



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO.**

**A-2025-039, A-2025-057, A-2025-058 & A-2025-059**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **GTA Permits, Applicant** on behalf of **Shawn Gilpin, 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 96 LOT 749** known municipally as **900 Frederick St** and is zoned **“Residential (R1)”**.

3.3f) no accessory building shall exceed the height of the principal building on the lot or 5.0 metres. The proposed height of the detached garage is approximately 5.97m.

3.3b) The gross floor area or footprint of an accessory building or structure shall not exceed 50 square metres. The proposed gross floor area is approximately 84.54m<sup>2</sup>.

3.18.2d) The maximum height of a detached garage accessed by a rear lane shall be 5.0 metres. The proposed height of the detached garage is approximately 5.97m.

3.3a) The total lot coverage of detached accessory buildings and structures other accessory buildings and structures shall not exceed 10% of the lot area. The proposed lot coverage is approximately 15.27% for accessory structures.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, November 20, 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](mailto: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](mailto:planning@innisfil.ca).

Dated: **October 29, 2025**

Sarah Burton Hopkins  
Secretary Treasurer  
[sburtonhopkins@innisfil.ca](mailto:sburtonhopkins@innisfil.ca) 705-436-3710 ext. 3504



Site Plan - Proposed Garage (Storage)  
Address: 900 FREDERICK ST, BELLE EWART, ON L0L 1C0





LOT 752  
PART 5, PLAN 51R-31396

LOT 751  
PART 2, PLAN 51R-31396

LOT 787  
PART 1  
PLAN 51R-37126

96

SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN OF SURVEY OF  
LOT 749  
REGISTERED PLAN 96  
TOWN OF INNISFIL  
COUNTY OF SIMCOE

SCALE = 1:150 m  
POLAR SURVEYING LTD.

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METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN  
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - REPORT SUMMARY

MUNICIPALLY KNOWN AS NO. 900 FREDRICK STREET  
LOT 749, REGISTERED PLAN 96  
TOWN OF INNISFIL  
COUNTY OF SIMCOE

EASEMENTS OR RIGHT OF WAY  
NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS  
NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING  
REQUIREMENT HAS BEEN MADE IN CONNECTION WITH THIS REPORT.

ADDITIONAL REMARKS  
-THE FENCES ARE AS SHOWN ON THE SURVEY PLAN.

LEGEND:

- |         |         |                                                                                                 |
|---------|---------|-------------------------------------------------------------------------------------------------|
| ■       | DENOTES | SURVEY MONUMENT PLANTED                                                                         |
| ■       | DENOTES | SURVEY MONUMENT FOUND                                                                           |
| SB      | DENOTES | STANDARD IRON BAR                                                                               |
| CP      | DENOTES | CONCRETE PIN WITH WASHER                                                                        |
| IB      | DENOTES | IRON BAR                                                                                        |
| OJ      | DENOTES | ORIGIN UNKNOWN                                                                                  |
| MS      | DENOTES | MEASURED                                                                                        |
| P1      | DENOTES | REGISTERED SURVEY 96                                                                            |
| P2      | DENOTES | PLAN OF SURVEY BY JOHN BRADBURY LTD., O.L.S.<br>DATED JUNE 12, 1986 (FILE NO. 86-21)            |
| P3      | DENOTES | SRPR BY EPLETT WOROBEC RAKS SURVEYING LTD., O.L.S.<br>DATED JUNE 26, 2012 (PROJECT No. 12-4707) |
| P4      | DENOTES | PLAN 51R-31396                                                                                  |
| P5      | DENOTES | PLAN 51R-37126                                                                                  |
| SRPR    | DENOTES | SURVEYOR'S REAL PROPERTY REPORT                                                                 |
| 738     | DENOTES | R.C. KIRKPATRICK, O.L.S.                                                                        |
| 911     | DENOTES | J. BRADBURY, O.L.S.                                                                             |
| 1849    | DENOTES | C.A. MACDONALD SURVEYING LTD., O.L.S.                                                           |
| REGD    | DENOTES | REGISTERED                                                                                      |
| N,S,E,W | DENOTES | NORTH, SOUTH, EAST, WEST                                                                        |
| AC      | DENOTES | AIR CONDITIONER                                                                                 |
| BF      | DENOTES | BOARD FENCE                                                                                     |
| CLF     | DENOTES | CHAIN LINK FENCE                                                                                |
| CF      | DENOTES | CONCRETE FOUNDATION                                                                             |
| EA      | DENOTES | EDGE OF ASPHALT                                                                                 |
| FR      | DENOTES | FRAME                                                                                           |
| O/L     | DENOTES | ON LINE                                                                                         |
| UP      | DENOTES | UTILITY POLE                                                                                    |
| -OH-    | DENOTES | OVERHEAD CABLES                                                                                 |

