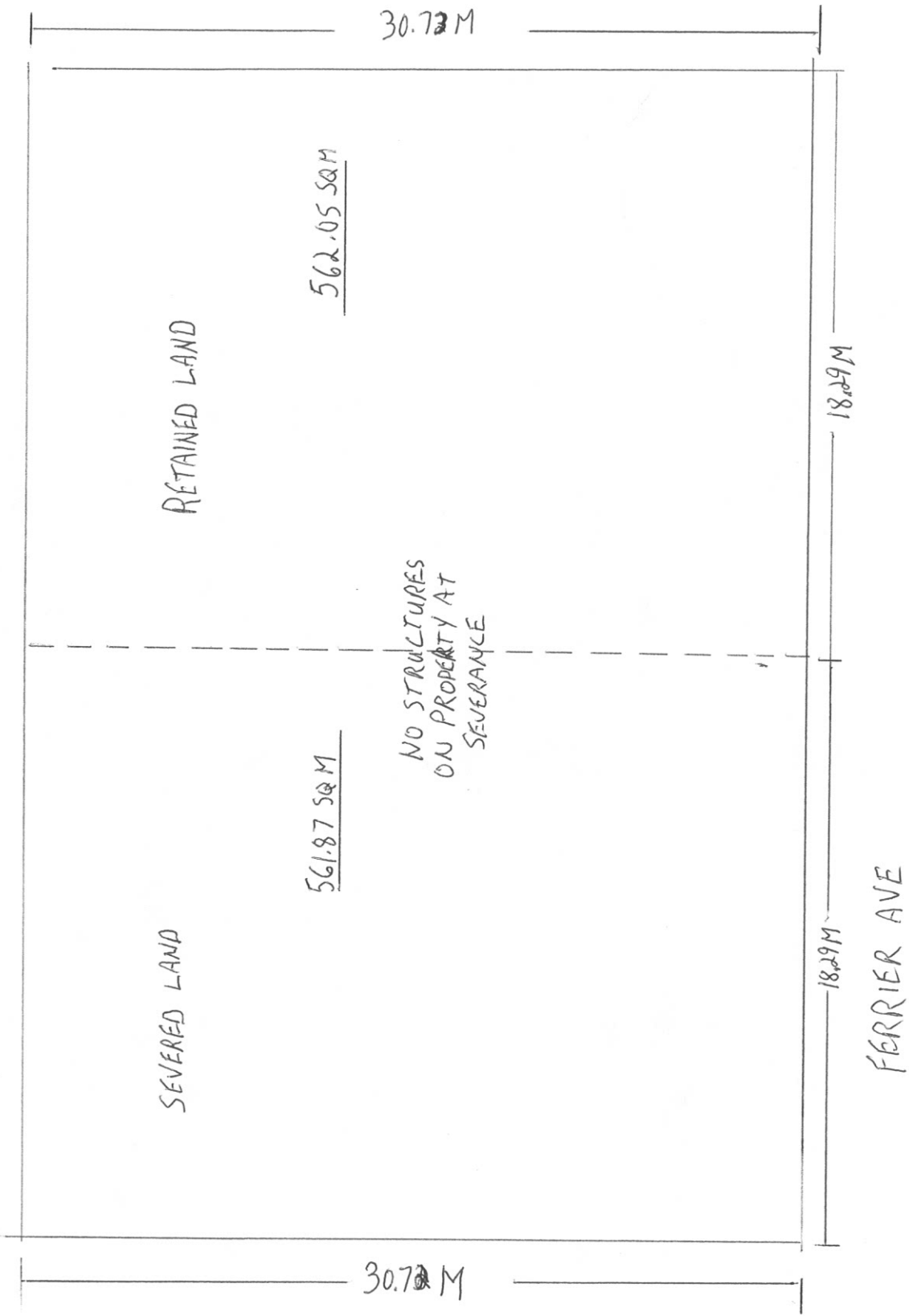


Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **May 1, 2024**

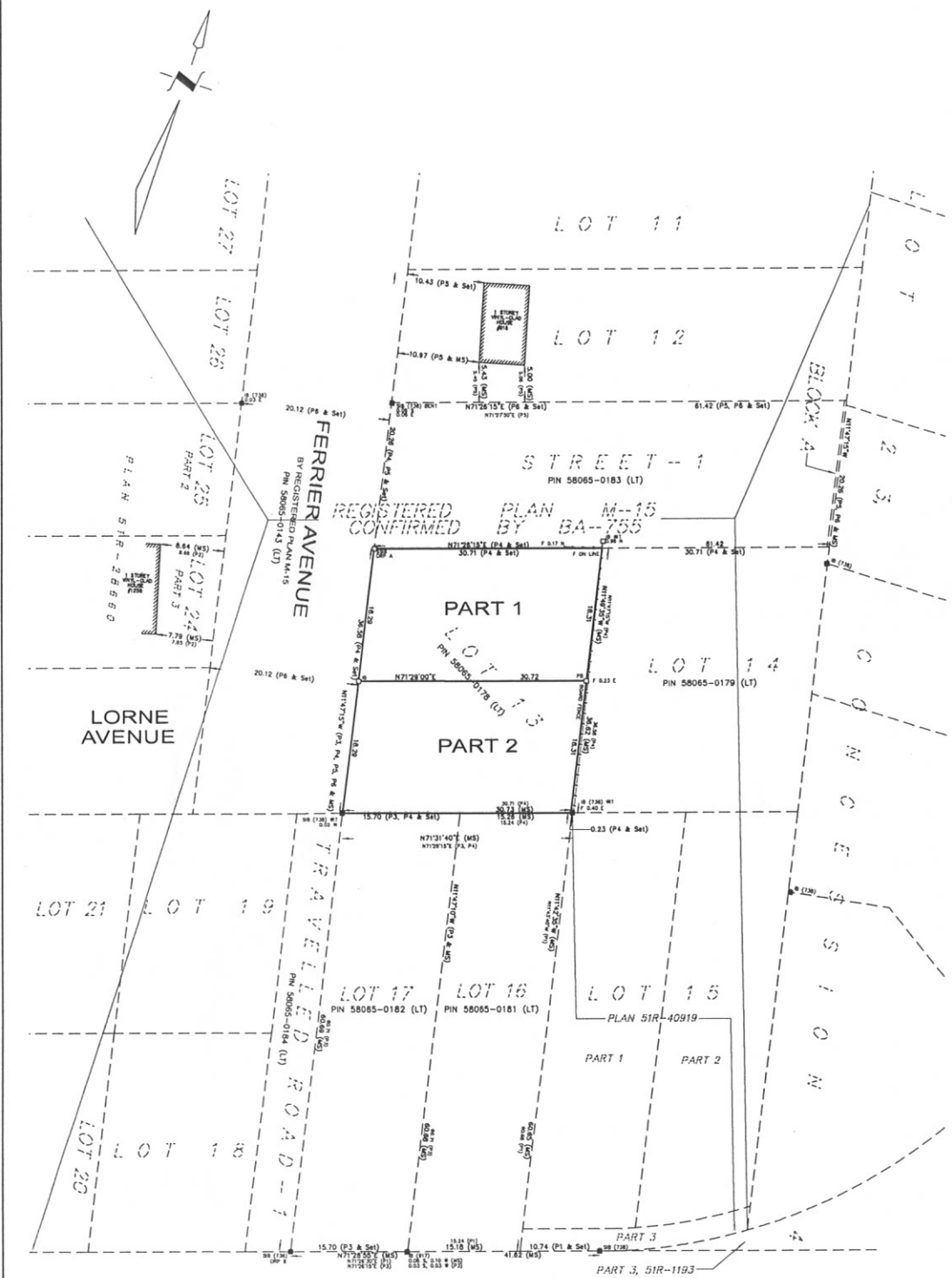
Toomaj Haghshenas,
Secretary Treasurer
thagshenas@innisfil.ca
705-436-3710 ext. 3316

917 FERRIER AVE



SCHEDULE			
PART	LOT/BLOCK	PLAN	PIN
1	LOT 13	REGISTERED PLAN M-15	ALL OF PIN 58065-0178 (LT)
2			

PLAN 51R-43101
 Received and deposited
 August 18th, 2021
 April Sarkany
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Simcoe (No.51)



PLAN OF SURVEY
 OF
 LOT 13
 REGISTERED PLAN M-15
 TOWN OF INNISFIL
 COUNTY OF SIMCOE
 SCALE 1: 300
 RODNEY GEYER
 ONTARIO LAND SURVEYOR INC.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 810mm IN WIDTH BY 782mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300.

BEARING NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN 81°W, ZONE 17 BASED ON NAD 83 CSRS (2010.0 EPOCH).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997353

OBSERVED REFERENCE POINTS (ORP) ARE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VRS NETWORK, UTM ZONE 17 NAD 83 CSRS (2010.0 EPOCH)
 COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	492225.72	815683.76
ORP B	492120.53	815753.63

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
