



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-2026-002**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Brandon Dilollo, Applicant** on behalf of **Top Hill Estates Inc., Owners**, 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 properties are described legally as **INNISFIL CON 3 N PT LOTS 14 and 15 RP 51R23445 PT PART 3** known municipally as **2439 4th Line** and zoned **“Agricultural (AG), Residential (R1) and Environmental Protection (EP).”**

The applicant is proposing to sever the residentially zoned portion of the lands municipally known as 2439 4th Line from the agriculturally zoned portion of the property to create three new residential lots. The first severed lot (Lot 1) is proposed to have a lot frontage of approximately 18.6 m and a total lot area of approximately 2,540 m². The second severed lot (Lot 2) is proposed to have a lot frontage of approximately 17.2 m and a total lot area of approximately 1,610 m². The third severed lot (Lot 3) is proposed to have a lot frontage of approximately 17.0 m and a total lot area of approximately 1,650 m². The retained agricultural lands are proposed to have a total lot area of approximately 85.58 ha.

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 21, 2026, 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>

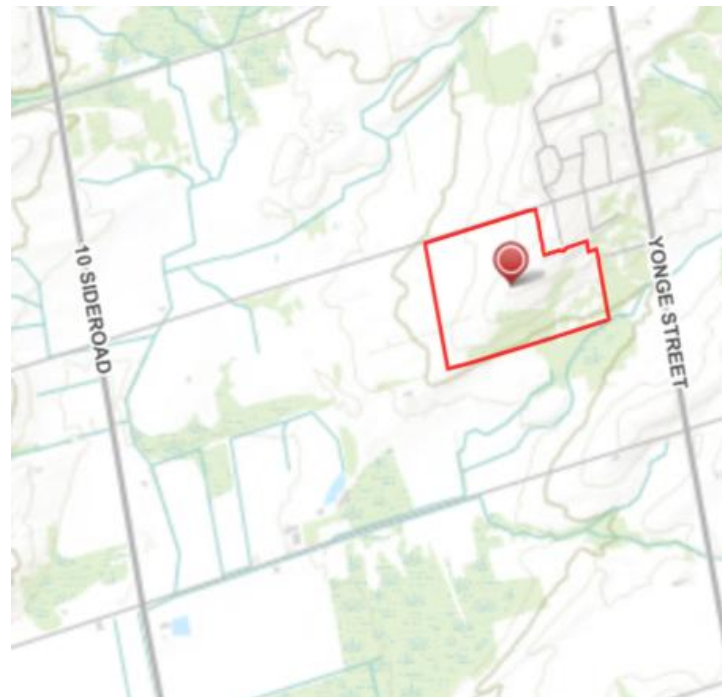
Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

