

TAKE NOTICE that a decision has been made by the Committee of Adjustment, for a minor variance application from **AR Design Build, Applicant** on behalf of **Ghazala Chaudhry, 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 **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.

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 **16th** day of **October 2025**

CIRCULATION DATE OF NOTICE OF DECISION: October 17, 2025

LAST DAY OF APPEAL: November 5, 2025



Rod Hicks, Chair



William Van Berkel, Member



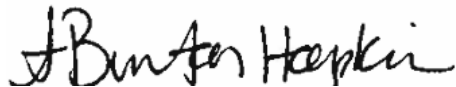
Marnie Adam, Member



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-2025-036, A-2025-052, A-2025-053, A-2025-054 & A-2025-055 rendered on October 16, 2025.

A handwritten signature in black ink that reads "Sarah Burton Hopkins".

Sarah Burton Hopkins
Secretary-Treasurer
Committee of Adjustment
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 November 5, 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.

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 be subject to the Zoning By-law.
2. That the existing farmhouse be formally registered as an Accessory Dwelling Unit (ADU) within 30 days of Occupancy being granted on the new principal dwelling.