COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2026-023

TAKE NOTICE that an application has been received by the Town of Innisfil from **Anselmo Lombardi, 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.

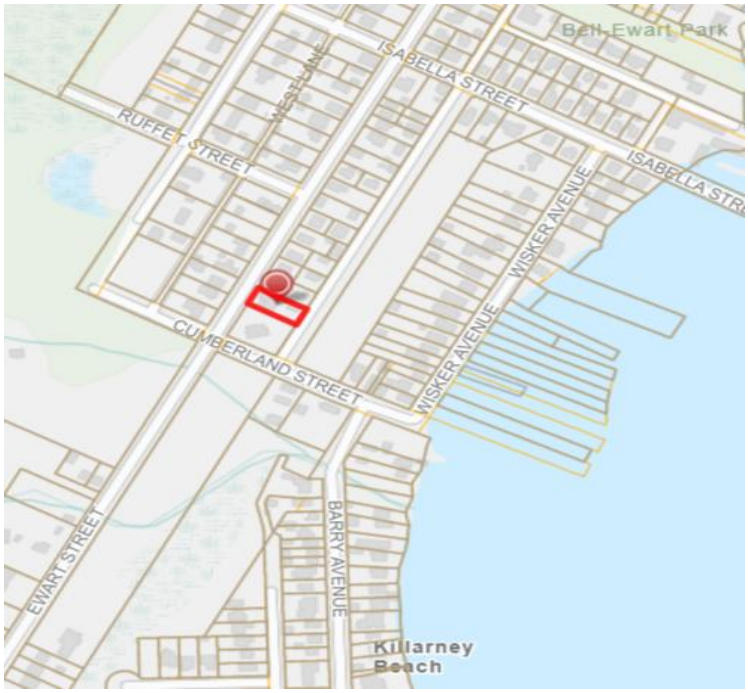
The subject properties are described legally as **PLAN 96 LOT 562,** known municipally as **1075 Ewart St,** and is zoned **"Residential (R1)."**

The applicant is seeking relief from the Town of Innisfil Zoning By-law 080-13 to recognize an existing detached garage that has been converted into a detached accessory dwelling unit (ADU). The application relates to an as-built structure and proposes the following variances:

1. Maximum Accessory Building Area – Section 3.3(b): To permit an accessory building with a gross floor area of 66.94 m², whereas a maximum gross floor area of 50 m² is permitted.
2. Location of Detached Accessory Dwelling Unit – Sections 3.3(d) and 3.5(i): To permit the existing detached accessory dwelling unit to be located within the front yard and closer to the front lot line than the principal dwelling, whereas the Zoning By-law prohibits detached accessory dwelling units within the front yard and requires accessory buildings to be located no closer to the front lot line than the principal building. For the purposes of the Zoning By-law, Emily Street is identified as the front lot line of this through lot in accordance with Section 2.125(e).
3. Minimum Front Yard Setback – Section 3.3(c) and Table 4.2a: To permit a minimum front yard setback of 5.99 m for the existing detached accessory dwelling unit, whereas a minimum front yard setback of 6.0 m is required.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, November 19, 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: **November 3, 2026**

