



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO. A-001-2024

**TAKE NOTICE** that a decision has been made by the Committee of Adjustment, for a minor variance application from **Gennaro Sisera, 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 4 PLAN 1683 LOT 24** is known municipally as **212 Valley View Drive**, and is zoned as **“Residential 1 (R1)”**.


**The applicant is proposing to construct a detached garage with a footprint of 95.06 m<sup>2</sup>. The applicant is seeking relief from Section 3.3 (b) of the Zoning By-law which prohibits accessory structures with a footprint over 50 m<sup>2</sup> in residential zones.**

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>st</sup> day of **March 2024**.  
**CIRCULATION DATE OF NOTICE OF DECISION:** March 22, 2024  
**LAST DAY OF APPEAL:** April 10, 2024

  
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Sarah Oetinger, Chair

  
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Marnie Adam, Member

  
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William Van Berkel, Member

  
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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-001-2024 rendered on March 21, 2024.

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 45 (12) of the Planning Act, you may appeal to the Ontario Lands Tribunal (OLT) 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 Tribunal prescribed Appellant Form (A1) must be filed with any appeal to the Local Planning Appeal Tribunal. This form is available online at <https://olt.gov.on.ca/forms-submissions/>.

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**

1. That the variances only apply to the submitted drawings and that any future development of the lands be subject to the Zoning By-law.
2. That no trees be removed during construction of the proposed structure.

**Community Development Standards Branch (CDSB)**

1. That the applicant/owner provide a site plan with proposed building and septic footprint that meets all Ontario Building Code please include all setbacks to all structures existing and proposed, as well as the property lines to the satisfaction of Community Development Standards Branch (Building Department).
2. That the applicant/owner provide a site plan with proposed building and all additional structures on the property; house, decks, pool, and any sheds, please include all dimensions of all structures to the satisfaction of Community Development Standards Branch (Building Department).