

**TAKE NOTICE** that a decision has been made by the Committee of Adjustment, for a minor variance application by **Adam Wright, 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 1016 LOT 17**, is known municipally as **3538 Crescent Harbour Road** and is zoned as “**Residential 1 Zone (R1)**” and “**Environmental Protection Zone (EP)**”.

**The applicant is proposing to construct an attached garage that projects 15.3 metres beyond the main front wall of the principal building. The applicant is seeking relief from Section 3.18.e) of the Zoning By-law which requires a detached or attached garage on lots with a lot frontage of less than 20.0 metres, to not project more than 1.0 metre beyond the main front wall of the principal building.**

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 9<sup>th</sup> day of **December 2021**.

**CIRCULATION DATE OF NOTICE OF DECISION:** December 10, 2021

**LAST DAY OF APPEAL:** December 29, 2021



Rod Hicks, Chair



Sarah Oetinger, Co-chair



Harry Eisses, Member



Marnie Adam, Member



John Raimondi, Member



**COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. A-064-2021**

I, Toomaj Haghshenas, Acting 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-064-2021 rendered on December 9, 2021.

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

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Toomaj Haghshenas  
Acting Secretary-Treasurer  
Committee of Adjustment  
[thaghshenas@innisfil.ca](mailto:thaghshenas@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).



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. A-064-2021

**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. After the completion of the above noted conditions, consent shall be issued by means of a Certificate of Official under Form 2 of the Planning Act.

**Planning Services**

1. That the variance applies exclusively to the garage as shown substantially in conformity to the drawings submitted with this application.
2. That the existing mature trees and 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, in accordance with TOI Engineering Standards, and location of new trees and tree protection measures during construction. The tree preservation/planting plan shall focus on maintaining some rear yard buffering to the existing EP Zone (Key Natural Heritage Feature (KNHF)).