



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

**TAKE NOTICE** that a decision has been made by the Committee of Adjustment for a consent to severance of property application 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 m<sup>2</sup>. Following the proposed severance, 3 Cook Avenue is proposed to have a reduced lot area of approximately 642 m<sup>2</sup>.


**10 Hamilton Street** currently has a lot frontage of approximately 20.02 m along Cook Avenue and a lot area of approximately 1,008 m<sup>2</sup>. Following the proposed severance, 10 Hamilton Street is proposed to have a reduced lot area of approximately 640 m<sup>2</sup>.

**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 m<sup>2</sup>.

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.
- 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 21st day of May 2026.**  
**CIRCULATION DATE OF NOTICE OF DECISION:** May 26th, 2026  
**LAST DAY OF APPEAL:** June 10, 2026

  
\_\_\_\_\_  
Rod Hicks, Chair

  
\_\_\_\_\_  
Marnie Adam, Member

  
\_\_\_\_\_  
William Van Berkel, Member

  
\_\_\_\_\_  
Sarah Van Lierop, Member



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

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-2026-001 & B-2026-006 rendered on May 21, 2026.

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

---

Sarah Burton Hopkins  
Secretary-Treasurer  
Committee of Adjustment  
[sburtonhopkins@innisfil.ca](mailto:sburtonhopkins@innisfil.ca)  
705-436-3740 ext. 3504

**NOTICE OF LAST DATE OF APPEAL**

In accordance with Section 17 (36) of the Planning Act, you may appeal to the Ontario Lands Tribunal (OLT) in respect to this decision by filing a notice of appeal with the Secretary-Treasurer 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 June 10, 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 \$400, the current fee prescribed by the Tribunal under the Local Planning Appeal Tribunal Act, can be paid online through e-file or by certified cheque or money order made payable 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planningservices@innisfil.ca](mailto:planningservices@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](mailto:planning@innisfil.ca).