



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2026-016

TAKE NOTICE that an application has been received by the Town of Innisfil from **Matthew Dodds, Owner**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **PLAN 759 LOT 78**, known municipally as **1059 Belle Aire Beach Rd**, and is zoned “**Residential (R1)**”.

The applicant is seeking relief from Section 3.3c) of the Zoning By-law to permit a reduced side yard setback for an accessory structure (deck). A minimum side yard setback of 1.0m is required, whereas a setback of 0.81m is proposed for the as-built deck

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, June 18, 2026, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:

<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).



Additional information relating to the proposed 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.

Dated: **May 27, 2026**

Sarah Burton Hopkins
Secretary Treasurer
sburtonhopkins@innisfil.ca 705-436-3710 ext. 3504

PLAN OF SURVEY
 OF
 LOT 78
 REGISTERED PLAN 759
 TOWNSHIP OF INNISFIL
 COUNTY OF SIMCOE
 SCALE 1" = 30'
 ALAN J. WOROBEK, O.L.S.
 1988

NOTES:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE SOUTHERLY LIMIT OF THE ROAD ALLOWANCE BETWEEN CONCESSION 4 AND 5, AS SHOWN ON REGISTERED PLAN 759, HAVING A BEARING OF N 72° 14' 00" E.

- S I B DENOTES 1" x 1" x 4' LONG IRON BAR, FOUND.
- I B DENOTES 5/8" x 5/8" x 2' LONG IRON BAR, FOUND.
- S I B DENOTES 1" x 1" x 4' LONG IRON BAR, PLANTED.
- I B DENOTES 5/8" x 5/8" x 2' LONG IRON BAR, PLANTED.
- MEAS DENOTES MEASURED.
- O.U. DENOTES ORIGIN UNKNOWN.
- PLAN DENOTES REGISTERED PLAN 759

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BUILDING TIES SHOWN HEREON ARE TO THE CONCRETE FOUNDATION, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON FEBRUARY 04, 1988

Alan J. Worobec

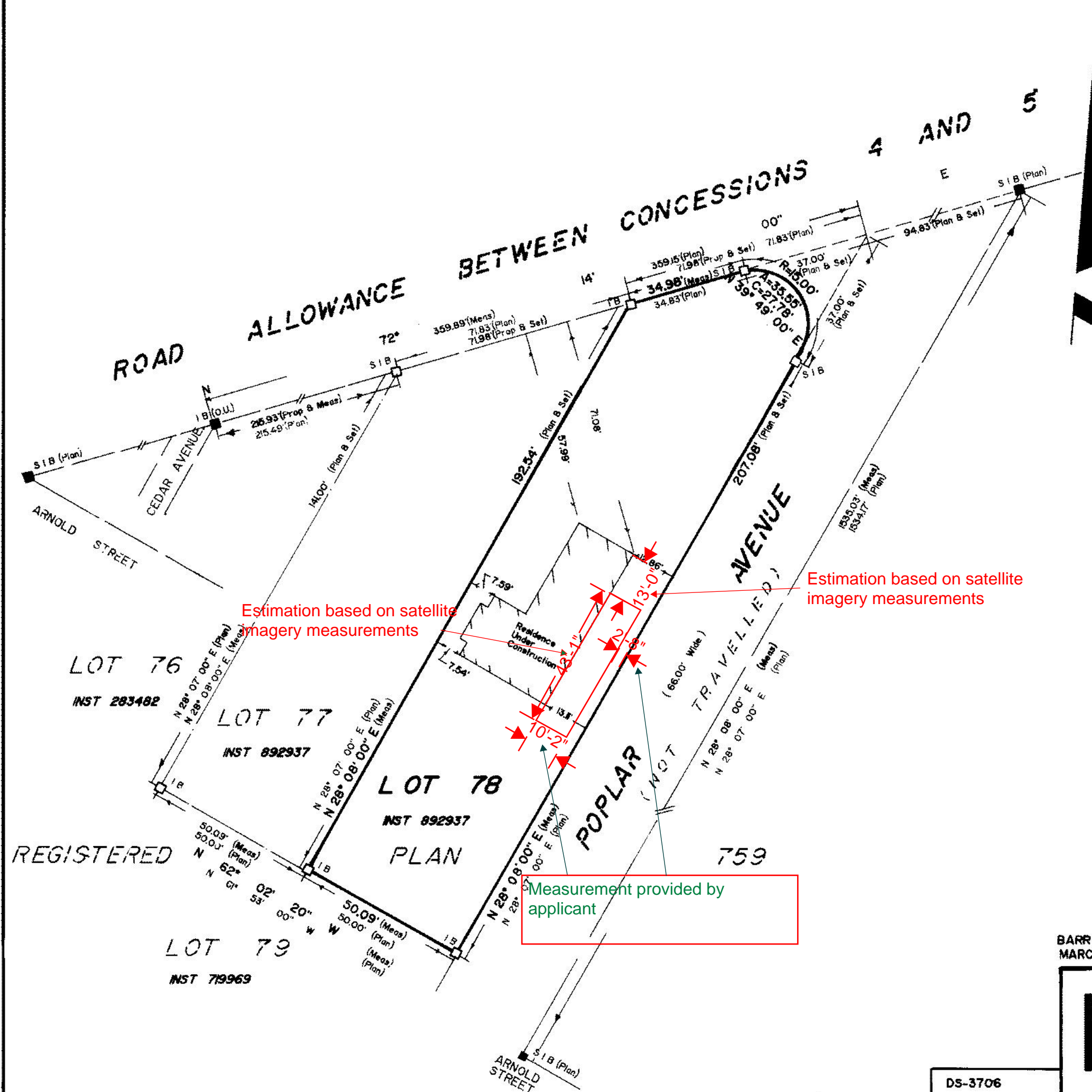
BARRIE, ONTARIO.
 MARCH 28, 1988

ALAN J. WOROBEK
 ONTARIO LAND SURVEYOR



W. DOUGLAS SMITH LTD
 ONTARIO LAND SURVEYORS
 138 COLLIER ST., BARRIE ONT.
 722-6222

DS-3706



Planning Justification Report

Minor Variance Application – Deck Setback Relief

Property Address: 1059 Belle aire beach rd

Municipality: Innisfil

Date: 06-13-2026

1. Purpose of the Application

This report has been prepared in support of a Minor Variance application for the property municipally known as [address].

The purpose of the application is to seek relief from the required side yard setback for an existing/proposed deck. The deck is located approximately 7½ inches (0.1905 metres) closer to the property line than permitted by the applicable zoning by-law.

The requested variance is considered minor in nature and maintains the general intent and purpose of both the zoning by-law and the Official Plan.

2. Subject Property

The subject property is located in a residential neighbourhood characterized by detached dwellings and typical residential accessory structures including decks, fences, and landscaping features.

The property contains an existing single detached dwelling with a rear yard deck intended for normal residential outdoor use.

3. Description of the Requested Relief

The applicable zoning by-law requires a minimum setback of 1 metres from the side property line for the deck.

The deck is located/proposed to be located at approximately 0.810 metres from the property line, resulting in a deficiency of approximately 7.5 inches (0.1905 metres).

No additional variances are requested.

4. Planning Rationale

The requested variance satisfies the four tests under Section 45(1) of the *Planning Act* as outlined below.

a) The Variance is Minor

The requested relief is extremely minor in scale, representing only a 7.5-inch encroachment into the required setback.

The variance does not create measurable impacts related to privacy, overlook, drainage, shadowing, access, or neighbourhood character. The deck remains functionally and visually consistent with surrounding residential development.

b) The Variance is Desirable for the Appropriate Development or Use of the Land

The variance permits the continued reasonable residential use of the property and allows for safe and functional outdoor amenity space associated with the dwelling.

The relief requested supports the practical use and enjoyment of the property while maintaining compatibility with adjacent lands.

c) The General Intent and Purpose of the Zoning By-law is Maintained

The intent of the zoning setback provisions is to ensure adequate separation between structures, maintain access and drainage, and protect neighbouring properties.

Given the negligible nature of the encroachment, these objectives continue to be maintained. The reduced setback does not interfere with drainage patterns, access, maintenance, or the use and enjoyment of adjacent properties.

d) The General Intent and Purpose of the Official Plan is Maintained

The proposal maintains the character and stability of the existing residential neighbourhood and represents appropriate residential development.

The variance is consistent with Official Plan policies encouraging compatible residential uses and efficient use of residential lands.

5. Conclusion

The requested minor variance represents a very minor technical relief from the zoning by-law.

The proposal:

- is minor in nature,
- is desirable for the appropriate use of the land,
- maintains the intent and purpose of the zoning by-law, and
- maintains the intent and purpose of the Official Plan.

Based on the foregoing, approval of the requested minor variance is respectfully requested.
