



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-2026-001 & B-2026-006**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Luca Greco & Isabella Greco, 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 **Plan 99 Lot 3** known municipally as **10 Hamilton St** and **Plan 99 lot 2** known municipally as **3 Cook Ave** and are zoned “**Residential (R1)**”.

The applicant is proposing a lot reconfiguration involving the lands municipally known as **3 Cook Avenue** and **10 Hamilton Street** to facilitate the creation of one new residential lot fronting onto Hamilton Street. The owners of both properties are working together, with each property conveying a portion of their lands to form the new residential lot.

3 Cook Avenue currently has a lot frontage of approximately 20.10 m along Cook Avenue and a lot area of approximately 1,012 m². Following the proposed severance, 3 Cook Avenue is proposed to have a reduced lot area of approximately 642 m².

10 Hamilton Street currently has a lot frontage of approximately 20.02 m along Cook Avenue and a lot area of approximately 1,008 m². Following the proposed severance, 10 Hamilton Street is proposed to have a reduced lot area of approximately 640 m².

The proposed new residential lot is to be created from portions of both 3 Cook Avenue and 10 Hamilton Street, and is proposed to have a lot frontage of approximately 18.40 m along Hamilton Street and a total lot area of approximately 738 m².

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).





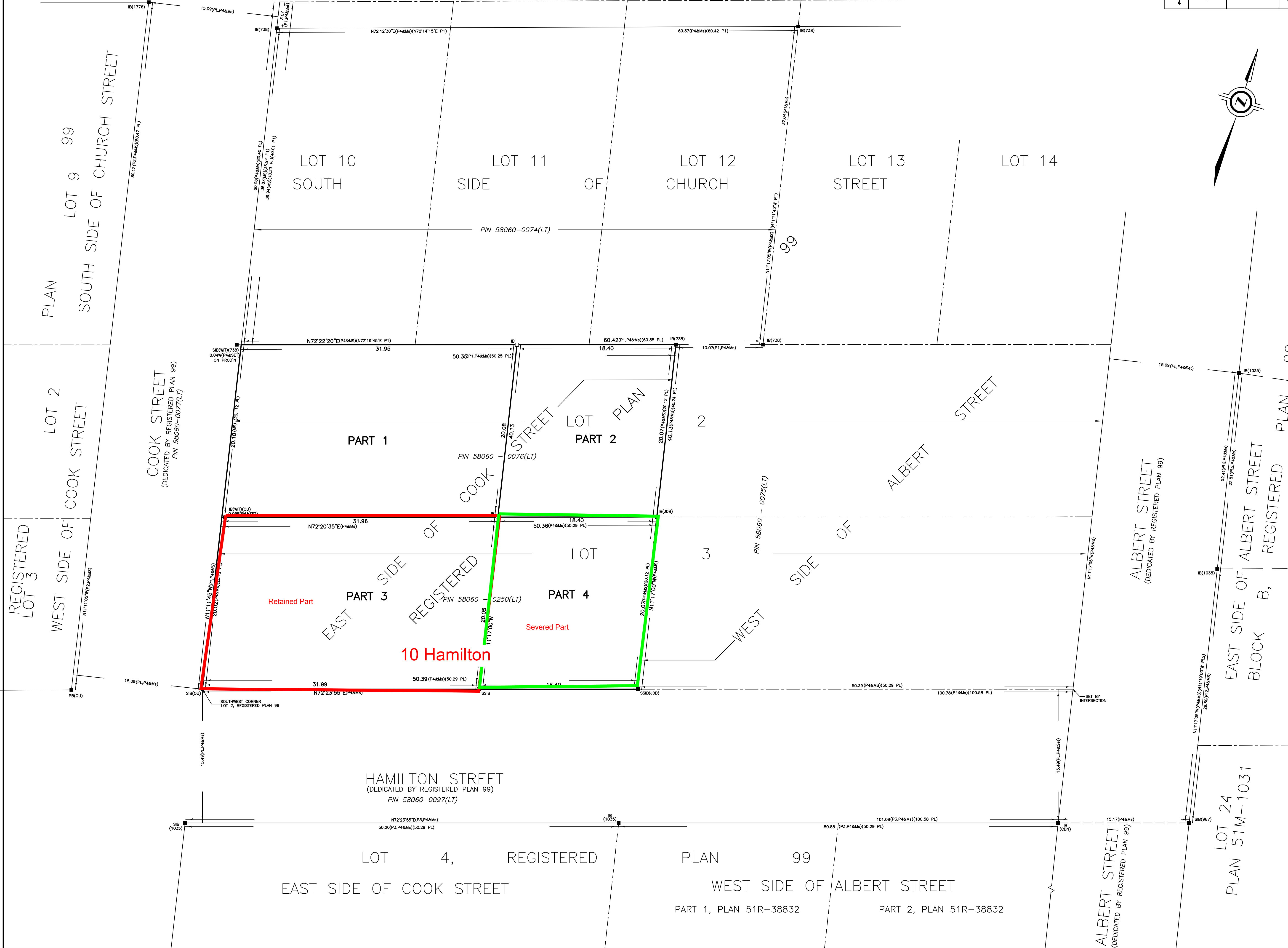
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **April 27, 2026**