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

LEGEND

66.94 sq. Meters for GARAGE

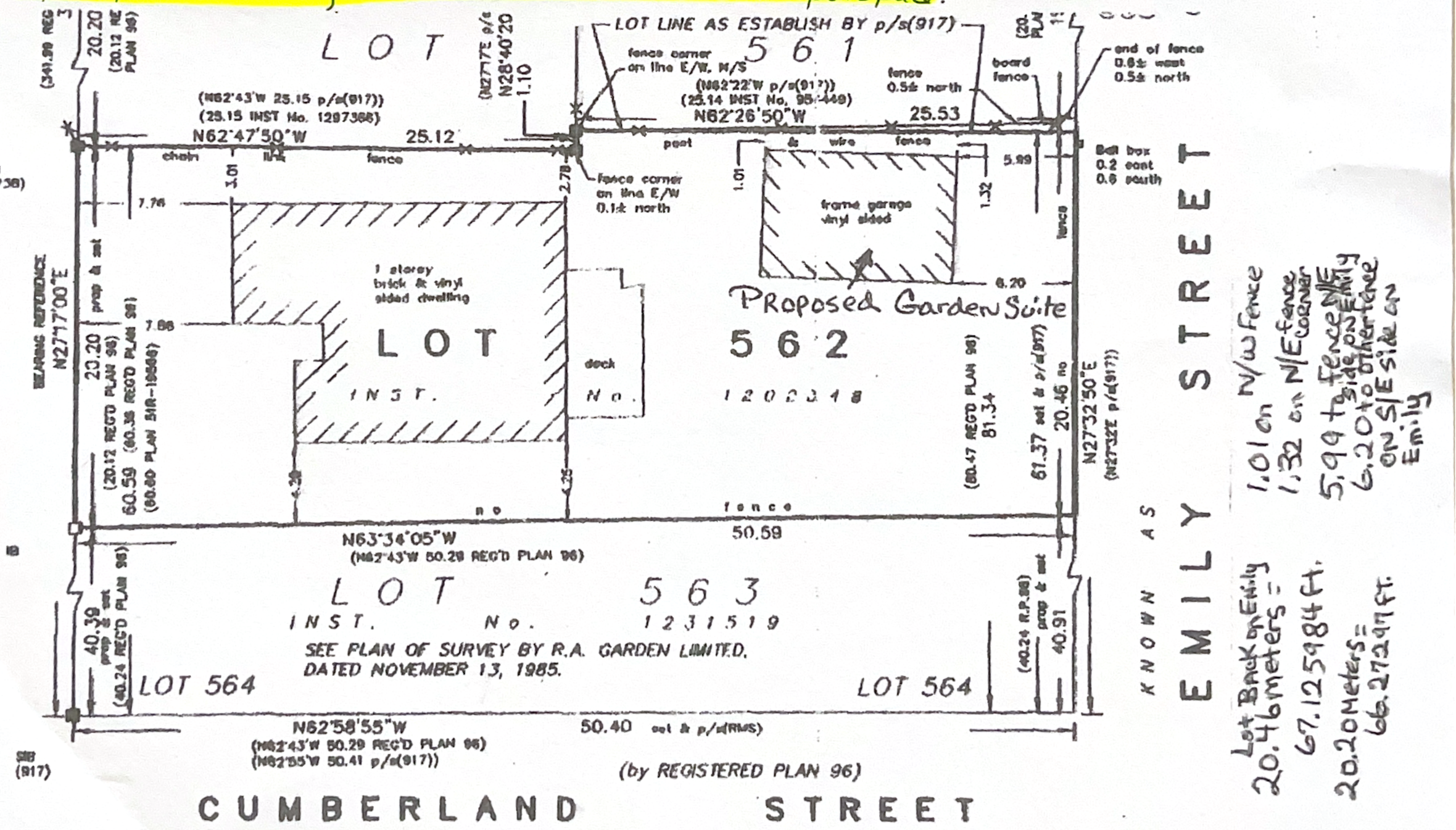
4.65 meters height to PEAK AND this sits much lower Than Principal Dwelling. Mid Point height To Roof is 3.0 Meters,

The set backs on site plan are 1.01 Meters (North West side), 1.32 meters (North EAST side) from Property line; 5.99 meters to fence North EAST side on Emily; 6.20 Meters to fence on South EAST side on Emily

Approximate height of principal residence is 23 ft. or 7.0104 Meters

Percentage of buildings = 1500 sq ft house = 139.3548 sqm, ADU = 61.01 m² > 61.01 + 139.35 / 1035.07 = 19.36%

Open space - remaining lot area 834.71 m² = 80.64% open space.



Lot Back on Emily 20.46 meters = 67.125984 Ft.

