



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING APPLICATION NO. A-2025-036, A-2025-052, A-2025-053, A-2025-054 & A-2025-055

TAKE NOTICE that an application has been received by the Town of Innisfil from AR Design Build, Applicant on behalf of Ghazala Chaudhry, 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 9 S PT LOT 13 RP 51R3262 PART 3 known municipally as 2602 9th Line and is zoned "Agricultural (AG) & Environmental Protection (EP)".

The applicant is seeking relief from **Section 3.3d**. Accessory buildings shall not be located closer to the front lot line than the principal dwelling. The accessory dwelling unit (ADU) is proposed closer to the front lot line than the principal dwelling.

Relief from **Section 3.3f**. Accessory buildings shall not exceed the height of the principal dwelling or 5.0m, whichever is less. Principal dwelling height: 5.83m; ADU height: 6.5m.

Relief from **Section 3.5b**. An accessory dwelling unit shall not exceed 50% of the gross floor area of the principal dwelling, up to 100m². Proposed ADU: 156m².

Relief from **Section 3.5g**. Maximum height of a detached ADU shall not exceed the height of the principal dwelling or 6.0m, whichever is less. Proposed ADU height: 6.5m.

Relief from **Section 3.5f**. Detached ADUs shall not be located in the front yard or more than 60m from the principal dwelling. Proposed principal dwelling located approximately 80m from the existing farmhouse/proposed ADU.

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.

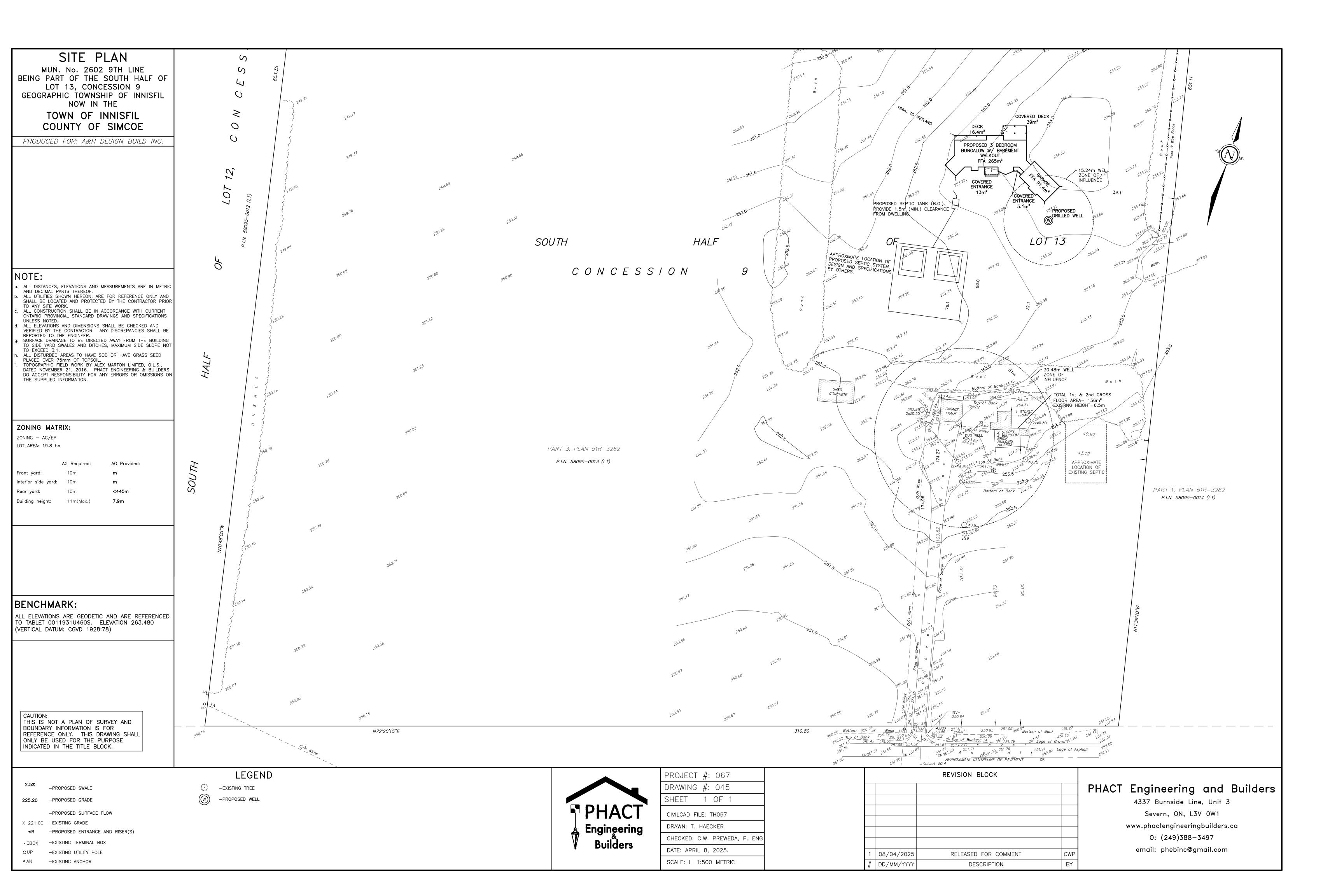
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).