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

THE KING'S HIGHWAY No. 89
(ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP OF INNISFIL AND WEST GWILLIMBURY)
(KNOWN AS CHURCH STREET)

SCHEDULE				
PART	PART OF LOT	REGISTERED PLAN	PART OF PIN	AREA(SQ.M.)
1	2	99	58060-0076(LT)	637.7
2	3		58060-0250(LT)	367.1
3	3		58060-0250(LT)	636.7
4	3		58060-0250(LT)	366.8



PLAN OF SURVEY OF
LOTS 2 AND 3
EAST SIDE OF COOK STREET
REGISTERED PLAN 99
GEOGRAPHIC TOWNSHIP OF COOKSTOWN
NOW IN THE
TOWN OF INNISFIL
COUNTY OF SIMCOE
SCALE = 1:200m

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

NOTES
BEARING ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A & B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999698.
FOR BEARING COMPARISONS, A ROTATION OF 0°55'45" COUNTER-CLOCKWISE WAS APPLIED TO BEARING OF P1.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP A	603 982.39	4 893 841.60
ORP B	604 125.90	4 893 787.49

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT TIE BETWEEN ORPs A & B IS 153.41 METRES N69°20'25"W.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - OU DENOTES ORIGIN UNKNOWN
 - WT DENOTES WITNESS
 - M DENOTES MEASURED
 - PL DENOTES REGISTERED PLAN 99
 - P2 DENOTES REGISTERED PLAN 51M-1031
 - P1 DENOTES PLAN OF SURVEY BY R.C. KIRKPATRICK, O.L.S. DATED NOVEMBER 28, 1977 (JOB No. RK-5225)
 - P2 DENOTES SRPP BY I.D.W. SURVEYORS, O.L.S. DATED JUNE 8, 2021 (FILE No. A-027215-SRPR_V5)
 - P3 DENOTES PLAN 51R-38832
 - P4 DENOTES SRPP BY GUIDO PAPA SURVEYING A DIVISION OF J.D. BARNES LTD., O.L.S. DATED DECEMBER 2, 2025 (REF. No. 25-18-037-00)
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 - 1776 DENOTES DAVID J. PESCE SURVEYING, O.L.S.
 - 736 DENOTES R.C. KIRKPATRICK, O.L.S.
 - CDN DENOTES CDN LAND SURVEYORS INC., O.L.S.
 - PR DENOTES BY PROPORTION
 - PRODN DENOTES PRODUCTION

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 2, 2025.

DECEMBER 16, 2025
DATE VALERIO G. PAPA
ONTARIO LAND SURVEYOR

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

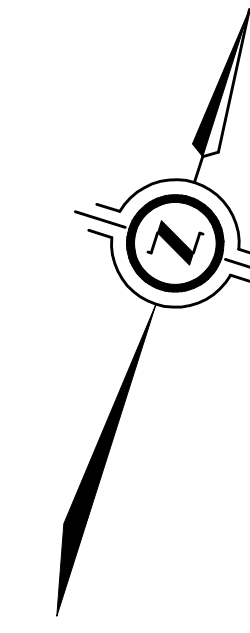
GUIDO PAPA SURVEYING SURVEYING MAPPING GIS
A Division of J.D. Barnes Limited

UNIT B7 - 9135 KEELE ST., VAUGHAN, ON L4K 0J4
T: (289) 553-5961 F: (289) 553-5986 www.jdbarnes.com

