



COMMITTEE OF ADJUSTMENT FOR THE TOWN OF INNISFIL

APPLICATION FOR MINOR VARIANCE Under Section 45 of the Planning Act

Completeness of the Application:

This information is prescribed in the Schedule to Ontario Regulation 200/96 made under the Planning Act. Mandatory information must be provided with the appropriate fee. If the mandatory information and fees are not provided, the application will be returned, or may not be considered until the information and fee have been provided.

The application form also sets out other information that will assist the Committee of Adjustment in their evaluation of the application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision.

Submission of the Application Checklist:

- A completed application form (original) is required with all sections completed.
 - A survey may be required showing existing conditions.
 - Site Plan Drawing is required showing dimensions of the property, all existing/proposed buildings with setbacks to property lines, roadways/rail lines, natural features i.e., Trees, location of any easements, and elevation drawings of all buildings on the subject property.
 - The required fee for the first three variances is **\$2,290.00 (2024 fee)**. Additional applications for the same lands would have a required fee of **\$590.00 each**. Town Staff will email a PayPal link for payment once a complete application is received. Please note that any request by the applicant for the deferral of an application or Committee of a decision on an application will result in an additional fee of \$550.00 for the first three applications, and \$330.00 each additional application. **Where applicable, please note that staff time will be billable to the owner after the Decision has been made and that fees will be invoiced accordingly as per the Town's Fees & Charges By-law.** Complex variance applies to application for industrial/commercial/institutional uses, triplex dwellings, block townhouse dwellings and higher density residential developments. Non-complex (simple) variance applies to application for low density residential (single dwelling unit, semi dwelling, duplex dwelling, secondary dwelling units, street townhouses) and decks, porches, sheds, garages, etc.
 - Supporting Documentation when applicable (ex. Planning Report, Natural Heritage Evaluation)
- Please note: Measurements on the application and drawings/plans are to be in metric units.

For Help:

If you require assistance with this application, please contact Toomaj Haghshenas,
Secretary-Treasurer to the Committee of Adjustment.

Email – thaghsheenas@innisfil.ca Telephone - (705) 436-3710 Fax - (705) 436-7120



Minor Variance Application

Committee of Adjustment F#2022MVA

OFFICE USE ONLY:

Application Number: _____ Hearing Date: _____ Payment Type: _____ Simple: ___ Complex: ___
 Applicable Conservation Authority: NVCA _____ LSRCA _____

The undersigned hereby applies to the Committee of Adjustment for the Town of Innisfil under Section 45 of the Planning Act, for relief, as described in this application, from By-law #: _____ (as amended)

1.0 PROPERTY DESCRIPTION

Municipal Address:			
Town Lot and Concession Number:			
Registered Plan and Lot/Block Number:			
Reference Plan and Part Numbers:			

2.0 APPLICANT/ AGENT INFORMATION

Company Name:			
Name of Applicant/Agent:			
Address:			
City/Town:		Postal Code:	
Telephone:		Email:	

2.1 REGISTERED OWNER INFORMATION

Name of Owner:			
Address:			
City/Town:		Postal Code:	
Telephone:		Email:	

3.0 PURPOSE OF THE APPLICATION

3.1 Nature and extent of relief applied for (include section(s) of the Zoning By-law):

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3.2 Why is not possible to comply with the provisions of the Zoning By-law?

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4.0 DESCRIPTION OF SUBJECT LANDS AND SERVICING INFORMATION

Lot Frontage:		Lot Depth:		Lot Area:	
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4.1 Particulars of all buildings and structures on or proposed for the subject land. Specify width, length, height, distance from lot lines, etc. (Attached Drawings/plans are required)

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Existing (Uses and Buildings):			
Proposed (Uses and Buildings):			
4.2 Municipal services available (check the appropriate box)			
Water	Sanitary Sewer	Storm Sewer	None
4.3 Private services available (check the appropriate box)			
Water (well)	Septic System	Storm Sewer	None
5.0 LAND USE			
5.1	What is the Official Plan Designation:		
5.2	What is the zoning of the Subject Lands:		
6.0 HISTORY			
6.1	Date of Acquisition (purchase) of subject Lands:		
6.2	Date of construction for all buildings and structures on the subject land:		
6.3 Existing uses of the subject property:			
6.4	Length of time the existing uses of the subject property have continued.		
6.5 Existing uses of abutting properties:			
6.6 Has the owner previously applied for relief in respect of the subject property?			
Yes	No	If yes, describe briefly:	
6.7 Is the subject property the subject of a current application for consent under Section 53 of the Planning Act?			
Yes	No	If yes, describe briefly:	

7.0 AFFIDAVIT OR SWORN DECLARATION

7.1 This must be completed by the Applicant.

I, _____ of the _____ in the _____
Full Name City, Town, Municipality City, Town, Municipality
make oath and say (or solemnly declare) that all statements contained in this application are true and conscientiously believing to be true the information contained in the documents that accompany this application. Furthermore, for the purposes of the Freedom of Information Act, I authorize and consent to the use by or the disclosure to any person or public body of any information collected under the Planning Act for the purposes of processing this application.