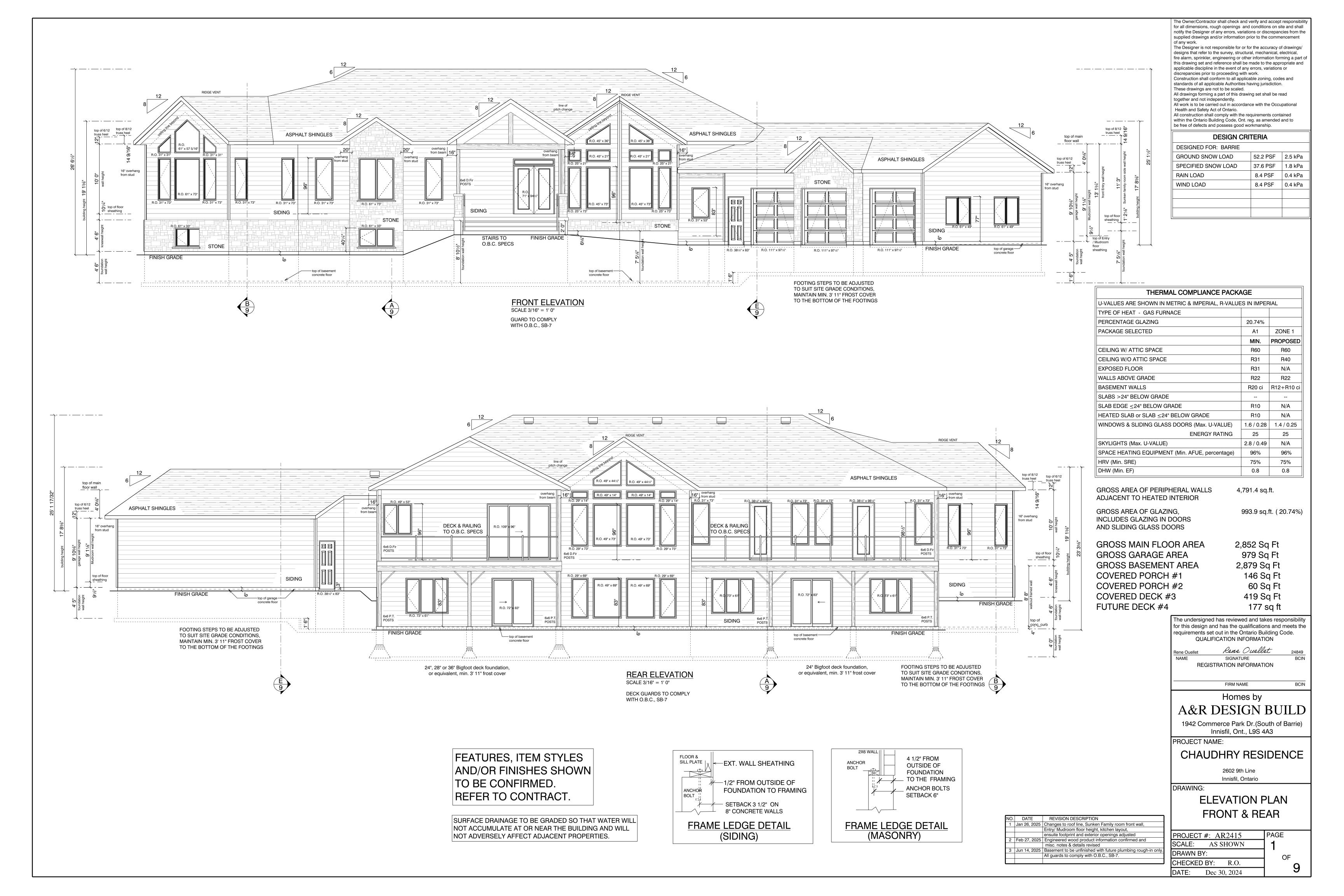


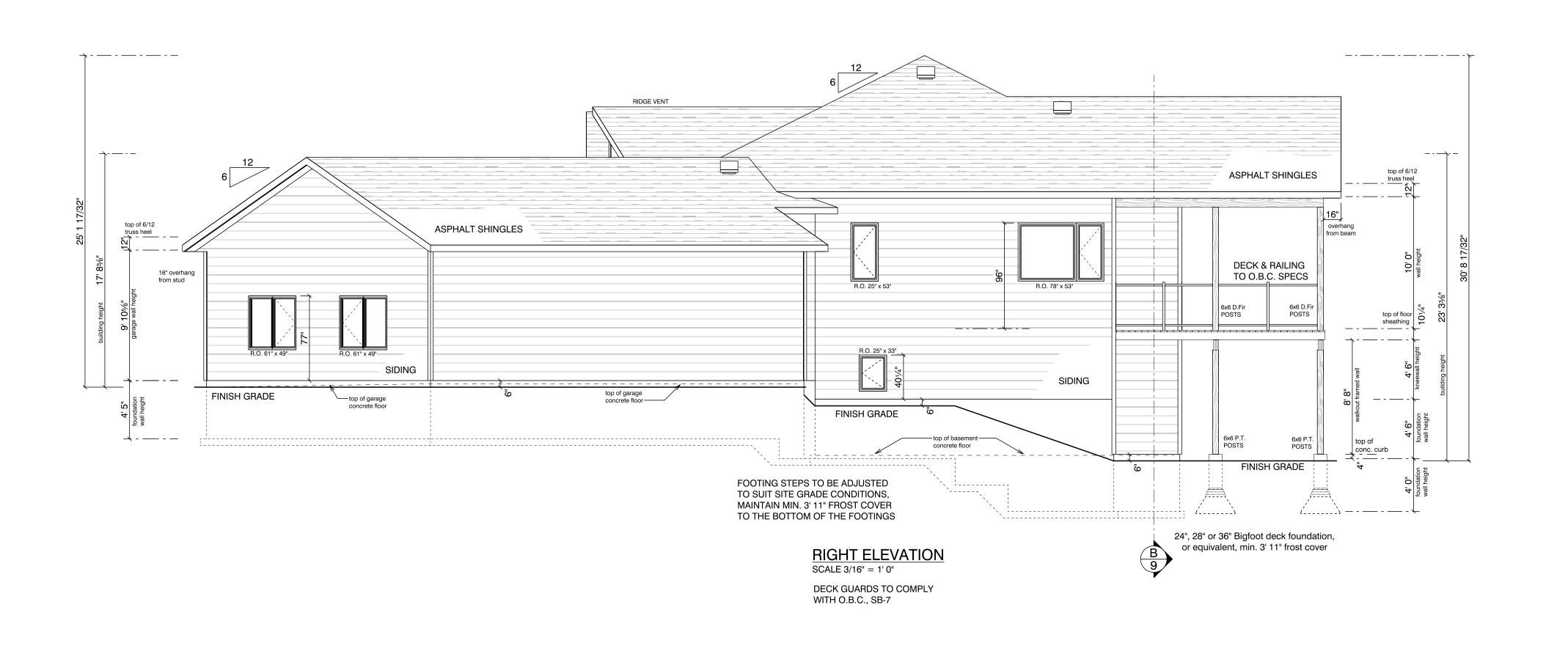
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