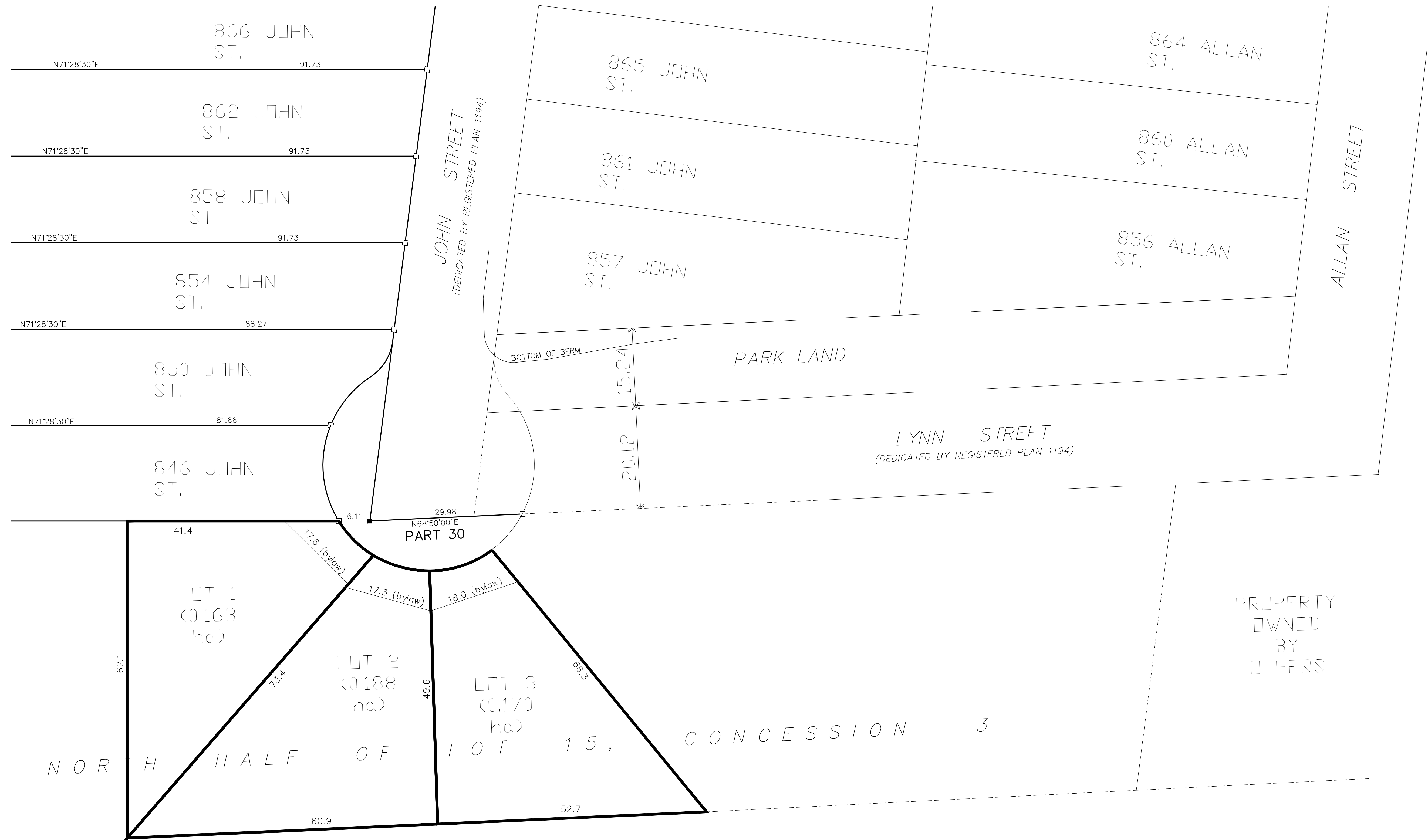
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **April 27, 2026**

Sarah Burton Hopkins,
Secretary Treasurer
sburtonhopkins@innisfil.ca
705-436-3710 ext. 3504





KEY PLAN:



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

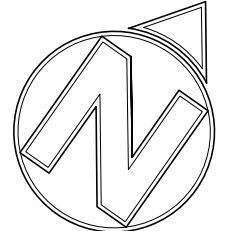

SURVEY INFORMATION

LEGEND:



12670 BATHURST STREET, KING CITY ON L7B 1K5
TEL: 647-468-1783 EMAIL: augustonalli@arnpm.ca

NO.	DATE	PRINT & REVISION RECORD

NORTH ARROW:  STAMP: 

PROJECT:
RESIDENTIAL DEVELOPMENT
PART OF THE NORTH HALF OF LOT 15
CONCESSION 3
TOWNSHIP OF INNISFIL, NOW IN THE
TOWN OF INNISFIL
COUNTY OF SIMCOE

DRAWING TITLE:
CONSENT PLAN

DRAWN BY: MM	CHECKED BY: BD
SHEET: ARCH D (24X36)	DATE: MAY 6th, 2026
SCALE: 1:400M	DRAWING NO: A-1
PROJECT NUMBER: XXX	ISSUED FOR: REVIEW
TOWN FILE NO: XXX	

PLAN OF SURVEY OF
 LOTS 1, 2, 3, 4, 5, 6 AND BLOCK 9
 REGISTERED PLAN 51M-604 AND
 PART OF THE NORTH HALF OF LOT 15
 CONCESSION 3
 TOWNSHIP OF INNISFIL, NOW IN THE
 TOWN OF INNISFIL
 COUNTY OF SIMCOE

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE _____ 12th DAY OF _____ APRIL, 2016

DATE: APRIL 14, 2016

V.G.P.
 VALERIO G. PAPA
 ONTARIO LAND SURVEYOR

NOTE:

- # DENOTES
- IB
- SSB
- IB
- CC
- WIT
- OU
- Ms
- PL
- P
- 738

NOTE:

ALL FOUND MONUMENTS SHOWN HEREON WERE PLANTED BY RANKS & BOWERS, O.L.S., UNLESS OTHERWISE NOTED

SURVEY MONUMENT FOUND
 SURVEY MONUMENT PLANTED
 STANDARD IRON BAR
 SHORT STANDARD IRON BAR
 IRON BAR
 CUT CROSS
 WITNESS
 ORIGIN UNKNOWN
 MEASURED
 REGISTERED PLAN 51M-604
 PLAN 51R-23445
 R. KIRKPATRICK, O.L.S.