Sworn (or declared) before me at the _____ in the _____
City, Town, Municipality City, Town, Municipality
this day _____ of _____, 20____.
Day Month Year

Commissioner of Oaths Signature

Applicant Signature

***By submission of this application Town Staff, Commenting Agencies and Committee Members are permitted to access the property for the purpose of site inspections related to this application. Access to the property to conduct site inspections shall be between the hours of 8 a.m. to 7 p.m.**

8.0 AUTHORIZATION

8.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent To Make the Application

I, _____ am the owner of the land that is the subject of this
Owner's Name
application, and I authorize _____ to make this
Agent's Name

application on my behalf. Furthermore, for the purposes of the Freedom of Information Act, I authorize and consent to the use by disclosure to any person or public body of any information collected under the Planning Act for the purposes of processing this application.

Date

Signature of Owner

The Minor Variance Process

Application Submitted

- Ensure that the application has been commissioned. The Town offers this through conference call, please request this service when submitting, if required.
- Ensure that all application fields are completed.
- Ensure that the application contains clear readable drawings/plans with dimensions.

Notice of Application

- Application is reviewed and processed for circulation. The Notices will be posted in the local Newspaper as well as any affected agencies (Conservation Authority, School Boards, etc.) are sent a copy of the Notice of Application, which briefly outlines nature of application.
- Notices are circulated a minimum of two weeks prior to the actual Hearing date
- The Applicant is responsible for posting a Notice sign on the subject lands at least two weeks prior to the actual Hearing date. The sign will be provided by the Town of Innisfil at no additional charge. Notification when the sign is ready for pick up will be sent to the applicant via email. The sign must be visible and within 2 metres of the street. Once the sign is erected on the subject property a photo of the sign is to be emailed to the Secretary-Treasurer.

Decision

- Committee generally makes decision the day of the Hearing of the application (although a decision can be deferred while more information is gathered).
- Variances can be granted conditionally.

Notice of Decision

- Provided one week after the Decision is made.
- Notice of Decision is circulated to the applicant and to each person or public body that made a written request to be notified.
- Once the decision is made, a 20-day appeal period commences, during which time the Committee's decision may be appealed to the Ontario Land Tribunal.

If No Appeal

- Committee's decision is final after the expiration of the appeal period.

If Appealed

- The application goes to the Ontario Land Tribunal for a new Hearing.

Conservation Authority Base Review Fee

If your application is required to be circulated to the LSRCA or NVCA and they determine that your application is requires an additional review, you could be charged additional fees. **If the subject property falls within the regulatory limit of the LSRCA or NVCA, applicants are strongly recommended to contact the Conservation authority for an estimate of costs before submitting their application to the Town.**

More information about Conservation Authority planning review fees can be found at:

- NVCA: <http://www.nvca.on.ca/planning-permits/forms-fees> (click the “Planning Fees” link)
- LSRCA: http://www.lsrca.on.ca/permits/permit_fees.php (see “Applications made under the Planning Act”)

Frequently Asked Questions:

- **How do I know if I will be charged the minor variance base review fee?**

Applicants will be charged the minor variance base review fee (and have their application circulated to a Conservation Authority) if the subject property is a shoreline property on Lake Simcoe OR within the regulated area of the LSRCA or NVCA.

- **How much is the minor variance base review fee?**

The review fee is set by each conservation authority and reviewed annually. For the most current fee please follow the links above or contact the conservation authority directly.

- **How do I know if the subject property is within the regulated area of a Conservation Authority?**

To find out if the subject property is within a regulated area you can:

1. Contact the Secretary-Treasurer to the Committee of Adjustment to discuss your application and find out if it will be circulated to the NVCA or LSRCA; or
2. Look up the subject property using the mapping available on the Conservation Authority websites:
 - LSRCA: http://www.lsrca.on.ca/maps/disclaimer_regulation.php (click “I Agree” to access mapping)
 - NVCA: <http://maps.simcoe.ca/NVCA/> (make sure the “NVCA Regulated Areas” box is checked)
3. Contact the Conservation Authority directly for assistance:
 - LSRCA: 905-895-1281 or 1-800-465-0437
 - NVCA: 705-424-1479

For Help:

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