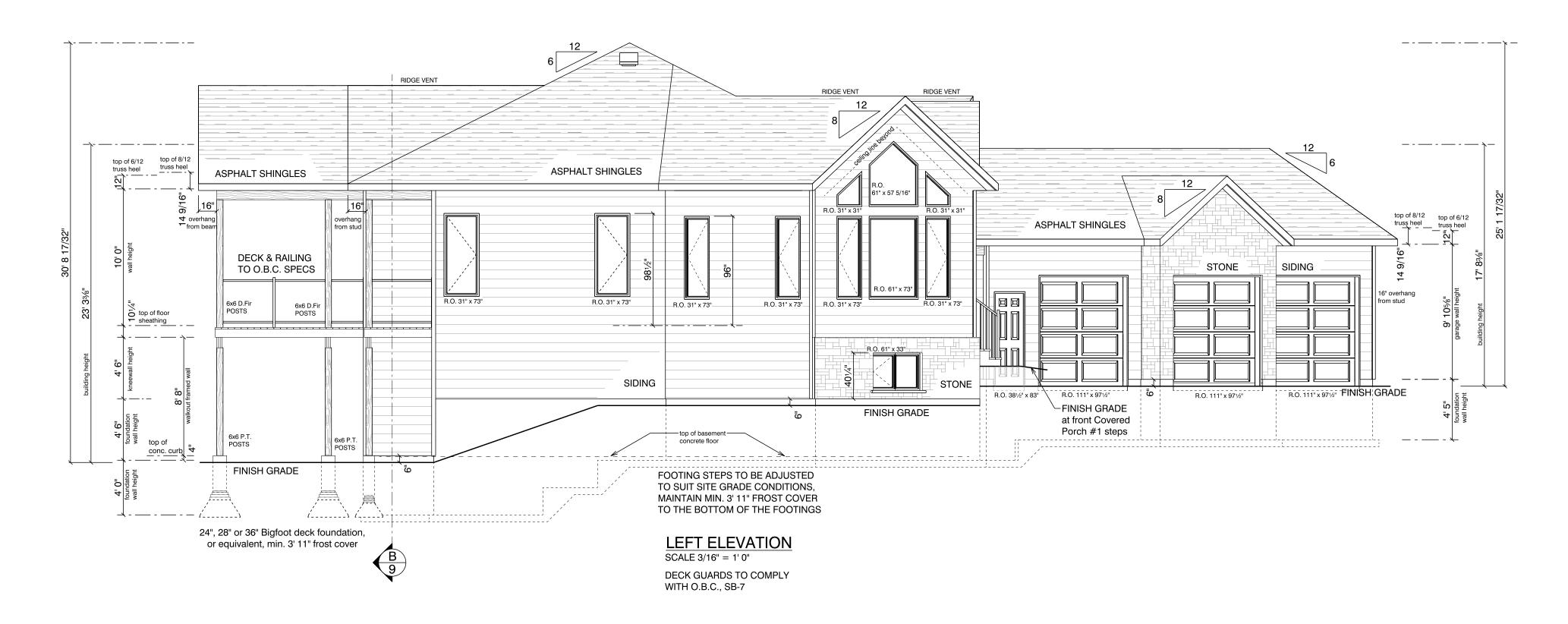
Dated: September 26, 2025

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



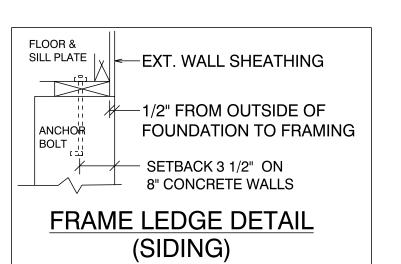


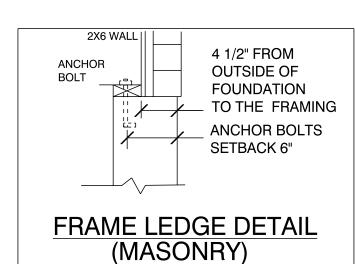




FEATURES, ITEM STYLES AND/OR FINISHES SHOWN TO BE CONFIRMED. REFER TO CONTRACT.

SURFACE DRAINAGE TO BE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.





supplied drawings and/or information prior to the commencement of any work.

The Designer is not responsible for or for the accuracy of drawings/ designs that refer to the survey, structural, mechanical, electrical, fire alarm, sprinkler, engineering or other information forming a part of this drawing set and reference shall be made to the appropriate and applicable discipline in the event of any errors, variations or discrepancies prior to proceeding with work

The Owner/Contractor shall check and verify and accept responsibility for all dimensions, rough openings and conditions on site and shall notify the Designer of any errors, variations or discrepancies from the

discrepancies prior to proceeding with work.

Construction shall conform to all applicable zoning, codes and standards of all applicable Authorities having jurisdiction.

These drawings are not to be scaled.

be free of defects and possess good workmanship.

All drawings forming a part of this drawing set shall be read together and not independently.

All work is to be carried out in accordance with the Occupational Health and Safety Act of Ontario.

All construction shall comply with the requirements contained within the Ontario Building Code, Ont. reg. as amended and to

NO. DATE REVISION DESCRIPTION

1 Jan 26, 2025 Changes to roof line, Sunken Family room front wall,
Entry/ Mudroom floor height, kitchen layout,
ensuite footprint and exterior openings adjusted
2 Feb 27, 2025 Engineered wood product information confirmed and
misc. notes & details revised
3 Jun 14, 2025 Basement to be unfinished with future plumbing rough-in only
All guards to comply with O.B.C., SB-7.

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code.

QUALIFICATION INFORMATION

Rene Ouellet Rene Ouellet 2484

NAME SIGNATURE BC

REGISTRATION INFORMATION

Homes by

FIRM NAME

A&R DESIGN BUILD

BCIN

1942 Commerce Park Dr.(South of Barrie)

Innisfil, Ont., L9S 4A3

PROJECT NAME:

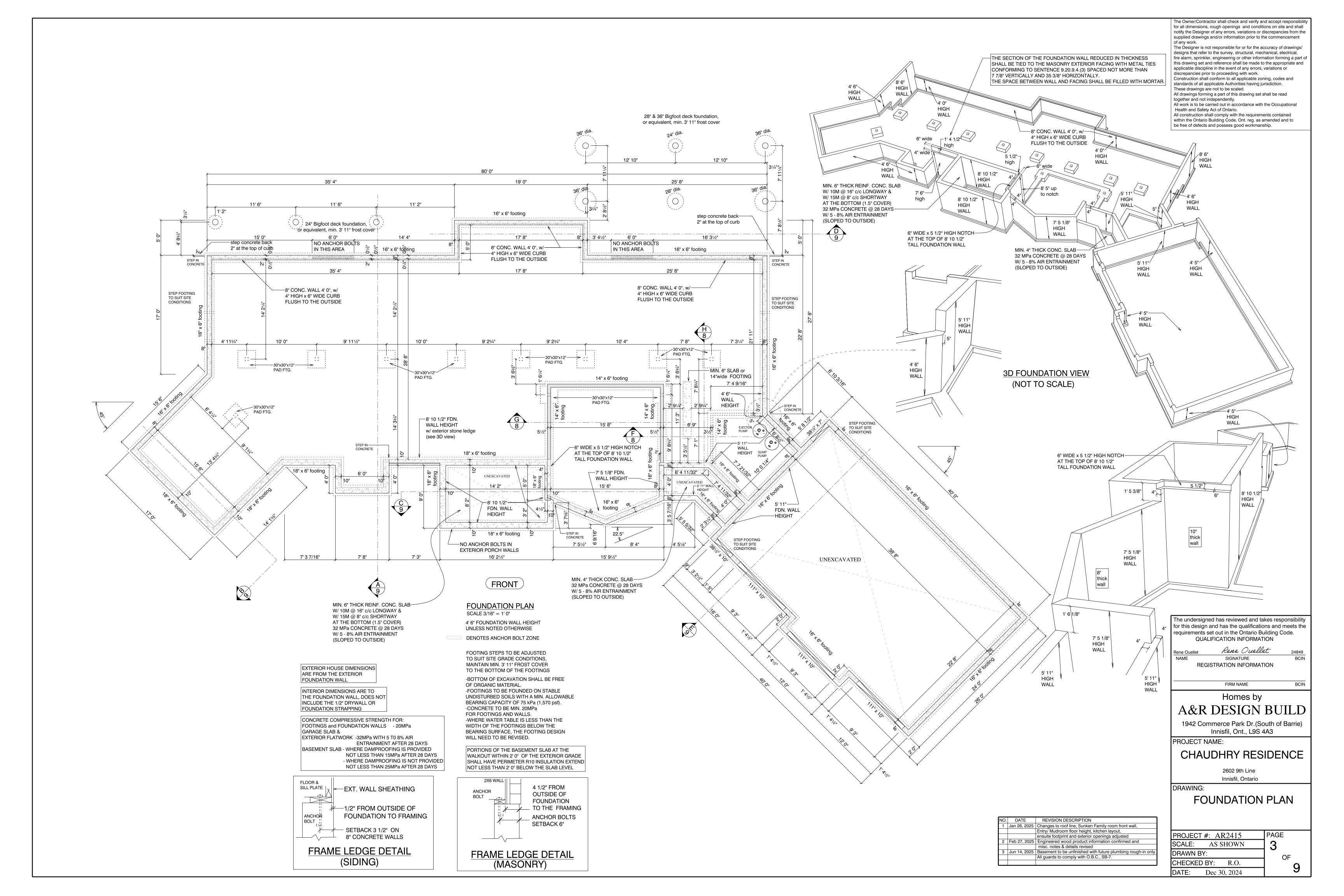
CHAUDHRY RESIDENCE

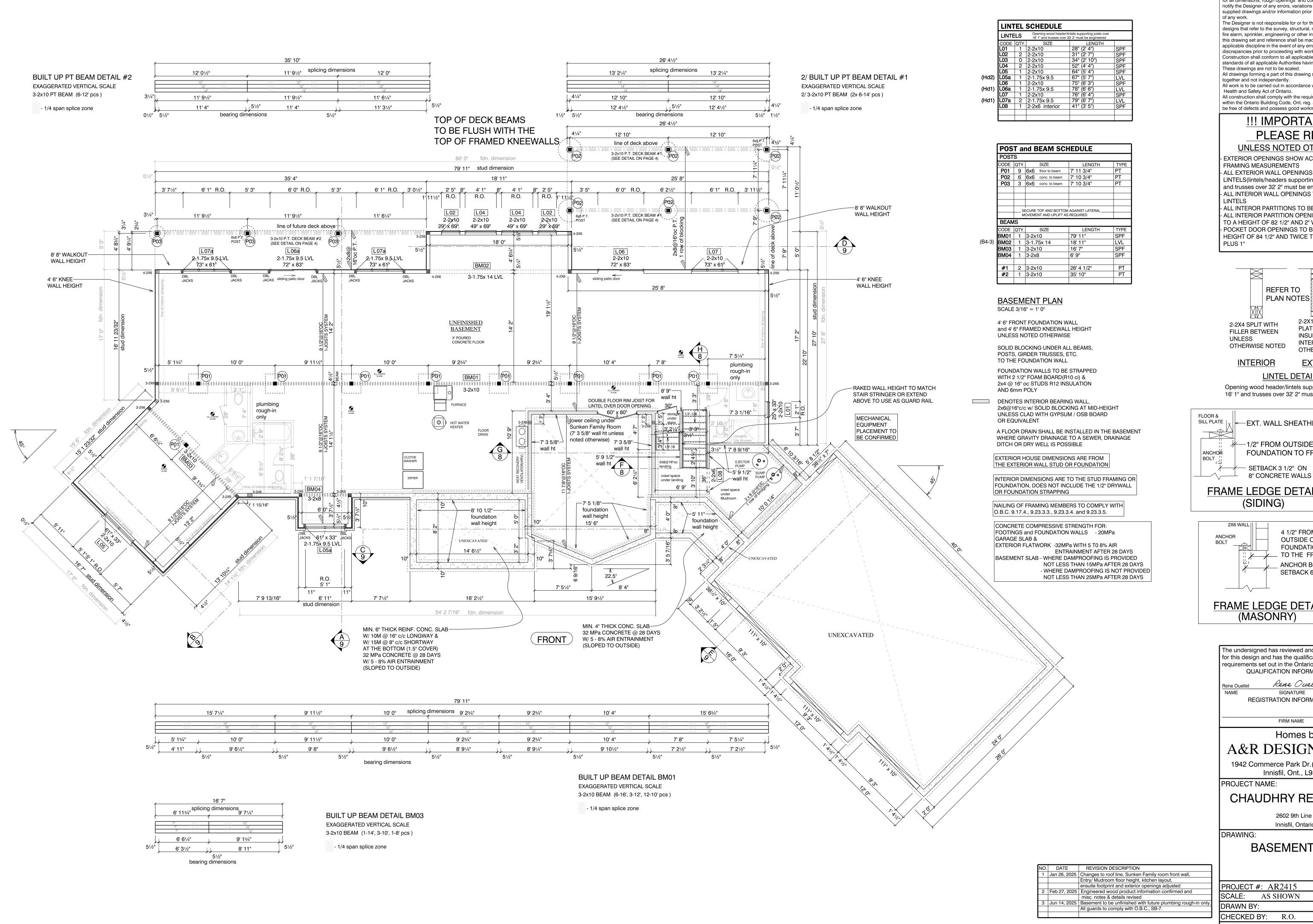
2602 9th Line Innisfil, Ontario

DRAWING:

ELEVATION PLAN RIGHT & LEFT

PROJECT #: AR240015	PAGE	
SCALE: AS SHOWN	2	
DRAWN BY:	OF _	
CHECKED BY: R.O.		
DATE: Dec 30, 2024		





The Owner/Contractor shall check and verify and accept responsibilit for all dimensions, rough openings and conditions on site and shall notify the Designer of any errors, variations or discrepancies from the supplied drawings and/or information prior to the commencement

The Designer is not responsible for or for the accuracy of drawings/ designs that refer to the survey, structural, mechanical, electrical, fire alarm, sprinkler, engineering or other information forming a part of this drawing set and reference shall be made to the appropriate and applicable discipline in the event of any errors, variations or discrepancies prior to proceeding with work.

Construction shall conform to all applicable zoning, codes and standards of all applicable Authorities having jurisdiction. These drawings are not to be scaled.

All drawings forming a part of this drawing set shall be read together and not independently. All work is to be carried out in accordance with the Occupational

Health and Safety Act of Ontario. All construction shall comply with the requirements contained within the Ontario Building Code, Ont. reg. as amended and to be free of defects and possess good workmanship.

!!! IMPORTANT !!!

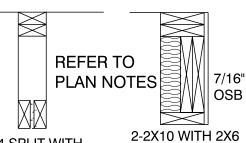
PLEASE READ

UNLESS NOTED OTHERWISE

EXTERIOR OPENINGS SHOW ACTUAL ROUGH STUD FRAMING MEASUREMENTS - ALL EXTERIOR WALL OPENINGS TO HAVE 2-2X10 LINTELS(lintels/headers supporting joists over 16' 1" and trusses over 32' 2" must be engineered)

- ALL INTERIOR WALL OPENINGS TO HAVE 2-2X4 - ALL INTEROR PARTITIONS TO BE 2X4@ 16" OC STUD - ALL INTERIOR PARTITION OPENINGS TO BE FRAMED TO A HEIGHT OF 82 1/2" AND 2" WIDER THEN SHOWN

POCKET DOOR OPENINGS TO BE FRAMED TO A HEIGHT OF 84 1/2" AND TWICE THE WIDTH SHOWN

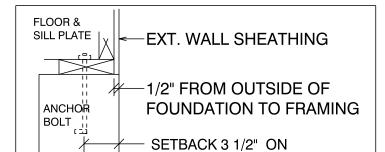


2-2X4 SPLIT WITH PLATE UNDER FILLER BETWEEN INSULATION ON THE INTERIOR UNLESS OTHERWISE NOTED

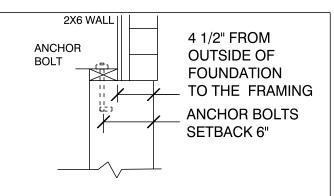
OTHERWISE NOTED **INTERIOR EXTERIOR**

LINTEL DETAIL

Opening wood header/lintels supporting joists over 16' 1" and trusses over 32' 2" must be engineered



FRAME LEDGE DETAIL (SIDING)



FRAME LEDGE DETAIL (MASONRY)

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code. QUALIFICATION INFORMATION

Rene Ouellet Rene Ouellet SIGNATURE REGISTRATION INFORMATION

Homes by

FIRM NAME

A&R DESIGN BUILD

1942 Commerce Park Dr. (South of Barrie) Innisfil, Ont., L9S 4A3

PROJECT NAME:

CHAUDHRY RESIDENCE

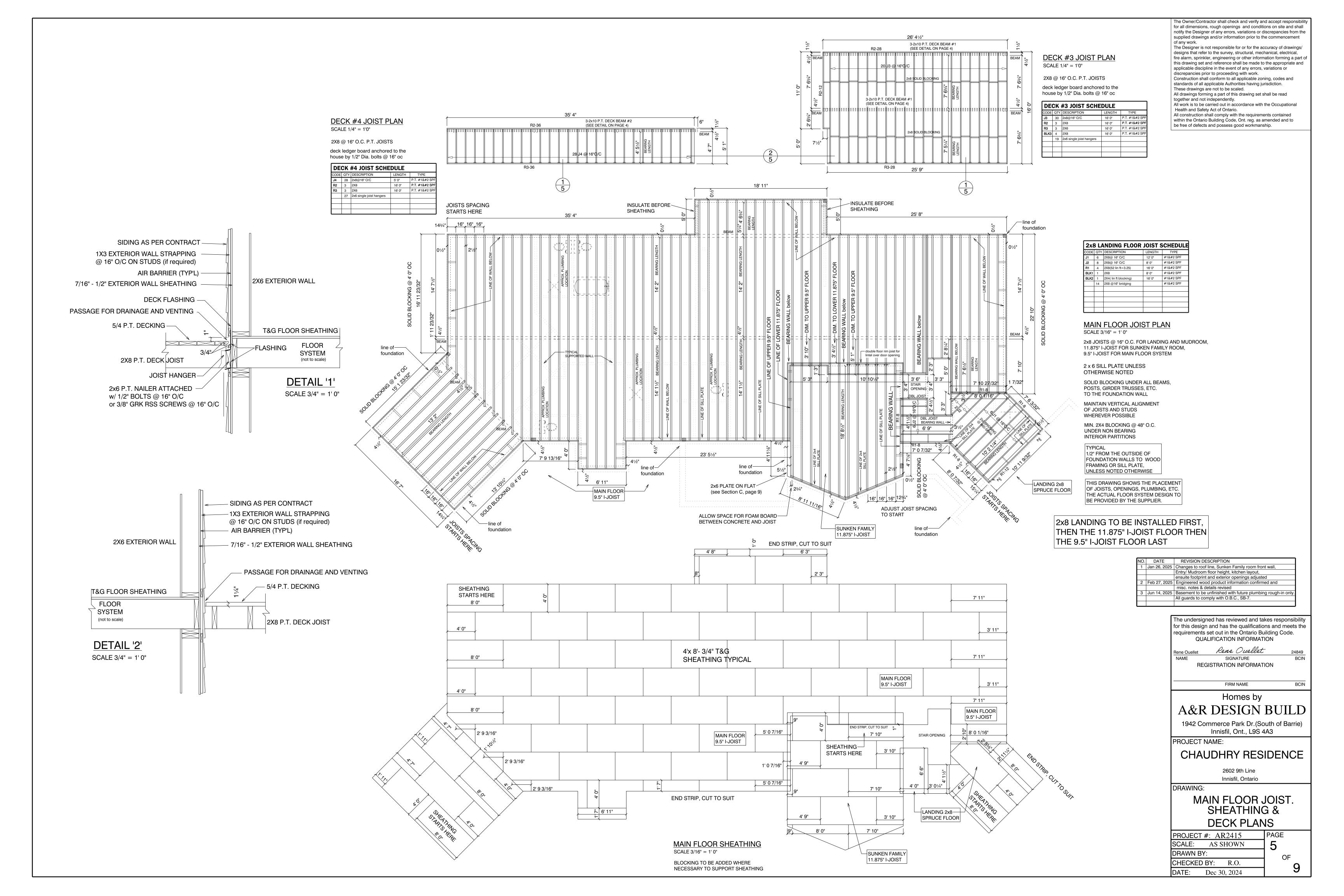
2602 9th Line

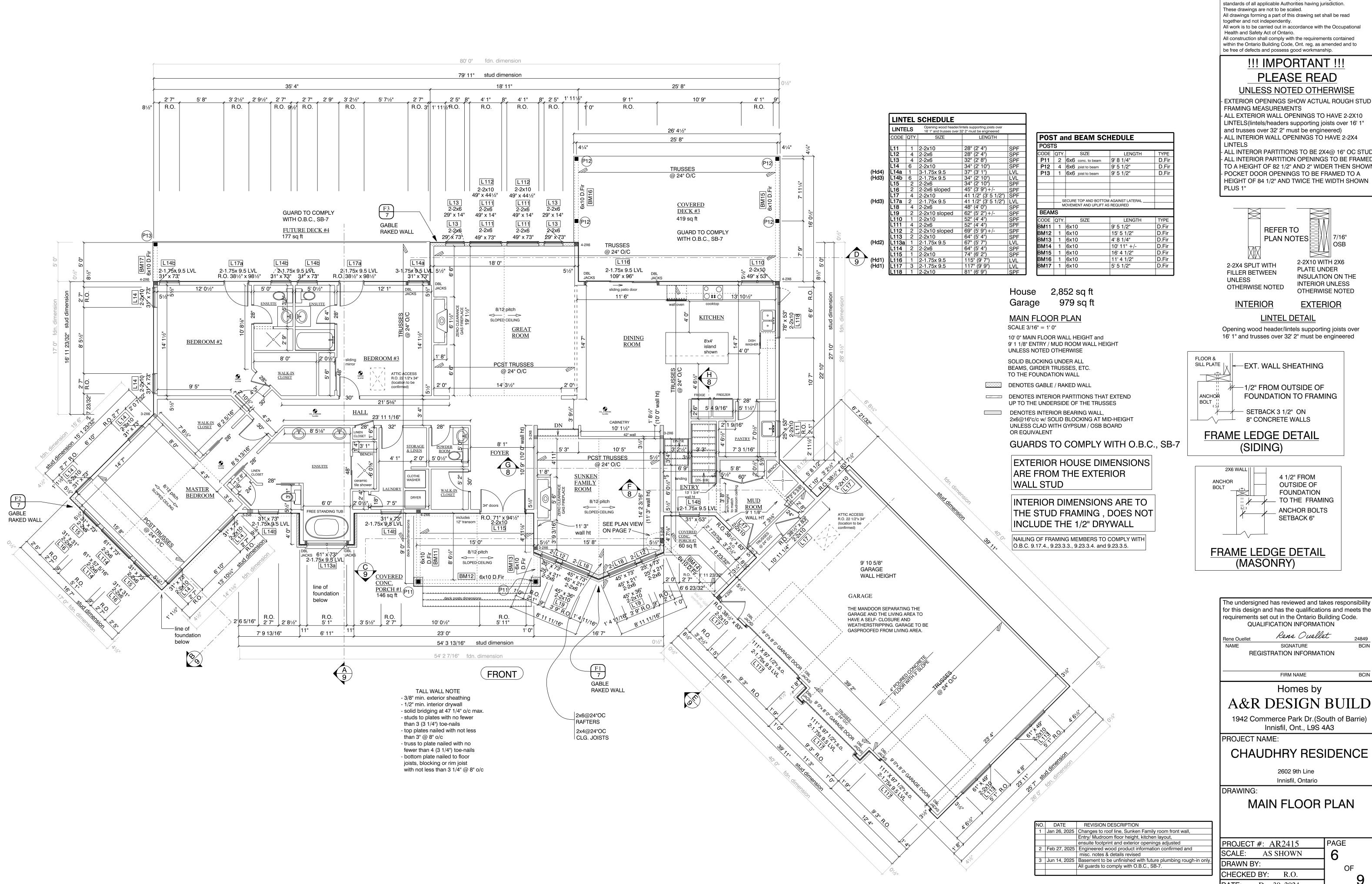
BASEMENT PLAN

Innisfil, Ontario

PROJECT #: AR2415
SCALE: AS SHOWN
DRAWN BY:
CHECKED BY: R.O.
DATE: Dec 30, 2024

BCIN





The Owner/Contractor shall check and verify and accept responsibilifor all dimensions, rough openings and conditions on site and shall notify the Designer of any errors, variations or discrepancies from the supplied drawings and/or information prior to the commencement

The Designer is not responsible for or for the accuracy of drawings/ designs that refer to the survey, structural, mechanical, electrical, fire alarm, sprinkler, engineering or other information forming a part of this drawing set and reference shall be made to the appropriate and applicable discipline in the event of any errors, variations or discrepancies prior to proceeding with work.

