

COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. 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 from **Augusto Nalli**, on behalf of **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 2** known municipally as **3 Cook Ave** and are zoned "**Residential (R1)**".

The applicant is proposing a Lot boundary adjustment for the lands municipally known as **3 Cook Avenue** and **10 Hamilton Street**.

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 Lot boundary adjustment (lot addition) 3 Cook Avenue is proposed to have a reduced lot area of approximately 642 m². Following the Lot boundary adjustment (lot addition), **10 Hamilton Street** is proposed to have an increase to the lot area from approximately 1,008 m² to approximately 1,378m².

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 "R 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

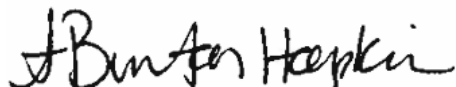
A handwritten signature in black ink, appearing to read "Sarah Van Lierop".

Sarah Van Lierop, Member

COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. 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-2026-006 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 the Applicant/Owner shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town, for the lot boundary adjustment. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.
2. That the Applicant/Owner shall confirm conformity with zoning provisions through the submission of an updated site plan with zoning table showing the site statistics (i.e. setbacks, lot coverage, landscape open space) for 3 Cook Ave as a result of the lot boundary adjustment

Engineering

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