DRAWN BY: J.S.	CHECKED BY: V.G.P.	REFERENCE NO.: 25-18-037-00-R
DATED: DECEMBER 16, 2025		

THE KING'S HIGHWAY No. 89
(ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP OF INNISFIL AND WEST GWILLIMBURY)
(KNOWN AS CHURCH STREET)

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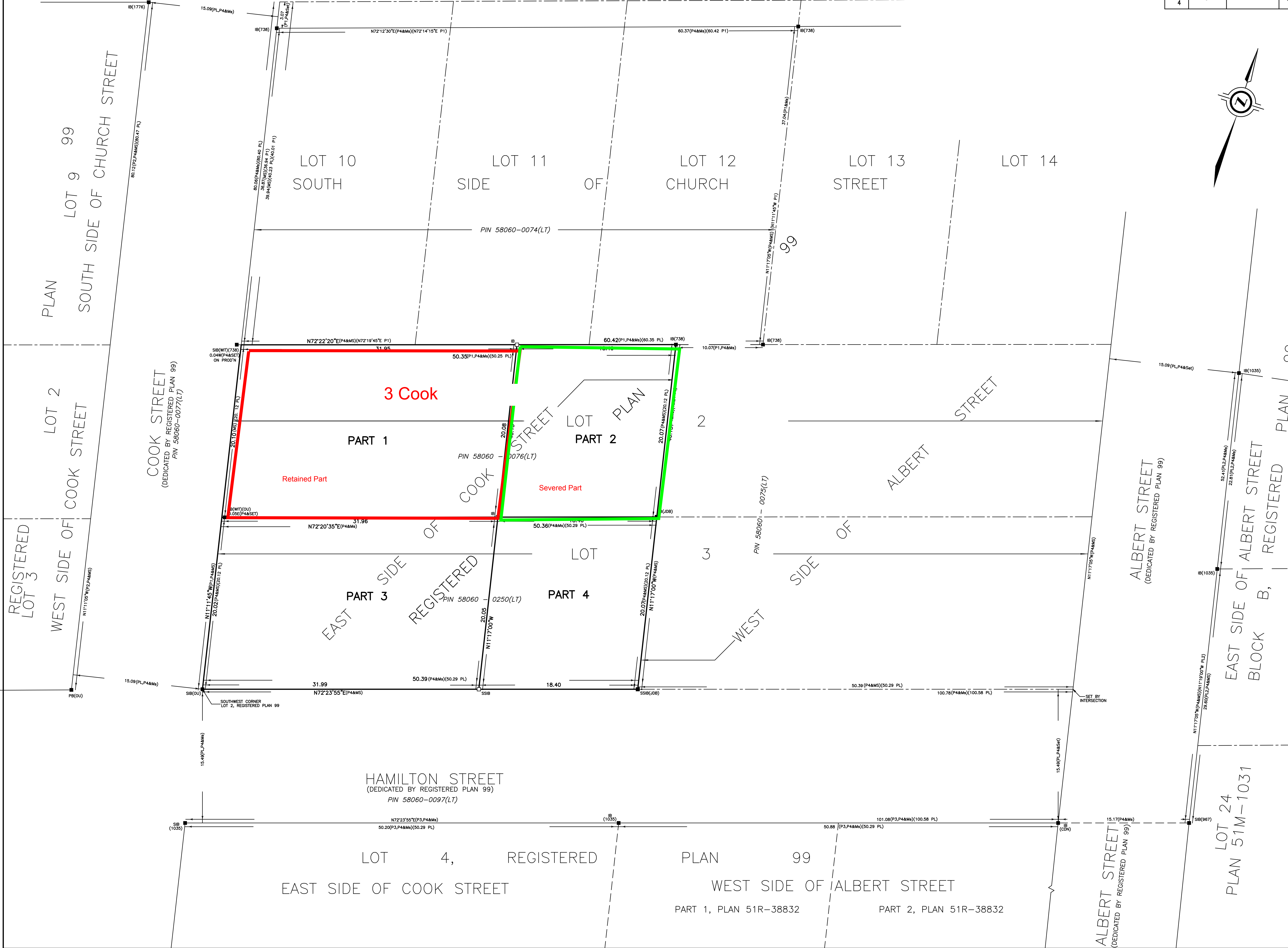
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DRAWN BY: J.S.	CHECKED BY: V.G.P.	REFERENCE NO.: 25-18-037-00-R
		DATED: DECEMBER 16, 2025