Construction shall conform to all applicable zoning, codes and standards of all applicable Authorities having jurisdiction. These drawings are not to be scaled.

All drawings forming a part of this drawing set shall be read together and not independently. All work is to be carried out in accordance with the Occupational Health and Safety Act of Ontario. All construction shall comply with the requirements contained

be free of defects and possess good workmanship. !!! IMPORTANT !!!

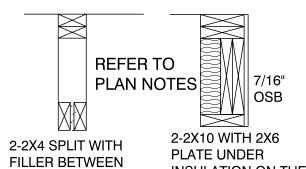
PLEASE READ

UNLESS NOTED OTHERWISE

FRAMING MEASUREMENTS - ALL EXTERIOR WALL OPENINGS TO HAVE 2-2X10 LINTELS(lintels/headers supporting joists over 16' 1"

and trusses over 32' 2" must be engineered) - ALL INTERIOR WALL OPENINGS TO HAVE 2-2X4 LINTELS

ALL INTEROR PARTITIONS TO BE 2X4@ 16" OC STUDS - ALL INTERIOR PARTITION OPENINGS TO BE FRAMED TO A HEIGHT OF 82 1/2" AND 2" WIDER THEN SHOWN POCKET DOOR OPENINGS TO BE FRAMED TO A HEIGHT OF 84 1/2" AND TWICE THE WIDTH SHOWN

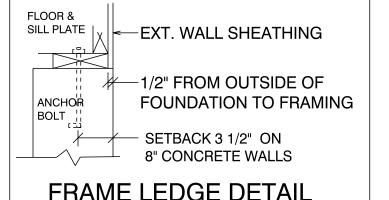


INSULATION ON THE UNLESS INTERIOR UNLESS OTHERWISE NOTED OTHERWISE NOTED

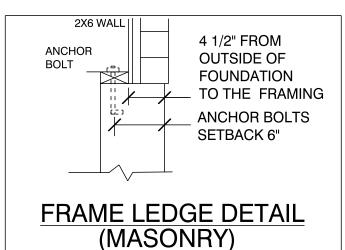
<u>INTERIOR</u> **EXTERIOR**

LINTEL DETAIL

Opening wood header/lintels supporting joists over 16' 1" and trusses over 32' 2" must be engineered



FRAME LEDGE DETAIL (SIDING)



The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code. QUALIFICATION INFORMATION

Rene Ouellet Rene Ouellet **REGISTRATION INFORMATION**

> FIRM NAME Homes by

A&R DESIGN BUILD

1942 Commerce Park Dr. (South of Barrie) Innisfil, Ont., L9S 4A3

PROJECT NAME:

CHAUDHRY RESIDENCE

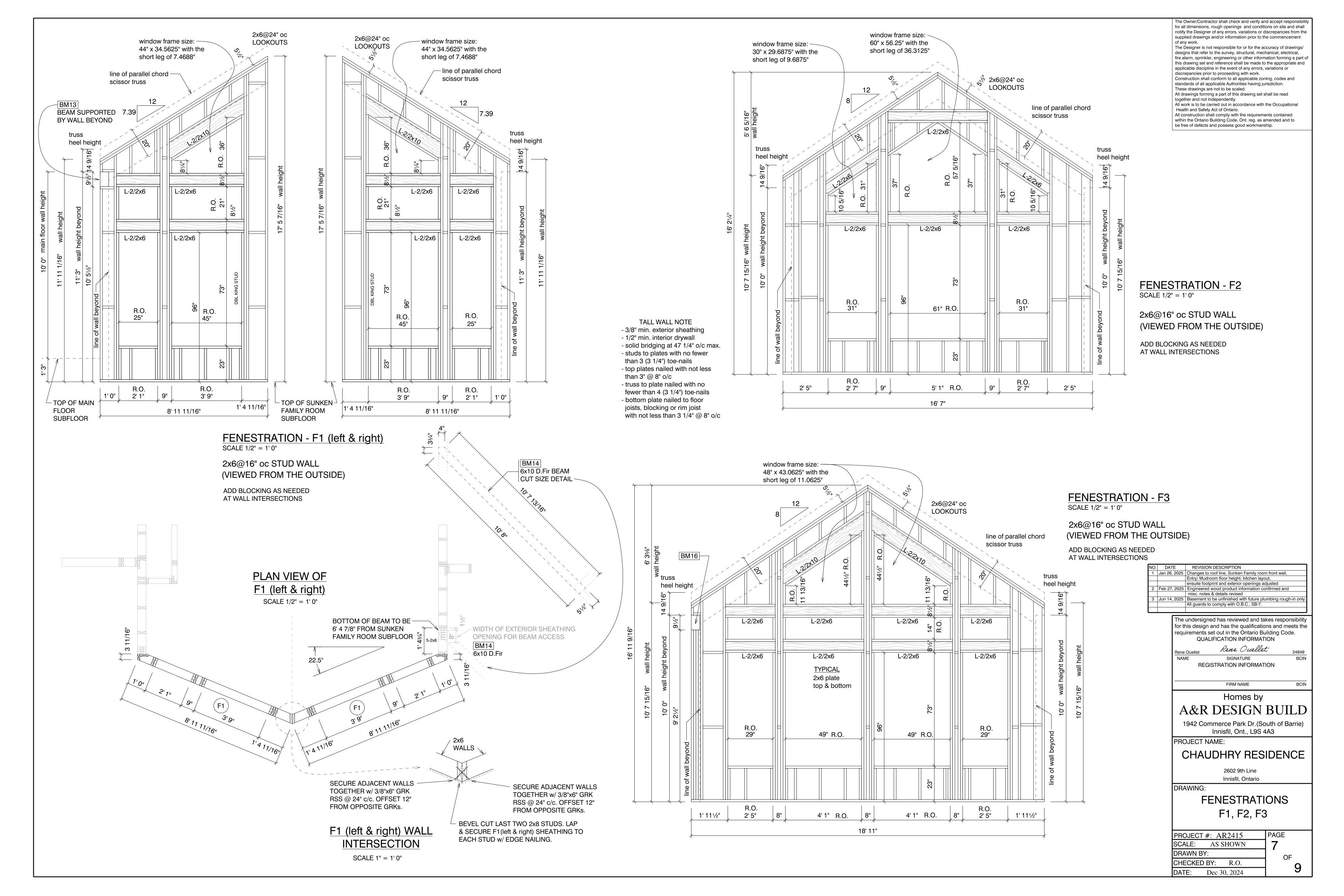
2602 9th Line Innisfil, Ontario

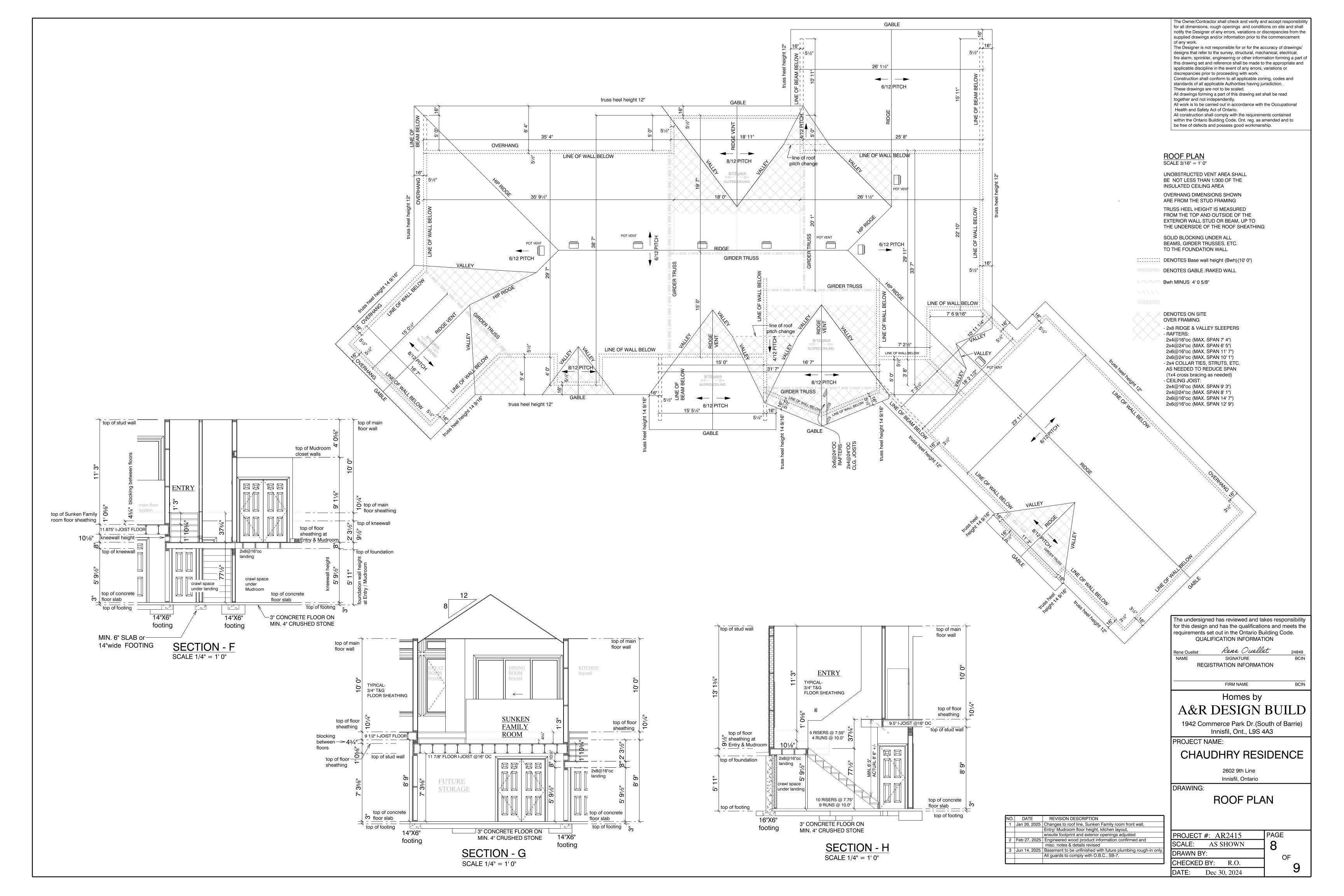
MAIN FLOOR PLAN

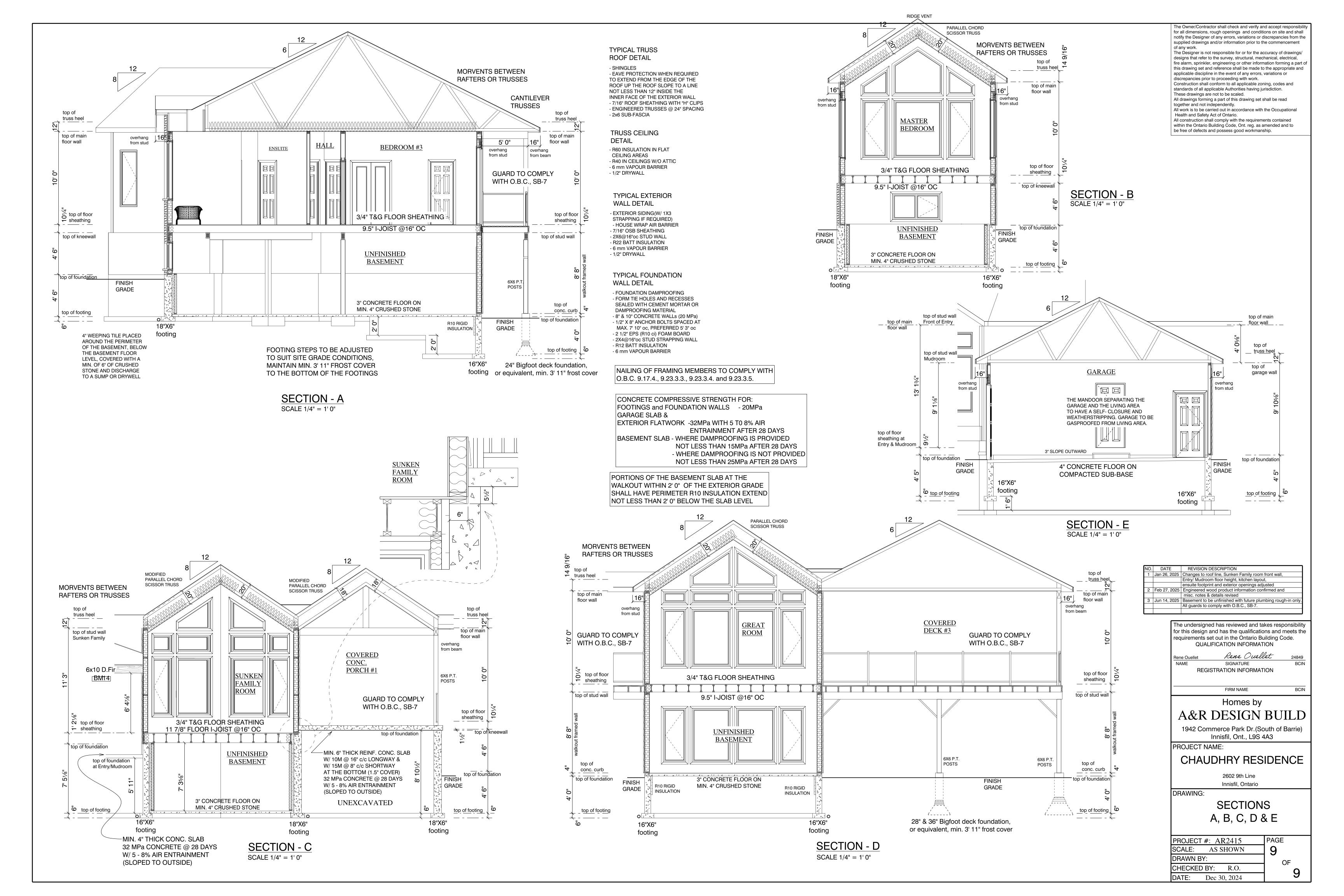
PROJECT #: AR2415	
SCALE: AS SHOWN	
DRAWN BY:	
CHECKED BY: R.O.	
DATE: Dec 30, 2024	

PAGE

BCIN







Minor Variance Application for 2602 9th Line, Innisfil Submitted to: town of Innisfil Committee of Adjustment

Re: Minor Variance Application to Permit a New Primary Dwelling in Rear Yard and Retain Existing Farmhouse as Accessory Dwelling in Front Yard

Address: 2602 9th Line, Innisfil, Ontario

Zoning: Agricultural (AG) **Applicant:** Laura McAdam

Property Owner: Ghazala Chaudhry

Date: 06/30/2025

1. Overview and Proposal

The owners of 2602 9th Line are seeking a Minor Variance to Construct a new Primary Dwelling in the rear yard of their farm property and Retain the Existing Farmhouse (circa 1900) as a Detached Accessory Dwelling for on-site Farm Help.

