



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2026-002 & A-2026-003**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Gage Polhill & Ryan Sickinger, Owners**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **PLAN 767 LOT 49**, known municipally as **1081 Fern Rd**, and is zoned “**Residential (R1)**”.

The applicant is seeking relief from Section 4.2a of the Zoning By-law that requires a minimum lot area of 600m². The applicant is proposing an approximate lot area of 555.24m² for the severed lot.

The applicant is also seeking relief from Section 4.2(a) of the Zoning By-law to permit a reduced front yard setback for the existing dwelling. The minimum required front yard setback is 8.0 m. As this is a corner lot, the shorter street frontage is on Reid Avenue which has been identified as the front lot line rather than Fern Road. Based on this frontage, the existing dwelling has a front yard setback of approximately 7.56 m, while 8.0 m is required.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, February 19, 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: **January 30, 2026**

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

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF

LOT 49
REGISTERED PLAN 767
GEOGRAPHIC TOWNSHIP OF INNISFIL
TOWN OF INNISFIL
COUNTY OF SIMCOE

SCALE 1 : 200

RUDY MAK SURVEYING LTD.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 28TH DAY OF JUNE, 2018.

DATE

RUDY MAK
ONTARIO LAND SURVEYOR

BEARING NOTE

BEARINGS ARE UTM GRID (NAD 83) CSRS.

FOR COMPARISON PURPOSES, A COUNTERCLOCKWISE ROTATION OF 1°01'30" WAS APPLIED TO BEARINGS ON P1 AND P2.

SURVEYOR'S REAL PROPERTY REPORT
(PART 2) REPORT SUMMARY

Description of Land

LOT 49
REGISTERED PLAN 767
GEOGRAPHIC TOWNSHIP OF INNISFIL
TOWN OF INNISFIL
COUNTY OF SIMCOE

Registered easements and/or Right-of-Ways

PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.L.N. 58068-0220(LT).

NOTE: EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAW, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC., AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THOSE RESTRICTIONS NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS.

Boundary Issues

NOTE POSITION OF SHED ON SOUTH LIMIT

Compliance with Municipal Zoning By-Laws

Not certified by this Report.

Additional Remarks

NONE

THIS REPORT WAS PREPARED FOR HANNA NGO AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2059546

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 28(3).



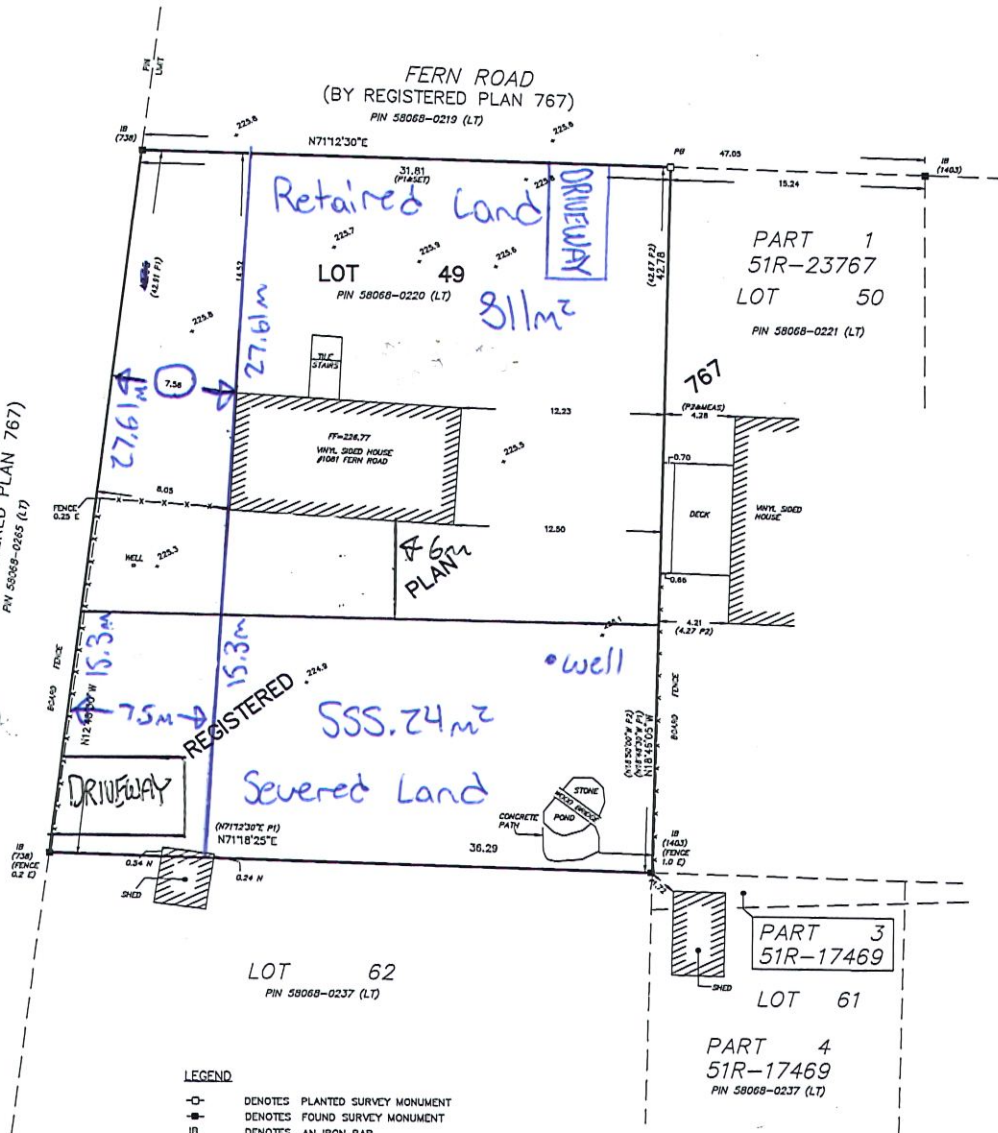
**RUDY MAK
SURVEYING LTD.**
ONTARIO LAND SURVEYORS

89 BIG BAY POINT ROAD
BARRIE, ONTARIO L4N 8M5 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: DM | CHECK BY: BJS / RAP | FILE NO. 13227



REID AVENUE
(BY REGISTERED PLAN 767)
PIN 58068-0265 (LT)



LEGEND

- DENOTES PLANTED SURVEY MONUMENT
- DENOTES FOUND SURVEY MONUMENT
- ID DENOTES AN IRON BAR
- PB DENOTES PLASTIC BAR
- X—X— DENOTES FENCING
- (738) DENOTES R.C. KIRKPATRICK, O.L.S.
- (1403) DENOTES W.D. SMITH, O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- P1 DENOTES PLAN OF SURVEY BY R.C. KIRKPATRICK, O.L.S. DATED AUGUST 30th 1982
- P2 DENOTES PLAN 51R-23767

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.