



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2025-037**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Elizabeth Fragnelli, Owner**, 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 **CON 4 PLAN 1006 LOT 2** known municipally as **1015 Isabella St** and is zoned “**Residential (R1)**”

The applicant is seeking relief of section 3.18.1g) of the Zoning By-law to permit a second driveway where only one driveway per residentially zoned lot is permitted.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, September 18, 2025, 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.

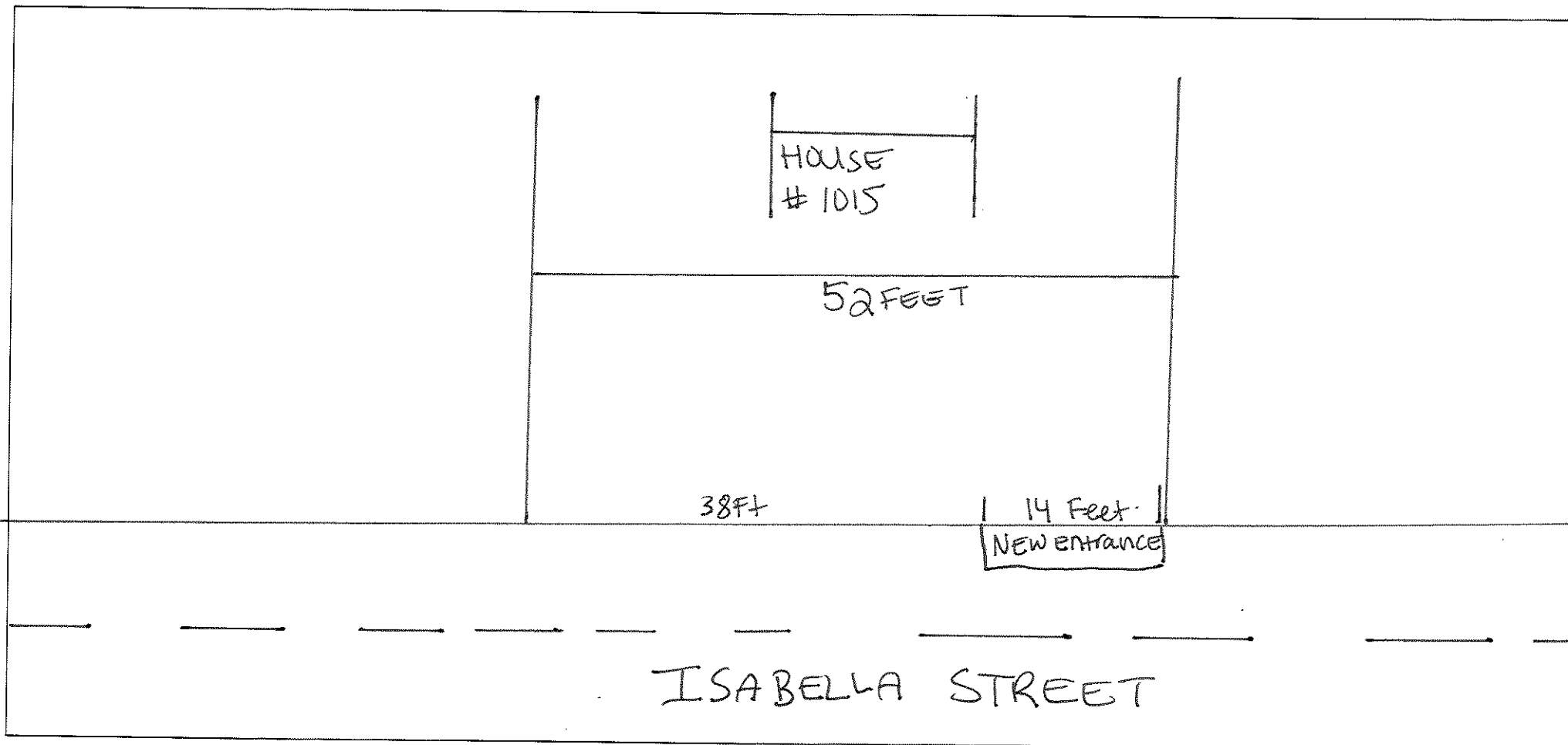
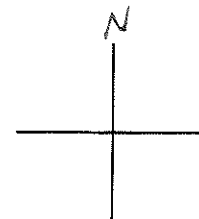
Dated: **August 28, 2025**

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

PERMIT NUMBER: E _____

MUNICIPAL ADDRESS: 1015 ISABELLA STREET, INDIOFIL LOL CO

PLEASE SHOW
DIRECTION OF NORTH



1. Show property boundaries and dimensions.
2. Show location of proposed entrance and any existing entrances and distances from property boundaries.
3. Show width of proposed entrance.
4. Show location of any utilities such as hydro poles, Bell or Cable boxes, hydrants etc.



Figure 1015 Isabella St Innisfil 52feet wide

NOT TO SCALE

Existing Driveway in blue ●

Proposed driveway in red ●

1015 Isabella St. Innisfil
Front Yard Drawing

Total Front Yard 52 Ft wide by 41 Ft length (Area is 2132 Sq Ft)

Section A	Section B	Section C	Section D
Landscape Area 41FT x 3FT 123 Sq Ft	Existing Driveway 41FT x 14.10FT 578.10 SqFt	Landscape Area 41FT x 21.90 FT 897.90 SqFt	New Proposed Driveway 41FT x 13FT 533 SqFt

Area Calculation

Section	Lenth		Width	Total Sq Ft	
A	41.00	x	3.00	123.00	landscape area
B	41.00	x	14.10	578.10	
C	41.00	x	21.90	897.90	landscape area
D	41.00	x	13.00	533.00	
Total			52.00	2132.00	

Total Landscape Area Sq Ft	1020.90
Total Landscape Percentage	47.88%

not to scale
approximate values