NOTE:

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE UTM GRID COORDINATE SYSTEM (NAD-1983/CSRS-83/1997.0) HORIZONTAL CONTROL MONUMENTS:
 HCM 00919753983 N: 4998977.172 E: 611881.250
 HCM 00819680691 N: 4905272.865 E: 611399.657
 ZONE 17, CENTRAL MERIDIAN = 81°00'00" W LONGITUDE.
 DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99971197.

INTEGRATION DATA

UTM COORDINATES SHOWN HEREON ARE REFERRED TO THE 6° UTM GRID COORDINATE SYSTEM, NAD-1983/CSRS-1997.0.
 COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O. REG. 216/10.
 COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID	NORTHING	EASTING
SCP (A)	4900565.597	611085.902
SCP (B)	4900320.895	611134.776
SCP (C)	4900363.775	611262.744

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: APRIL 14, 2016

VALERIO G. PAPA
 ONTARIO LAND SURVEYOR

PLAN 51R-40763

RECEIVED AND DEPOSITED

DATE: APRIL 20, 2016

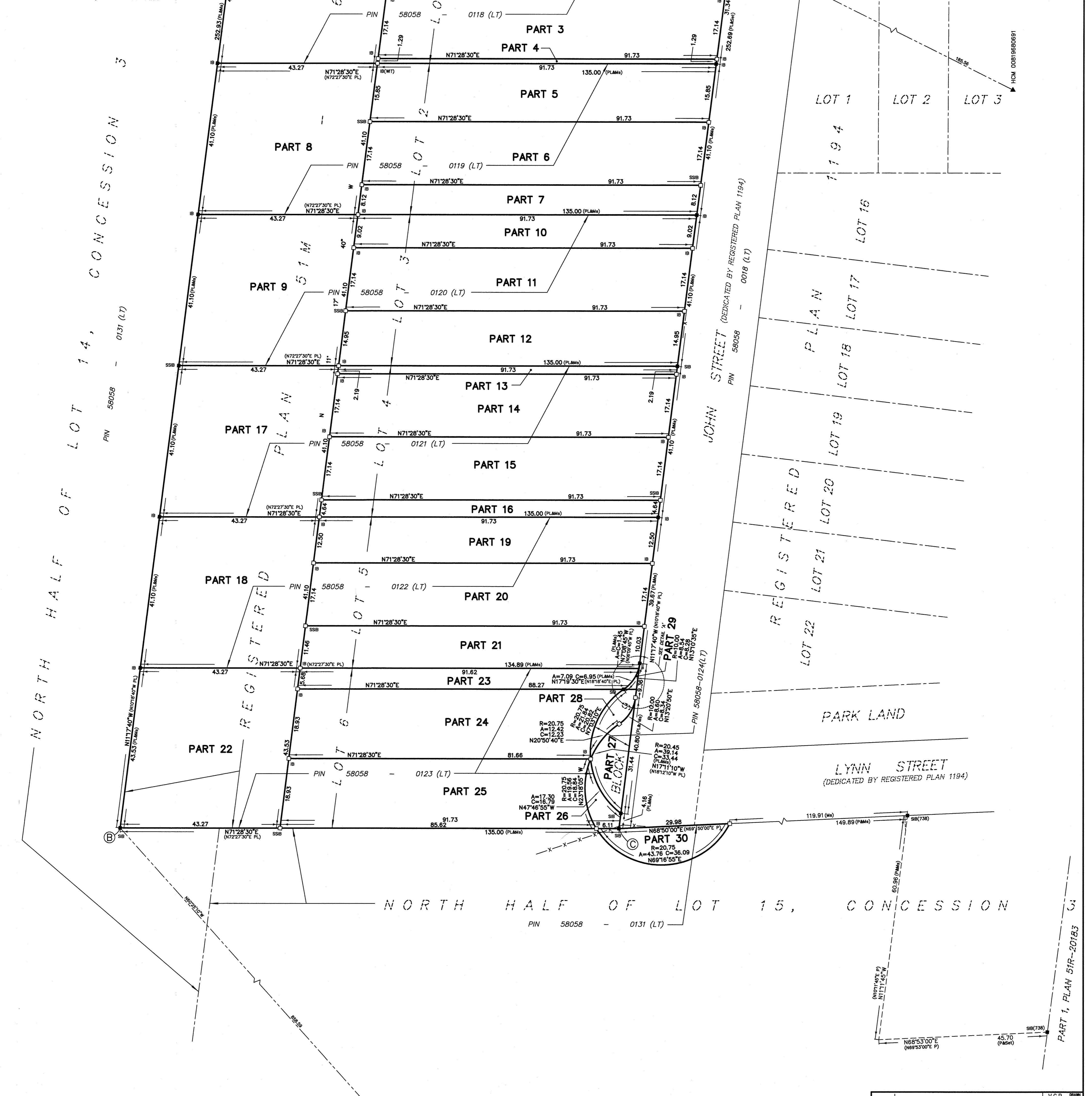
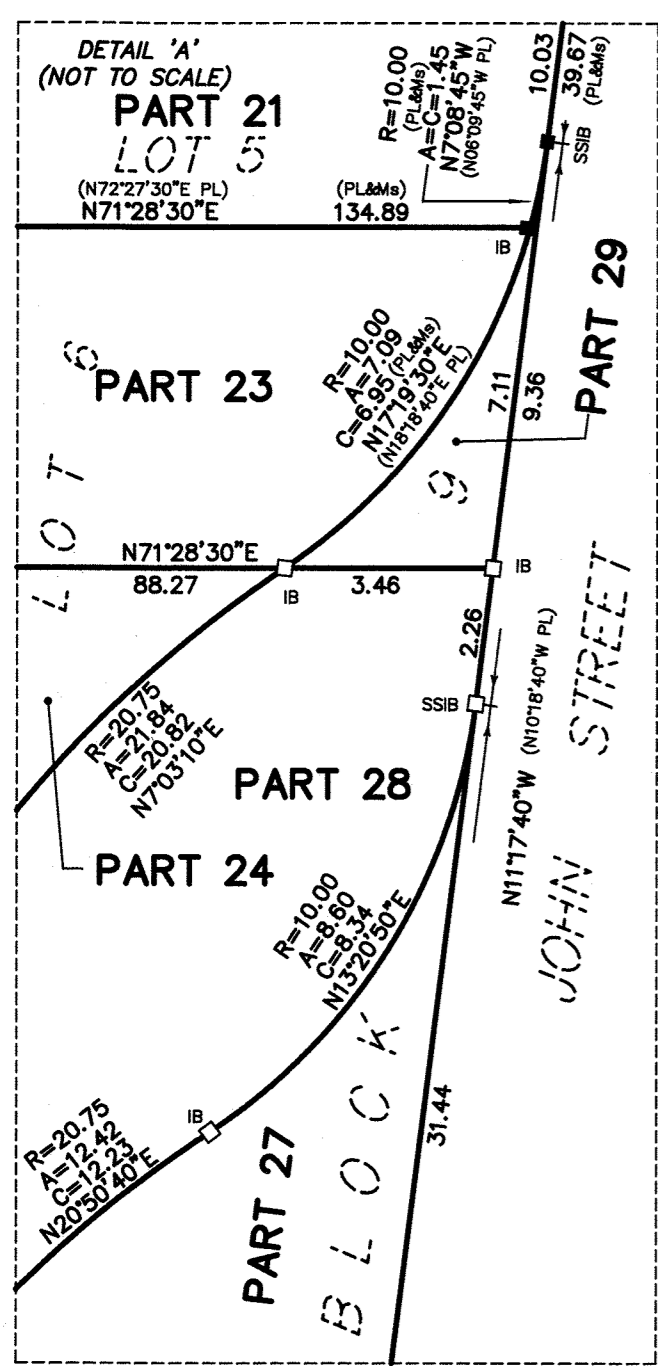
"O. M. C. O. N. T. A. R. I. O."
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SIMCOE (No. 51)

