



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-2026-008

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application from **Qianqiao Zhu, Applicant** on behalf of **Jie Yan, 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 PT BLK B** known municipally as **33 Church St** and zoned **"Residential (R1)"**

The applicant is proposing to sever the lands municipally known as **33 Church Street** to create two new residential lots, with the existing dwelling to remain on the retained lands. The first severed lot (Lot 'A') is proposed to have a lot frontage of approximately 14 m and a total lot area of approximately 482 m². The second severed lot (Lot 'B') is proposed to have a lot frontage of approximately 14 m and a total lot area of approximately 491 m². The retained lot, containing the existing residential dwelling, is proposed to have a lot frontage of approximately 26.9 m and a total lot area of approximately 1,056 m².

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 **17th day** of **September 2026**.

CIRCULATION DATE OF NOTICE OF DECISION: September 21, 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 "William Van Berkel".

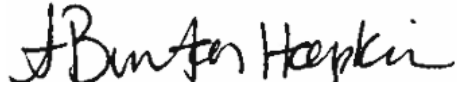
William Van Berkel, Member

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-2026-008 rendered on September 17, 2026.



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APPLICATION NO. B-2026-008



A handwritten signature in black ink, appearing to read "Sarah Burton Hopkins".

Sarah Burton Hopkins
Secretary-Treasurer
Committee of Adjustment
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