The Lands are Designated Agricultural in the Township of Innisfil Official Plan and Zoned Agricultural (AG) under the Town's Zoning By-law. While both Dwellings will be within the 60m proximity allowed between a Primary and Accessory unit, the location of the new Primary Dwelling, in the rear yard, requires minor relief from zoning provisions.

A building permit for a new Primary Dwelling, located in the Rear Yard, was issued in 2017, but was not pursued due to COVID-related delays and Construction Inflation.

The owners are now ready to proceed with construction of a new Primary Residence, located behind the existing treeline, accessed by the existing driveway from the 9th Line, and served by a new drilled well and private septic system. The original Farmhouse would be repurposed to house Season or Full-Time Farm Staff.

2. About the Farm Operation and Family

The owners are first-generation Canadians, from Pakistan, who come from a long lineage of organic, pesticide-free farmers. Back home, their family farmed orchards of oranges and other fruit trees, and grew wheat, cotton, sugar cane, canola, and other crops. That tradition now continues in Innisfil.

Today the family operates a thriving, hand-on organic farm producing:

- -Cut Flowers that support local bee populations
- -Berries, Vegetables, and Fruit
- -Free Range Chicken Eggs
- -Soybeans and wheat as field crops
- -All grown using zero pesticides and no synthetic fertilizers

Minor Variance Application for 2602 9th Line, Innisfil Submitted to: town of Innisfil Committee of Adjustment

Currently, (1) greenhouse already enables year-round production, and the owners plan to add (2) more greenhouses to meet increasing demand and expand sustainability.

The farm is currently family-operated with a few season employees, but expansion will require more consistent on-site help, making the accessory dwelling essential.

As the owner shared:

"I love farming myself. You can't beat fresh food on the table without any pesticides or bad fertilizers."

Her son adds that his dream is to be self-sufficient and to serve the community with healthy options.

As Immigrants who have made Innisfil their home, the family sees themselves as stewards of the land, carrying forward its story while contributing to its future. They take pride in handson, zero pesticide farming, and want to raise their family in a setting that reflects those values.

3. Minor Variance Justification

a) Does the Proposal maintain the General Intent of the Official Plan?

The proposal supports a long-term agricultural use, enables sustainable food production, and protects rural character while supporting agricultural employment. Promotes local food production, and enables the ongoing viability of a working farm. It aligns with the Town's policies encouraging farm-supportive housing and sustainable rural development.

The Official Plan supports housing flexibility in Agricultural areas where it contributes to the viability of agricultural operations. By retaining a historic structure for on-farm labour and enabling a modern home for the landowners, this proposal aligns with the Plan's rural and economic development objectives.

b) Does the Proposal maintain the General Intent of the Zoning By-law?

The proposal conforms with all other zoning provisions: setbacks, lot coverage, height, and use; except the siting of the new Primary Dwelling in the rear yard. The Existing Farmhouse (proposed Accessory Dwelling) remains within 60m, in keeping with the bylaw's proximity requirements.

Placement of the primary dwelling in the rear yard, is not typical, but is justified functionally and contextually.

The proposed arrangement complies with Section 3.5(i) – the two dwelling are within 60m of one another. The existing farmhouse will clearly function as a secondary, accessory use, and will not appear as a second principal dwelling.

Minor Variance Application for 2602 9th Line, Innisfil Submitted to: town of Innisfil Committee of Adjustment

c) Is the Proposal Appropriate and Desirable for the Land?

The layout preserves the heritage farmhouse, protects mature trees, supports expansion of farming operations, and maintains Innisfil's rural Character.

Locating the new dwelling in the rear yard allows for privacy, preserves the existing streetscape and heritage home, and respects the property's natural features, including an existing mature tree line. The existing farmhouse becomes functional housing for farm help, which is both appropriate and necessary for the long-term success of the business.

The property owner's family has outgrown the existing farmhouse, which lacks the size and efficiency required for a modern family life. Constructing a new primary home enables the continued use of the historic house to accommodate seasonal or full-time farm employees who are essential to the organic farm's success.

Retaining the Existing farmhouse for farm-help housing will allow the owners to keep seasonal employees working year-round, contributing to stable rural employment and continuity of operations.

d) Minor in Nature

The Variance is minor as it introduces no additional density, avoids visual or privacy impacts, and maintains appropriate setbacks.

The adjustment to dwelling placement is modest and has no negative impact on neighbours, road access, services or environmental features.

Rural Character is preserved through treeline screening and the shared access.

The request reflects a small adjustment to layout to accommodate the family's growing needs, while fully respecting rural character.

4. Environmental and Heritage Considerations

The property contains an EP (Environmental Protection) Designations and LSRCA Regulated Area located on the far north side of the lot, well outside the proposed development area.

The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed the proposed development and provided clearance, confirming no impact to natural features or hazard lands.

The existing farmhouse, built c. 1900, holds historic and sentimental value. Retaining it is important not only for housing help, but for maintaining a connection to the land's agricultural past and community identity.

The owners wish to honour the legacy of the land by maintaining the structure as part of the farm's ongoing life.

Minor Variance Application for 2602 9th Line, Innisfil Submitted to: town of Innisfil Committee of Adjustment

5. Commitment to Innisfil and the Land

The owners are committed to long-term stewardship of this land. They want to raise their family here, expand their farm, and continue contributing to the rural economy and local food supply.

"This application is about preserving the past while building the future. We want to make Innisfil our home."

This request enables a hardworking family to stay rooted on their land, scale their farm sustainably, support the environment, and honour the legacy of agriculture in Innisfil.

6. Closing

This Minor Variance request is modest in scope, aligns with Town policy, and reflects the values of responsible land use, sustainable agriculture, and respect for rural heritage. It will allow the owners to:

- -Continue living and working on the far
- -Support year-round employees
- -Preserve a meaningful Heritage
- -Expand their organic production responsibly

Above all, it allows them to make Innisfil their long-term home, and remain part of the rural community they have come to love and contribute to.

This minor variance supports the agricultural, economic, and social function of a working organic farm. It preserves rural heritage, maintains conformity with the zoning framework, and reflects the Town of Innisfil's rural policy direction. The variance is modest, well justified and fully consistent with good planning principles.

Retaining the original farmhouse is important to the owners not only as a practical means to house additional farm help, but also because of its historic and sentimental value. Built in the early 1900s, the farmhouse stands as a symbol of the property's agricultural legacy.

As newcomers to Canada and now passionate farmers, the owners feel a deep responsibility to hour the land's history and preserve its rural character. Keeping the farmhouse allows them to respect that heritage, while continuing its use in a meaning and productive way - as a home for the people who help them grow and care for the farm.

This is more than a development decision – it's about protecting the spirit of the land while securing its future.

We respectfully request the Committee of Adjustment's Approval of this Application.