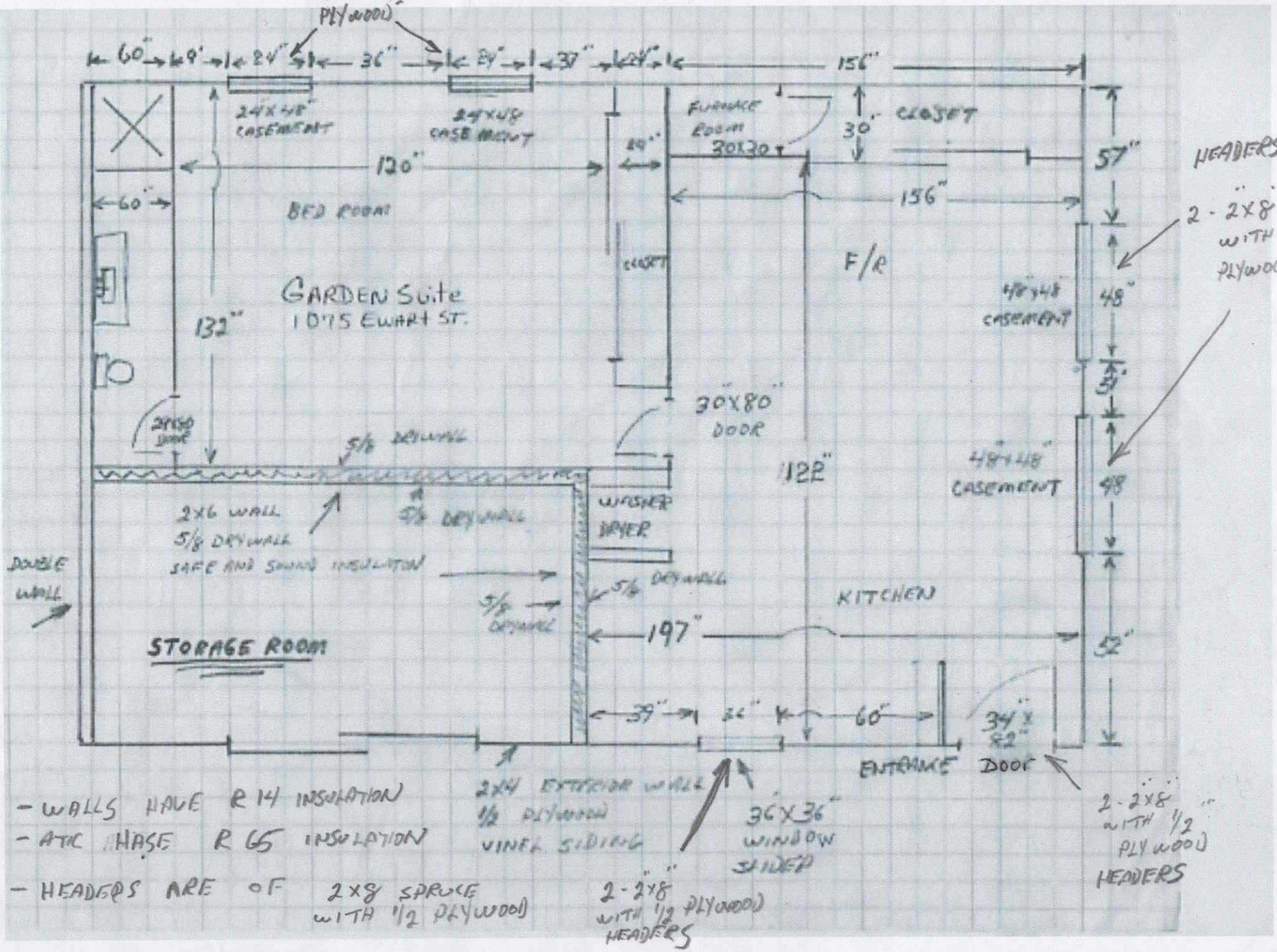
20.20 meters = 66.27297 Ft.