NOTE

THIS PLAN HAS BEEN PREPARED FOR THE LIMITED USE OF "SHAWN GILPIN" AND  
CANNOT BE USED BY OTHER PARTIES. THIS PLAN IS TO REMAIN CONFIDENTIAL,  
IS PREPARED UNDER COPYRIGHT AND MUST NOT BE USED WITHOUT THE PERMISSION  
OF THE SIGNING SURVEYOR OR THE COMPANY RESPONSIBLE FOR THE PLAN.

NOTE

BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE WESTERLY LIMIT OF  
FREDRICK STREET AS SHOWN ON REGISTERED PLAN 96, AS HAVING A BEARING OF  
N27°07'00"E.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE  
SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE  
UNDER THEM.
- THE SURVEY WAS COMPLETED ON MAY 24, 2025.

MAY 30, 2025  
DATE

  
VINUJAN ARAVINTHAN  
ONTARIO LAND SURVEYOR

THE PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-106988

**POLAR**  
SURVEYING LTD.  
559 KLEINBURG SUMMIT WAY, VAUGHAN, ON L4H 4T5  
(416) 999-5137 www.polarsurveying.com  
(416) 388-4114 info@polarsurveying.com

|           |             |                |
|-----------|-------------|----------------|
| DRAWN BY: | CHECKED BY: | REFERENCE NO.: |
| M.N.      | A.A./V.A.   | 25-01-144-00   |

KNOWN AS SHEPPARD'S TRAIL  
(LANE BY REGISTERED PLAN 96)  
PIN 58067-0115(LT)

LOT 750  
PART 1, PLAN 51R-31396  
PIN 58067-0233(LT)

96

LOT 749  
PIN 58067-0112(LT)

PLAN

LOT 748  
PIN 58067-0111(LT)

REGISTERED

FREDRICK STREET  
(DEDICATED BY REGISTERED PLAN 96)  
PIN 58067-0108(LT)

LOT 788

PLAN

LOT 790

REGISTERED

LOT 791

# Planning Justification Report

**900 Frederick St., Innisfil, ON - Proposed Detached Garage - Oct. 2025**

## Homeowner's Intent:

The reason for the shop in the back of the yard is for the storage of my motorhome, to be placed inside for the winter and summer months. This will prevent the weather from destroying the outer layer of my motorhome and also allow this unit to be out of the neighbor's view. This also allows myself to have more storage above the unit because the space in my house is small and the other garage is for the storage of our everyday vehicles, which the motorhome would not fit inside.

## Surrounding Context:

Considering the size of some of the houses and their garages on the same street, we don't believe that this development will overshadow any of the neighboring properties. Please see below for some of the developments on the same street.



900 Frederick St. (subject property) on the left contains a small bungalow and the existing small detached garage for everyday vehicles. On the right is 896 Frederick St. which is a much larger 2-storey home with an attached garage.



892 Frederick St. on the left and 888 Frederick St. on the right, are the next houses after 896 Frederick St, both being quite large with large attached double car garages.



893 Frederick St. is across the street from 900 Frederick St. and it is another large development containing two units with their own attached garages.

Prepared By:

