



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. A-011-2025 & A-012-2025

**TAKE NOTICE** that a decision has been made by the Committee of Adjustment, for a minor variance application from **Michael Vetere, applicant** on behalf of **Nicola Spadafora, Owner**, for relief from the provisions of 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 1153 LOT 18** known municipally as **8 Evelyn St** and is zoned "**Residential (R1)**".

The applicant is seeking relief from Section 3.3b) of the Zoning By-Law which permits a maximum gross floor area of an accessory structure of 50m<sup>2</sup>. The applicant is proposing to construct a detached garage with a gross floor area of approximately 75m<sup>2</sup>.

The applicant is seeking relief from Section 3.3f) of the Zoning By-Law which does not permit the height of an accessory structure to exceed the height of the principal building on the lot or 5m, whichever is the lesser. The applicant is proposing to construct a detached garage with a height of approximately 6.7m measured to the peak of the roof.

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 45 of the Planning Act, is desirable for the appropriate use of the subject property, is minor in nature, 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 45 of the Planning Act and that the intent and purpose of the Official Plan and Zoning By-law have not been maintained. The Committee is further not satisfied that the application is desirable for the appropriate use of the subject property, or that it is minor in nature.
- ☐ The Committee **DEFERRED** the application.

**DECISION DATED AT THE TOWN OF INNISFIL this 15<sup>th</sup> day of May 2025.**

**CIRCULATION DATE OF NOTICE OF DECISION:** May 20, 2025

**LAST DAY OF APPEAL:** June 4, 2025

A handwritten signature in black ink, appearing to read "R.H.P.", written over a light grey rectangular background.

Rod Hicks, Chair

A handwritten signature in black ink, appearing to read "M.A.", written over a light grey rectangular background.

Marnie Adam, Member

A handwritten signature in black ink, appearing to read "William Van Berkel", written over a light grey rectangular background.

William Van Berkel, Member

A handwritten signature in black ink, appearing to read "John Raimondi", written over a light grey rectangular background.

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.



**COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. A-011-2025 & A-012-2025**

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. A-011-2025, A-012-2025 rendered on May 15, 2025.

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  
705-436-3740 ext. 3316

**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 June 4, 2025. 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planning@innisfil.ca](mailto: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](mailto:planning@innisfil.ca).



**COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. A-011-2025 & A-012-2025**

**CONDITIONS OF APPROVAL**

The below Condition(s) of Approval shall be completed within **ONE YEAR** 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.

**Committee of Adjustment Members:**

1. That updated plans be provided to the satisfaction of planning staff.