SCHEDULE OF PARTS

PART	LOT	PLAN/CONCESSION	PIN.	AREA(m ²)
1				1781.7
2	ALL OF 1		ALL OF 58058-0118(LT)	2042.4
3				1559.4
4				117.5
5				1441.9
6	ALL OF 2		ALL OF 58058-0119(LT)	1559.4
7				738.8
8				1764.3
9				1764.3
10	ALL OF 3		ALL OF 58058-0120(LT)	820.6
11				422.0
12				1360.1
13				199.3
14	ALL OF 4	REGISTERED PLAN 51M-604	ALL OF 58058-0121(LT)	1559.4
15				1559.4
16				1764.3
17				1764.3
18	ALL OF 5		ALL OF 58058-0122(LT)	1137.4
19				1559.4
20				1043.2
21				1868.6
22				509.3
23	ALL OF 6		ALL OF 58058-0123(LT)	1555.3
24				1541.7
25				86.5
26				173.1
27	ALL OF BLOCK 9		ALL OF 58058-0124(LT)	88.0
28				7.2
29				
30	PART OF THE N/2 OF LOT 15	CONCESSION 3	PART OF 58058-0131(LT)	264.9

SCALE = 1:500m

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



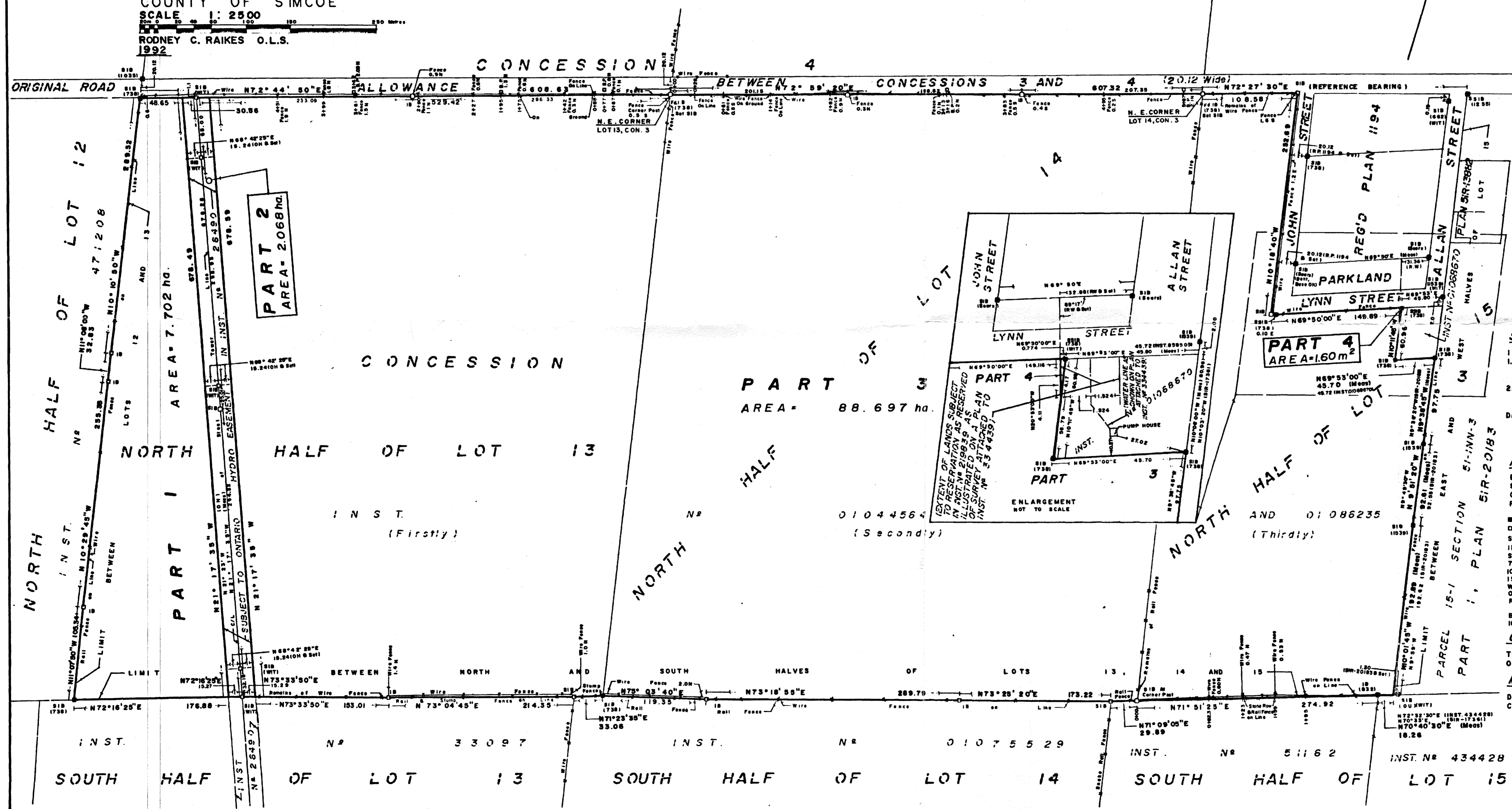
PLAN OF SURVEY
 OF ALL OF
**NORTH HALF OF
 LOTS 13 AND 14**
 AND PART OF
NORTH HALF OF LOT 15
 CONCESSION 3
 TOWNSHIP OF INNISFIL
 Now in the TOWN OF INNISFIL
 COUNTY OF SIMCOE
 SCALE 1:2500
 RODNEY C. RAIKES O.L.S.
 1992

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
PLAN 5 IR-23445
 RECEIVED AND DEPOSITED
 DATE: APRIL 20, 1992 DATE: NOV. 18, 1992
Rodney C. Raikes *Ass't W. A. Jones*
 RODNEY C. RAIKES DEPUTY LAND REGISTRAR
 ONTARIO LAND SURVEYOR FOR THE LAND TITLES DIVISION OF SIMCOE (NO.51)

PART	LOT	CON	PARCEL
1 & 2	PART OF N1/2 LOT 13	3	ALL OF PARCEL 13-1
3	PART OF N1/2 LOTS 13 & 14 AND ALL OF N1/2 LOT 14	3	SECTION 51-INN-3
4	PART OF N1/2 LOT 15	3	

PART 2 IS SUBJECT TO ONTARIO HYDRO EASEMENT IN INST. NO. 26490
 PART 4 IS SUBJECT TO RESERVATION RESERVED IN INST. NO. 219859

APPROVED
 DATE: July 6th 1992
Thomas L. Gausman
 ASSISTANT EXAMINER OF SURVEYS
 FILE: 0046-51-499



SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THE SURVEY WAS COMPLETED ON THE 31st DAY OF MARCH, 1992.
 DATE: MARCH 31, 1992.
Rodney C. Raikes
 RODNEY C. RAIKES
 ONTARIO LAND SURVEYOR

NOTES
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4, SHOWN AS N72°27'30"E ON PLAN 5 IR-13862.
 ■ DENOTES SURVEY MONUMENT FOUND
 □ DENOTES SURVEY MONUMENT PLANTED
 SIB STANDARD IRON BAR
 IB IRON BAR
 SIBB SHORT STANDARD IRON BAR
 738 R. KIRKPATRICK O.L.S.
 1055 P. SUTHERLAND O.L.S.
 1539 R. PREISS O.L.S.
 WIT WITNESS
 OH ONTARIO HYDRO
 RW PLAN OF SURVEY BY R. WELSMAN O.L.S. DATED JUNE 1, 1970. ATTACHED TO INST. NO. 334440.
 B.P. BELL PEDESTAL
 1035 R. WELSMAN O.L.S.

CAUTION
 THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.
METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

RAIKES & BOWERS
 SURVEYING LTD.
 25 BERCZY STREET
 BOX 1150 BARRIE, ONTARIO 728-8863
 A. A. PROJECT NO. 3518

- LEGEND:**
- CB DENOTES CATCH BASIN
 - MH DENOTES MAN HOLE
 - INV. DENOTES INVERT
 - OBV. DENOTES OBVERT
 - CSP DENOTES CORRUGATED STEEL PIPE
 - LS DENOTES LIGHT STANDARD
 - UP DENOTES UTILITY POLE
 - OW DENOTES CITY WIRE
 - BB DENOTES BELL BOX
 - ADW DENOTES ASPHALT DRIVEWAY
 - GOW DENOTES GRAVEL DRIVEWAY
 - WV DENOTES WATER VALVE
 - SS DENOTES STREET SIGN
 - DENOTES DECIDUOUS TREE
 - DENOTES CONIFEROUS TREE
 - DENOTES EXISTING ELEVATION

