



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. A-82-2022

TAKE NOTICE that a decision has been made by the Committee of Adjustment, for a minor variance application from Tony Troiano, 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 CON 2 S PT LOT 20, is known municipally as 1596 2nd Line, and is zoned as "Agricultural (AG)".

The applicant is proposing to construct a secondary dwelling with a Gross Floor Area of 415.52m2. The applicant is seeking relief from Section 3.5(b) of the Zoning By-law which permits that an accessory dwelling unit shall not be greater than 50% of the gross floor area of the principal dwelling on the lot, up to a maximum of 100m2

The Committee of Adjustment has considered all written and oral submissions received before and/or during the hearing as part of their decision.

- Checked box: 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.
Checked box: See attached Condition(s) of Approval
Unchecked box: No Conditions
Unchecked box: 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.
Unchecked box: The Committee DEFERRED the application.

DECISION DATED AT THE TOWN OF INNISFIL this 8th day of December 2022.
CIRCULATION DATE OF NOTICE OF DECISION: December 12, 2022
LAST DAY OF APPEAL: December 28, 2022

[Signature of Rod Hicks]
Rod Hicks, Chair

[Signature of Harry Eisses]
Harry Eisses, Member

[Signature of Marnie Adam]
Marnie Adam, Member

[Signature of John Raimondi]
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.



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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-082-2022 rendered on December 8, 2022.

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

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Toomaj Haghshenas  
Secretary-Treasurer  
Committee of Adjustment  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@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 applicant/owner shall confirm that an entrance permit from the Town of Innisfil has been obtained for the driveway/access to 2nd Line.