PLAN SOUTH SIDE OF CHURCH STREET

LOT 2 WEST SIDE OF COOK STREET REGISTERED LOT 3 WEST SIDE OF COOK STREET

LOT 4, REGISTERED PLAN 99 EAST SIDE OF COOK STREET

LOT 10 SOUTH

LOT 11 SIDE

LOT 12 CHURCH

LOT 13 STREET

LOT 14

COOK STREET (DEDICATED BY REGISTERED PLAN 99) PIN 58060-0077(LT)

EAST SIDE OF COOK STREET REGISTERED

WEST SIDE OF ALBERT STREET PART 1, PLAN 51R-38832 PART 2, PLAN 51R-38832

ALBERT STREET (DEDICATED BY REGISTERED PLAN 99)

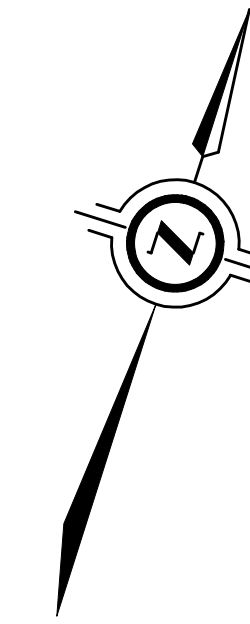
EAST SIDE OF ALBERT STREET BLOCK B, REGISTERED PLAN 99

LOT 24 PLAN 51M-1031

HAMILTON STREET (DEDICATED BY REGISTERED PLAN 99) PIN 58060-0097(LT)

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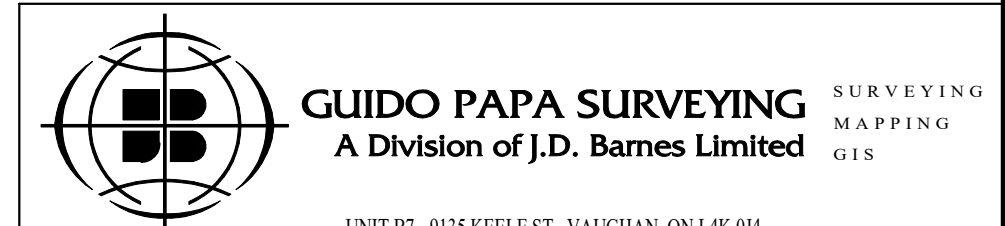
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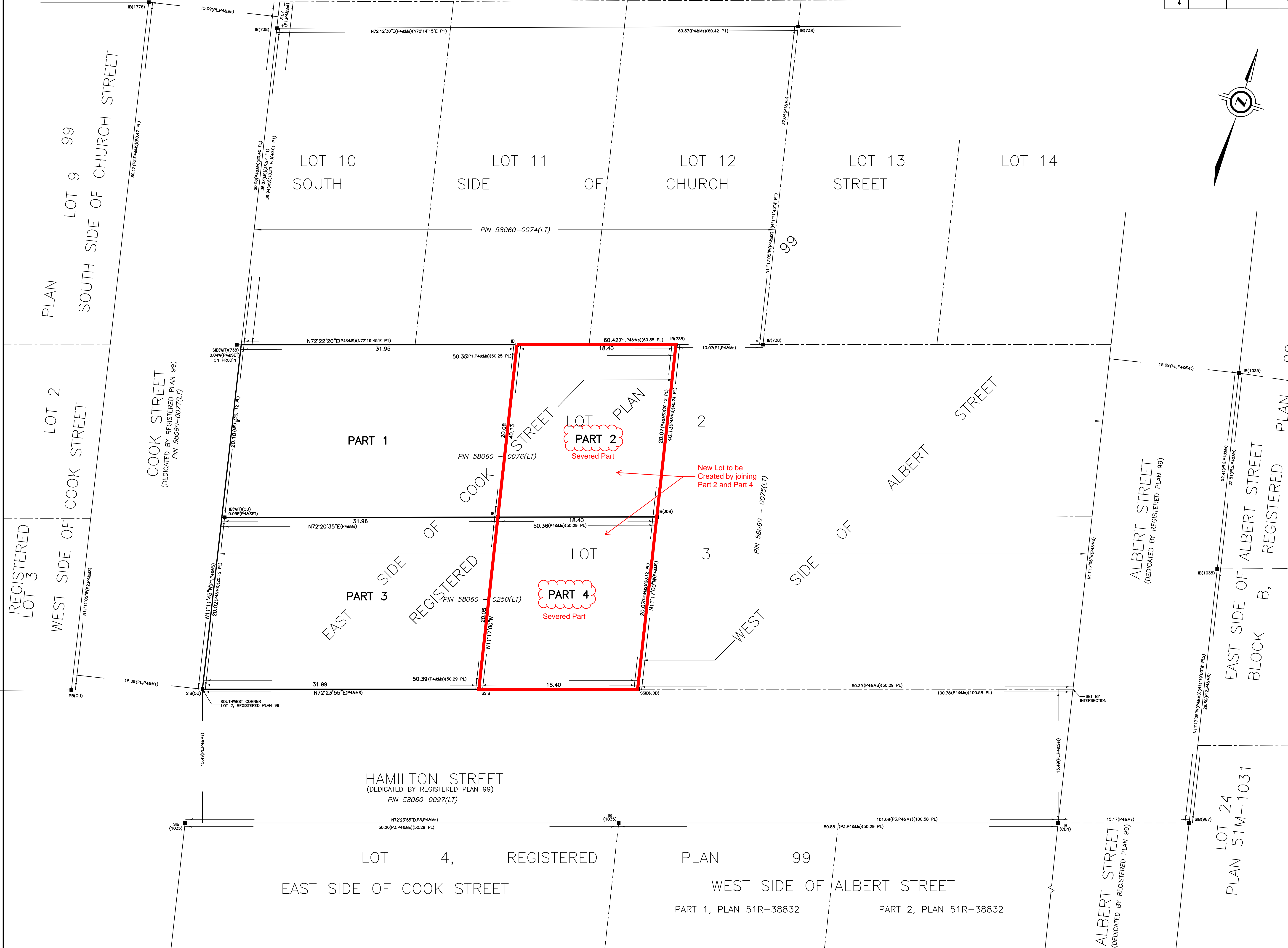
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DRAWN BY: J.S.	CHECKED BY: V.G.P.	REFERENCE NO.: 25-18-037-00-R
		DATED: DECEMBER 16, 2025



PLAN SOUTH SIDE OF CHURCH STREET

REGISTERED LOT 3 WEST SIDE OF COOK STREET

LOT 4, REGISTERED PLAN 99 EAST SIDE OF COOK STREET

COOK STREET (DEDICATED BY REGISTERED PLAN 99) PIN 58060-0077(LT)

HAMILTON STREET (DEDICATED BY REGISTERED PLAN 99) PIN 58060-0097(LT)

LOT 2 WEST SIDE OF ALBERT STREET PART 1, PLAN 51R-38832

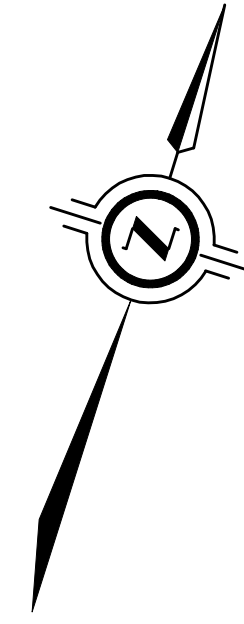
LOT 3 WEST SIDE OF ALBERT STREET PART 2, PLAN 51R-38832

ALBERT STREET (DEDICATED BY REGISTERED PLAN 99)

LOT 24 PLAN 51M-1031

THE KING'S HIGHWAY No. 89
(ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIP OF INNISFIL AND WEST GWILLIMBURY)
(KNOWN AS CHURCH STREET)

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOTS 2 AND 3
EAST SIDE OF COOK STREET
REGISTERED PLAN 99
GEOGRAPHIC TOWNSHIP OF COOKSTOWN
NOW IN THE
TOWN OF INNISFIL
COUNTY OF SIMCOE
SCALE = 1:200m



GUIDO PAPA SURVEYING
A DIVISION OF J.D. BARNES LIMITED
© COPYRIGHT 2025
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT
DESCRIPTION:
MUNICIPALLY KNOWN AS No. 3 COOKS AVENUE AND No. 10 HAMILTON STREET
LOTS 2 AND 3, REGISTERED PLAN No. 99
GEOGRAPHIC TOWNSHIP OF COOKSTOWN
NOW IN THE
TOWN OF COOKSTOWN
REGIONAL MUNICIPALITY OF SIMCOE
EASEMENTS OR RIGHT OF WAY
- NONE
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING
REQUIRED HAS BEEN MADE IN CONNECTION WITH REPORT.
ADDITIONAL REMARKS
- THE FENCES ARE AS SHOWN ON THE SURVEY PLAN.
- MONUMENTS SHOWN AS "WT" ARE WITNESS MONUMENTS AND
ARE NOT AT THE PROPERTY CORNER.
- NOTE THE LOCATION OF THE STONE RETAINING WALL AT THE FRONT OF
THE SUBJECT PROPERTY IS PARTIALLY LOCATED ON THE PROPERTY TO THE
WEST BEING COOK AVENUE

GEODETTIC
ELEVATIONS ARE OF GEODATIC ORIGIN (CGVD-1928.78), AND ARE
DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES
CANADA'S GEOID MODEL HTZ.0.
NOTES
BEARING ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS
A & B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17,
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CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN ORPs A & B IS 153.41 METRES N69°20'25"W.
NOTES
THIS REPORT HAS BEEN PREPARED FOR "PETER GRECO"
AND GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD.
ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. IS NOT
LIABLE FOR USE OF THIS REPORT BY ANY PARTY OR PARTIES
FOR FUTURE TRANSACTIONS OR FOR ANY UNRELATED PURPOSES.
THIS REPORT REFLECTS CONDITIONS AT TIME OF SURVEY. UPDATING
MAY BE REQUIRED TO ISSUE ADDITIONAL COPIES SUBSEQUENTLY
TO DATE OF THE SURVEYOR'S CERTIFICATE.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
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ASP	DENOTES ASPHALT
PVR	DENOTES PAVERS
BF	DENOTES BOARD FENCE
F	DENOTES CENTRELINE
CLF	DENOTES CHAIN LINK FENCE
D/S	DENOTES DOOR SILL
E	DENOTES EAST SIDE
GM	DENOTES GAS METER
G/S	DENOTES GARAGE SILL
INVT	DENOTES INVERT
Nv	DENOTES NUMBER
PIN	DENOTES PROPERTY IDENTIFICATION NUMBER
SS	DENOTES STREET SIGN
UP	DENOTES UTILITY POLE
WV	DENOTES WATER VALVE
○	DENOTES CONIFEROUS TREE
○	DENOTES DECIDUOUS TREE
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
φ	DENOTES DIAMETER

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DECEMBER 17, 2025
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VALERIO G. PAPA
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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-126068

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DATED: DECEMBER 17, 2025



REGISTERED LOT 3 WEST SIDE OF COOK AVENUE SOUTH SIDE OF CHURCH STREET PLAN 99

ALBERT STREET (DEDICATED BY REGISTERED PLAN 99) EAST SIDE OF ALBERT STREET BLOCK B, REGISTERED PLAN 99

LOT 2 WEST SIDE OF COOK AVENUE SOUTH SIDE OF CHURCH STREET PLAN 99

LOT 3 EAST SIDE OF COOK STREET WEST SIDE OF ALBERT STREET PLAN 99

LOT 4 REGISTERED PLAN 99 EAST SIDE OF COOK STREET WEST SIDE OF ALBERT STREET

PART 1, PLAN 51R-38832 PART 2, PLAN 51R-38832

January 27, 2026

Town of Innisfil

Consent Application – 10 Hamilton St., Cookstown

Cooperation with 3 Cook Ave.

To: Planning Staff, Town of Innisfil

Please accept this letter as our acknowledgement of cooperation with the owner of 3 Cook Ave. to sever off the back part of our lot to create one new lot, with frontage on Hamilton St. Our intention is to join our half of the lot with the half that is severed from 3 Cook Ave.

Sincerely,



Luca Greco
Owner of 10 Hamilton St., Cookstown

January 27, 2026

Town of Innisfil

Consent Application – 3 Cook Ave, Cookstown

Cooperation with 10 Hamilton

To: Planning Staff, Town of Innisfil

Please accept this letter as our acknowledgement of cooperation with the owner of 10 Hamilton St. to sever off the back part of our lot to create one new lot, with frontage on Hamilton St. Our intention is to join our half of the lot with the half that is severed from 10 Hamilton.

Sincerely,

A handwritten signature in blue ink, appearing to read 'I Greco', is written in a cursive style.

Isabella Greco
Owner of 3 Cook Ave, Cookstown