



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO.

A-2025-041, A-2025-042, A-2025-043, A-2025-044, A-2025-045 & A-2025-046

TAKE NOTICE that a decision has been made by the Committee of Adjustment, for a minor variance application from **Nick Skerratt, Applicant** on behalf of **John Paul Decaria-Stopay, 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 **INNISFIL CON 8 S PT LOT 24 and PLAN 1052 PT LOT 10** known municipally as **946-950 Innisfil Beach Rd** and is zoned "**Mixed Use (MU)**".

Table 5.2b.C of the Zoning By-law, which requires a 7.5m interior side yard setback and compliance with the 45 degree angular plane where abutting an R1 Zone. A 3m eastern interior side yard setback is proposed for the parking structure, with a portion extending to 49 degrees.

Table 5.2b.E of the Zoning By-law, which requires a 7.5m rear yard setback and compliance with the 45 degree angular plane. A 3.7m rear yard setback is proposed for the parking structure and a portion at 48.8 degrees, and a 25.18m rear yard setback is proposed for the mixed-use building and 45.8 degrees is proposed for the parapet.

Table 5.2b.F of the Zoning By-law, which limits building height to 24m and subject to the 45-degree angular plane. A height of 25.4m is proposed, with the parapet at 45.8 degrees.

Table 5.2b, Note 3 of the Zoning By-law, requires the minimum width of the landscaped strip in the front yard to correspond with the setback provided of 1.9m. The applicant is proposing a landscaped strip of 0.2m.

Table 5.2b, Note 6 of the Zoning By-law, requires a minimum of 116m² of indoor amenity space and proposed is 0m².

Section 3.35.1.1.d of the Zoning By-law, requires a minimum of 87 parking spaces for residential use, proposed is 85 parking spaces.

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 18th day of September 2025.

CIRCULATION DATE OF NOTICE OF DECISION: September 19, 2025

LAST DAY OF APPEAL: October 8, 2025



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

Rod Hicks, Chair

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

Marnie Adam, Member

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

William Van Berkel, Member

A handwritten signature in black ink, appearing to read "John Raimondi", on 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.

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-2025-041, A-2025-042, A-2025-043, A-2025-044, A-2025-045 & A-2025-046 rendered on September 18, 2025.

A handwritten signature in black ink, appearing to read "Sarah Burton Hopkins", on a light grey rectangular background.

Sarah Burton Hopkins
Secretary-Treasurer
Committee of Adjustment
sburtonhopkins@innisfil.ca
705-436-3740 ext. 3504

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 October 8, 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. If the e-file portal is down, you can submit your appeal to 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.



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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.

Planning

1. That the variances only apply to the submitted drawings and that any future development of the lands through the current site plan process be subject to Zoning By-law and / or CPPS. Any future site plan applications are subject to the CPPS exclusively.
2. That the applicant shall provide Cash-in-Lieu for the overall parking reduction at the Site Plan control stage, subject to Town's Fee and Charges By-law, as amended.

Lake Simcoe Region Conservation Authority (LSRCA)

3. That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Minor Variance (Minor – planner review only) is \$536;
4. That the Applicant/Owner successfully obtain a permit from the LSRCA.

Committee of Adjustment Members

5. That the minimum indoor amenity space must be 20m² and that the exact design and location shall be to the satisfaction of the Town's Planning Department.