



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. A-018-2022

**TAKE NOTICE** that a decision has been made by the Committee of Adjustment, for a minor variance application from **HEATHER MIDDLEBROOK**, Agent, on behalf of **ERIC GORDON**, 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 property is described legally as **PLAN 942 LOT 36**, is known municipally as **317 Murray Boulevard**, and is zoned as **“Residential 1 Zone (R1)”**.

**The applicant is proposing to construct a detached garage with a gross floor area of 80 m<sup>2</sup>. The applicant is seeking relief from Section 3.3 b) of the Zoning By-law which permits a maximum gross floor area of 50m<sup>2</sup> 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 21<sup>th</sup> day of **April 2022**.  
**CIRCULATION DATE OF NOTICE OF DECISION:** April 26, 2022  
**LAST DAY OF APPEAL:** May 11, 2022

Sarah Oetinger, Chair

Harry Eisses, Member

John Raimondi, Member

William Van Berkel, Member



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I, Toomaj Haghshenas, 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-018-2022 rendered on April 21, 2022.

A handwritten signature in black ink, appearing to read "Toomaj Haghshenas".

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Toomaj Haghshenas  
Secretary-Treasurer  
Committee of Adjustment  
[thaghsenas@innisfil.ca](mailto:thaghsenas@innisfil.ca)  
705-436-3740 ext. 3316

**NOTICE OF LAST DATE OF APPEAL**

In accordance with Section 17 (36) of the Planning Act, you may appeal to the Local Planning Appeal Tribunal (LPAT) against the decision by filing with the Secretary Treasurer of the Committee of Adjustment a notice of appeal setting out written reasons in support of the appeal and accompanied by a certified cheque or money order made payable to the Minister of Finance, in the amount of \$400 being the current fee prescribed by the Tribunal under the Local Planning Appeal Tribunal Act. The LPAT prescribed Appellant Form (A1) must be filed with any appeal to the Local Planning Appeal Tribunal. This form is available online at [www.forms.ssb.gov.on.ca](http://www.forms.ssb.gov.on.ca).

Disclaimer: Due to the COVID-19 pandemic, all appeals filed must be submitted to the Town in accordance to Planning Act Regulations. Any appeals received by the Town will be held until LPAT resumes appeal hearings in accordance with the Emergency Order and O. Reg. 149/20.

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](mailto: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 Services**

1. That the applicant provides revised elevation drawings to the satisfaction of the Town to add architectural features including changes to the roofline using dormers, change to the roofline pitch, or other features to reduce the overall height of the detached garage to be a maximum of 5.5 metres to the mid-point of the roof.
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 the existing mature trees and hedges along the property lines be protected and maintained to the extent possible to the satisfaction of the Town. If any trees are proposed to be removed, 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 new trees, and tree protection measures during construction of the detached garage.