1.01 on N/W Fence

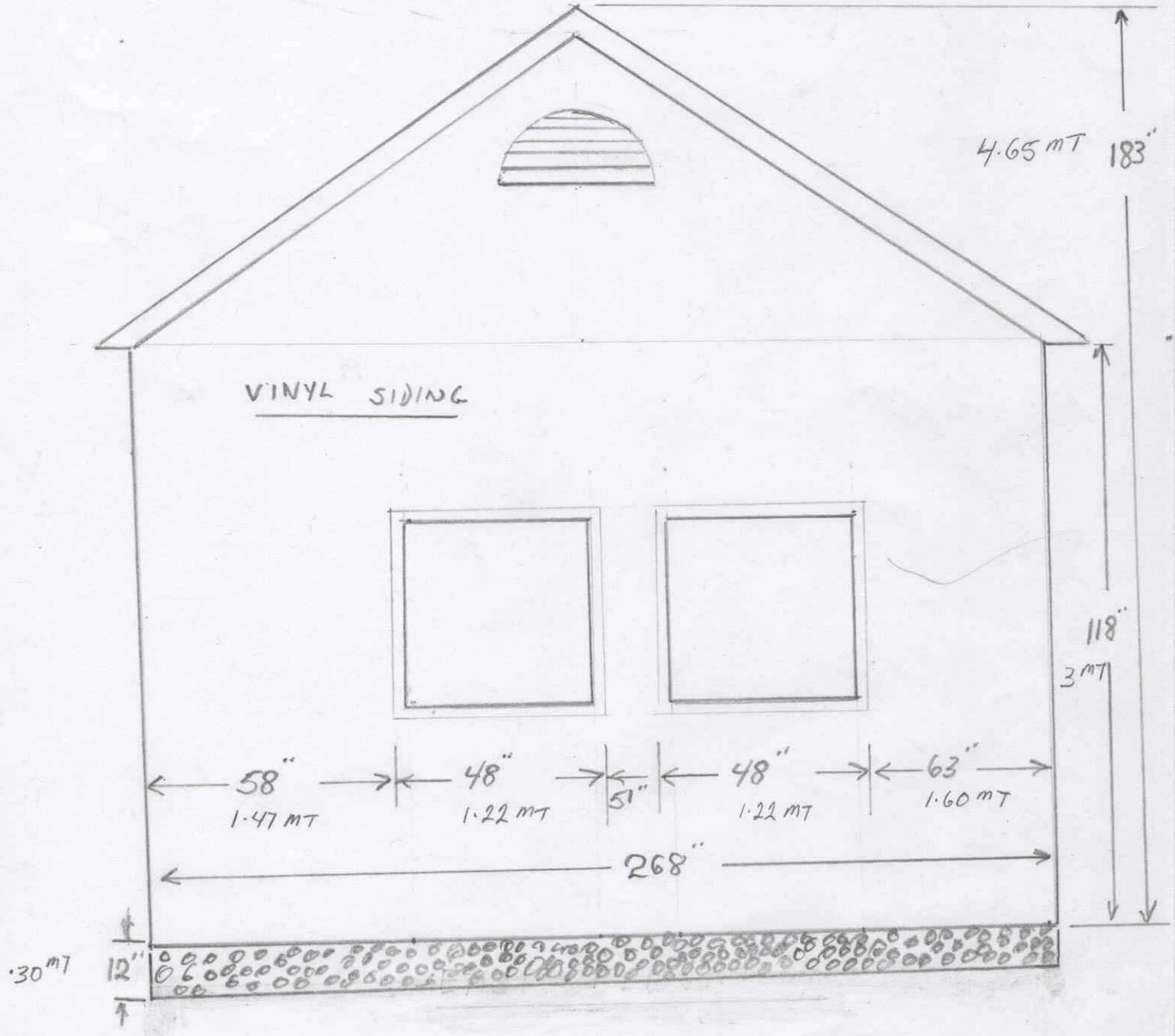
1.32 on N/E fence corner

5.99 to fence side on NE corner

6.20 to other fence on S/E side on Emily

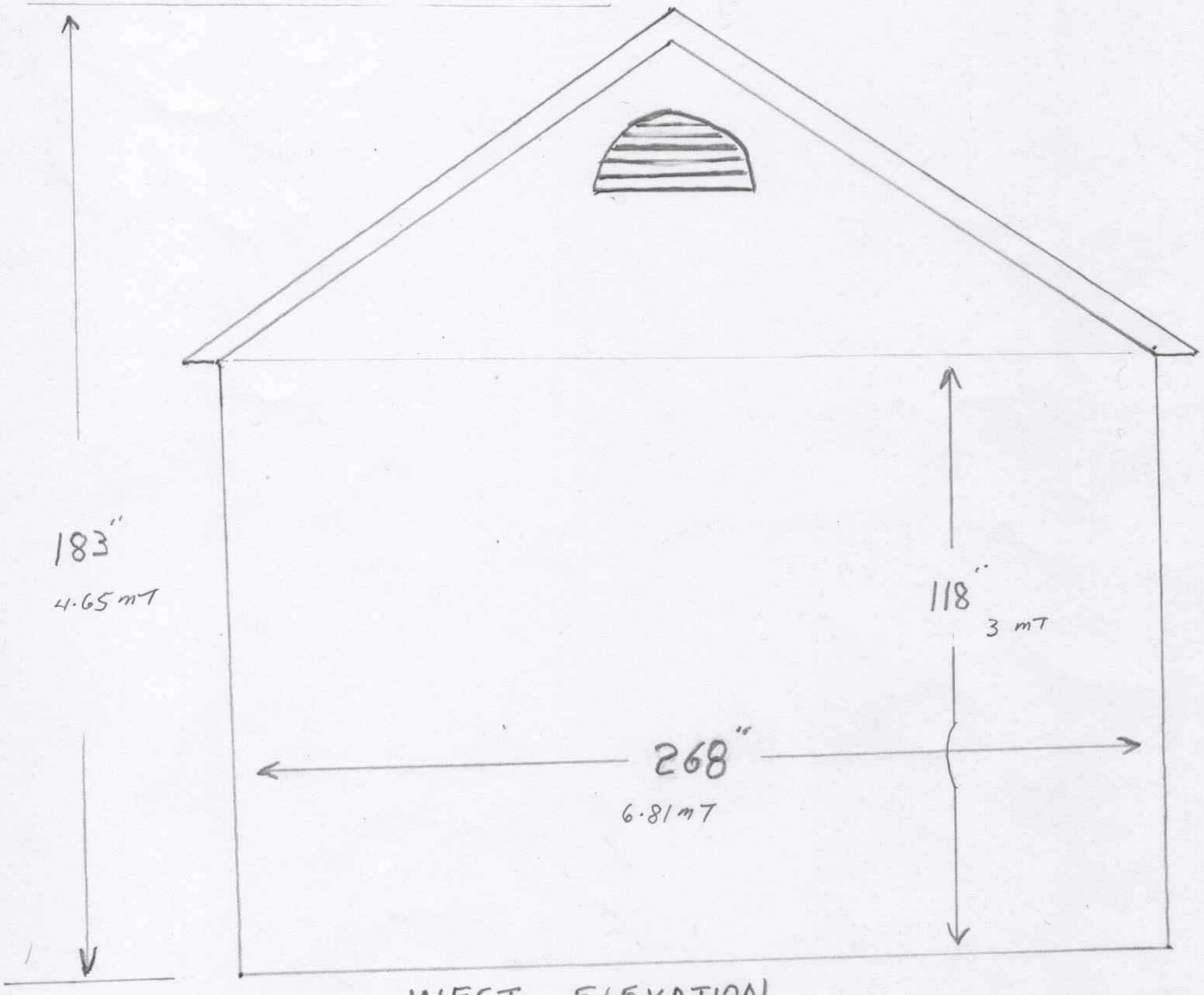

2-2x8" HEADERS WITH 1/2" PLYWOOD
60" 69" 24" 36" 84" 37" 24" 156"
24"x48" CASEMENT
24"x48" CASEMENT
FURNACE ROOM 30"x30"
30" CLOSET
120"
60"
BED ROOM
CLOSET
156"
57"
HEADERS
2-2x8" WITH 1/2" PLYWOOD
F/R
GARDEN Suite
1075 EWART ST.
132"
48"x48" CASEMENT
48"
30"x80" DOOR
5/8 DRYWALL
122"
48"x48" CASEMENT
2x6 WALL
5/8 DRYWALL
SAFE AND SOUND INSULATION
WASHER DRYER
DOUBLE WALL
5/8 DRYWALL
KITCHEN
STORAGE ROOM
197"
52"
39" 24" 60"
34" x 82"
ENTRANCE DOOR
2x4 EXTERIOR WALL
1/2 PLYWOOD
VINEL SIDING
36"x36" WINDOW SLIDER
2-2x8" WITH 1/2 PLYWOOD HEADERS
2-2x8" WITH 1/2 PLYWOOD HEADERS
- WALLS HAVE R 14 INSULATION
- ATTIC SPACE R 65 INSULATION
- HEADERS ARE OF 2x8 SPRUCE WITH 1/2 PLYWOOD

ADU - 1075 EWART ST.