 FOR BEARING COMPARISONS APPLY THE FOLLOWING ROTATION
 P3, P4, P5, P6 COUNTERCLOCKWISE 01°01'00"

METRIC NOTE
 DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND**
- P1 DENOTES PLAN 51R-42918
 - P2 DENOTES PLAN 51R-28560
 - P3 DENOTES PLAN OF SURVEY BY J. C. MOORE, O.L.S. DATED FEBRUARY 17, 1989
 - P4 DENOTES BUILDING LOCATION SURVEY BY W. D. SMITH, O.L.S. DATED MARCH 3, 1987
 - P5 DENOTES BUILDING LOCATION PLAN BY R. C. RAIKES, O.L.S. DATED APRIL 25, 1988
 - P6 DENOTES REGISTERED PLAN M-15
 - # DENOTES SURVEY MONUMENT FOUND
 - G DENOTES SURVEY MONUMENT SET
 - SB DENOTES STANDARD IRON BAR
 - SBIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - (M5) DENOTES MEASURED
 - WT DENOTES WITNESS
 - (738) DENOTES R. C. KIRKPATRICK, O.L.S.
 - (917) DENOTES R. A. GARDEN LTD., O.L.S.
 - F DENOTES FENCE.

KILLARNEY BEACH ROAD
 ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF JULY, 2021.

AUGUST 3, 2021
 DATE: _____
 RODNEY GEYER
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2174448

RODNEY GEYER
 ONTARIO LAND SURVEYOR INC.
 150 FARDING ROAD, UNIT 29
 ALLSTON, ONTARIO L8R 1E8
 PHONE (705) 434-0411
 WWW.GEYERLANDSURVEY.COM

CHECKED BY: RYG	DATE: 08/03/21	NO. DATE: AUGUST 3, 2021	P.O. NO.: 21-2475-R1	REV. A
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