



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-2026-004

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent to severance of property application from Ken Stewart, Owner, to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as PLAN 980 PT LOTS 103 to 105 RP 51R42987 PART 3 known municipally as 606 Pinegrove Ave and is zoned "Residential (R1)".

The applicant is proposing to sever the subject lands to create two new residential lots. The first severed lot (Part Lot 2) is proposed to have a lot frontage of approximately 18.29m and a total lot area of approximately 1,266.4m². The second severed lot (Part Lot 1) is proposed to have a lot frontage of approximately 18.29m and a total lot area of approximately 1,268.6m². The retained lot (Part Lot 3) is proposed to have a lot frontage of approximately 16.42m and a total lot area of approximately 1,357.9m².

The Committee of Adjustment has considered all written and oral submissions received before and/or during the hearing as part of their decision.

- Checked box: 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.
Checked box: See attached Condition(s) of Approval
Unchecked box: No Conditions
Unchecked box: 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.
Unchecked box: The Committee DEFERRED the application.

DECISION DATED AT THE TOWN OF INNISFIL this 16th day of April 2026.
CIRCULATION DATE OF NOTICE OF DECISION: April 20, 2026
LAST DAY OF APPEAL: May 6, 2026

Signature of Sarah Oetinger
Sarah Oetinger, Chair

Signature of Marnie Adam
Marnie Adam, Member

Signature of William Van Berkel
William Van Berkel, Member

Signature of John Raimondi
John Raimondi, 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.



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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-2026-004 rendered on April 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

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 May 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 \$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. If the e-file portal is down, you can submit your appeal to 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.



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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 Owner/Applicant shall pay to the Town of Innisfil cash in lieu of 5% Parkland Dedication for residential developments, the amount of which shall be 5% of a valuation determined by a professional and qualified appraiser engaged by the Owner/Applicant to the satisfaction of the Secretary Treasurer.
2. That existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. 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 construction of the new dwellings and driveways.
3. That \$1000.00 be provided to the Town of Innisfil for two new boulevard trees (for one each new lot created).
4. That the Owner/Applicant submit a scoped hydrogeological study that assesses the assimilative capacity of the soils and confirms a septic system and well can function on the proposed severed lands and a septic system can function on the proposed retained lands.
5. The Applicant/Owner shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.
6. That entrance permits be obtained prior to the start of construction.
7. That variances A-2026-007 through A-2027-012 be approved.

Engineering

8. Tree compensation shall be provided in accordance with the Town Standards.
9. Hydrogeological report to be provided confirming that the proposed parcels can support dwellings and not have an adverse effect on neighbors.