

TAKE NOTICE that a decision has been made by the Committee of Adjustment, for a minor variance application from **GTA Permits, Applicant** on behalf of **Shawn Gilpin, 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 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 84.54m².

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 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 11th day of **December 2025**.

CIRCULATION DATE OF NOTICE OF DECISION: December 15, 2025

LAST DAY OF APPEAL: December 31, 2025

A handwritten signature in black ink, appearing to read "Rod Hicks".

Rod Hicks, Chair

A handwritten signature in black ink, appearing to read "William Van Berkel".

William Van Berkel, Member

A handwritten signature in black ink, appearing to read "Marnie Adam".

Marnie Adam, Member

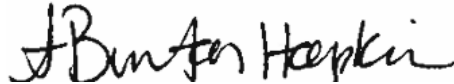
A handwritten signature in black ink, appearing to read "John Raimondi".

John Raimondi, Member

COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. A-2025-039, A-2025-057, A-2025-058 & A-2025-059

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-2025-039, A-2025-057, A-2025-058 & A-2025-059 rendered on December 11, 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 December 31, 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 applicant provides revised elevation drawings to the satisfaction of the Town including changes to the roofline (i.e. roof pitch or other features) to reduce the height of the detached garage to be closer to 5m at the midpoint;
2. That the variances only apply to the submitted revised drawings noted in Condition #1 and that any future development of the lands be subject to the Zoning By-law;
3. That any existing boundary trees be protected and maintained to the satisfaction of the Town. A tree preservation/planting plan shall be prepared to the satisfaction of the Town, proposing tree compensation and replacement rates for any trees to be removed, location of any new replacement trees and tree protection measures during construction of the detached garage. New plantings shall be required in the soft scaping along the west boundary line as visual screening.