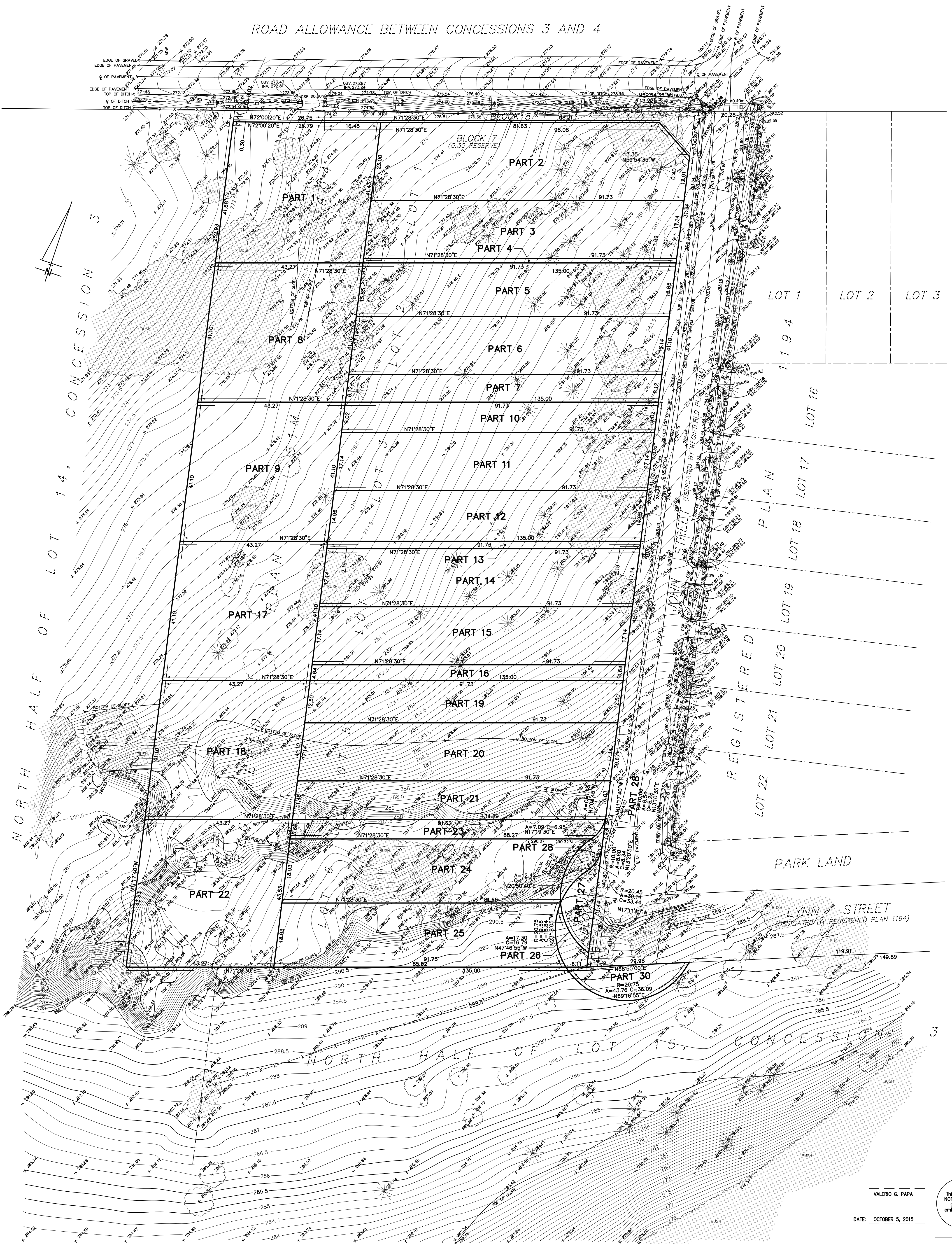
NOTE:
 BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OFFICE RECORDS AND IS SUBJECT TO A LEGAL SEARCH AND FINAL SURVEY.
 THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 THIS SKETCH IS NOT TO BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

GEODETTIC: ELEVATIONS SHOWN HEREON ARE GEODETTIC AND ARE DERIVED FROM THE BENCHMARK NO. 001931U463S, TOWNSHIP OF CHURCHILL ELEVATION = 294.399 METRES.

PLAN OF SURVEY OF LOTS 1, 2, 3, 4, 5, 6 AND BLOCK 9 REGISTERED PLAN 51M-604 AND PART OF THE NORTH HALF OF LOT 15 CONCESSION 3 TOWNSHIP OF INNISFIL, NOW IN THE TOWN OF INNISFIL COUNTY OF SIMCOE

SCALE = 1:500m
 METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4



VALERIO G. PAPA

DATE: OCTOBER 5, 2015

This sketch is NOT on original copy unless embossed with a seal.