

COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-2026-007

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application from **Lisa Reis, Applicant** on behalf of **Concetta Caruso, 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 9 PT LOT 27 RP 51R8434 PART 1** known municipally as **2596 Leonard St** and zoned **"Environmental Protection (EP)"** and **INNISFIL CON 9 PT LOT 27 RP 51R8434 PART 2** known municipally as **2562 Leonard St** and zoned **"Residential (R1)"**.

The applicant is proposing to sever the residentially zoned lands municipally known as 2562 Leonard Street from the adjoining Environmental Protection (EP) lands municipally known as 2596 Leonard Street. The severed residential lot is proposed to have an approximate lot frontage of 20.42m and a lot area of approximately 918m². The retained Environmental Protection lands are proposed to have an approximate frontage of 16m and a lot area of approximately 5.80 hectares. The purpose of the application is to create a separate residential lot containing the existing dwelling and associated residential uses.

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 53 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 16th day of July 2026.

CIRCULATION DATE OF NOTICE OF DECISION: July 17th, 2026

A handwritten signature in black ink, appearing to read "Rod Hicks".

Rod Hicks, Chair

A handwritten signature in black ink, appearing to read "M. Adam".

Marnie Adam, Member

A handwritten signature in black ink, appearing to read "John Raimondi".

John Raimondi, Member

A handwritten signature in black ink, appearing to read "William Van Berkel".

William Van Berkel, Member

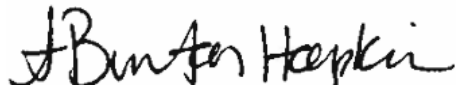
A handwritten signature in black ink, appearing to read "Sarah Van Lierop".

Sarah Van Lierop, Member

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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.

I, Sarah Burton Hopkins, 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-2026-007 rendered on July 16, 2026.

A handwritten signature in black ink that reads "Sarah Burton Hopkins".

Sarah Burton Hopkins
Secretary-Treasurer
Committee of Adjustment
sburtonhopkins@innisfil.ca
705-436-3740 ext. 3504

NOTICE OF LAST DATE OF APPEAL

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Minor Variance may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the Town of Innisfil as the Approval Authority or by mail to Town of Innisfil, Secretary-Treasurer, Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, ON. L9S 1A1 no later than 4:30 p.m. on August 6, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planning@innisfil.ca.

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.

CONDITIONS OF APPROVAL

The below Condition(s) of Approval shall be completed within **TWO YEARS** 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

1. That existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. If any trees are proposed to be removed to facilitate the proposed consent, a Tree Preservation/Planting Plan, proposing tree compensation and replacement rates for any trees to be removed, and location of new trees and tree protection measures during any proposed site alteration shall be provided to the satisfaction of the Town and LSRCA.
2. That the owner's solicitor shall provide written confirmation that the severed land at 2956 Leonard Street (Adams Road (respective Roll No. 010-042-20200-0000) has street access through "Block A" on the land survey provided in this application, in accordance with the Official Plan requirement that new lots shall abut an open and maintained public road.
3. That the applicants retain an Ontario Land Surveyor to prepare and submit a digital copy of a draft reference plan identifying the severed and retained lands, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.
4. That updated plans showing setbacks to the existing home and accessory structures be provided to the satisfaction of the Planning Department.

Engineering

5. Should trees be removed tree compensation shall be provided in accordance with the Town Standards.

LSRCA

6. That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Consent (Minor – planner review only) is \$630