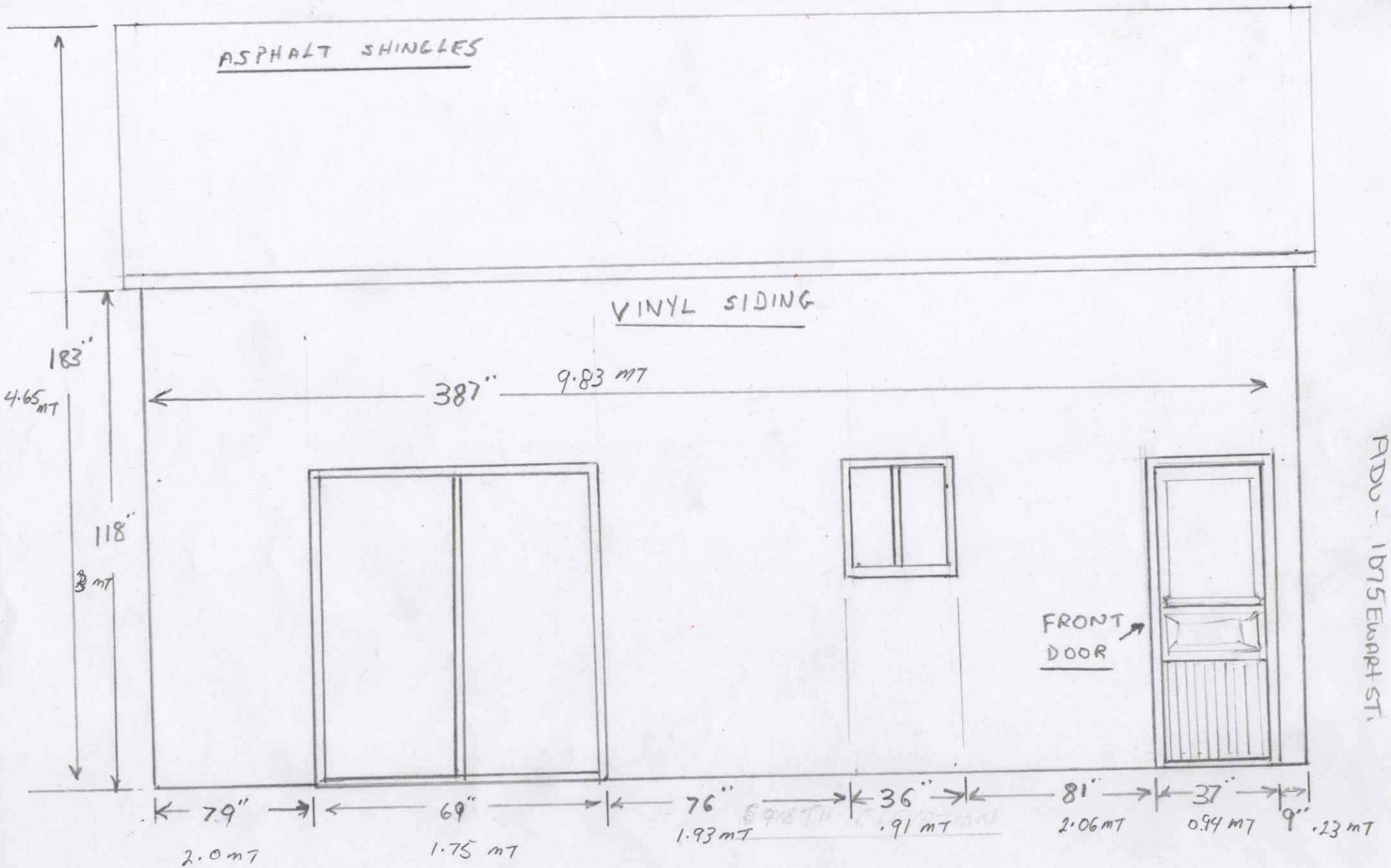
Side of building facing Emily ST.

ADU – 1075 Ewart St.



WEST ELEVATION

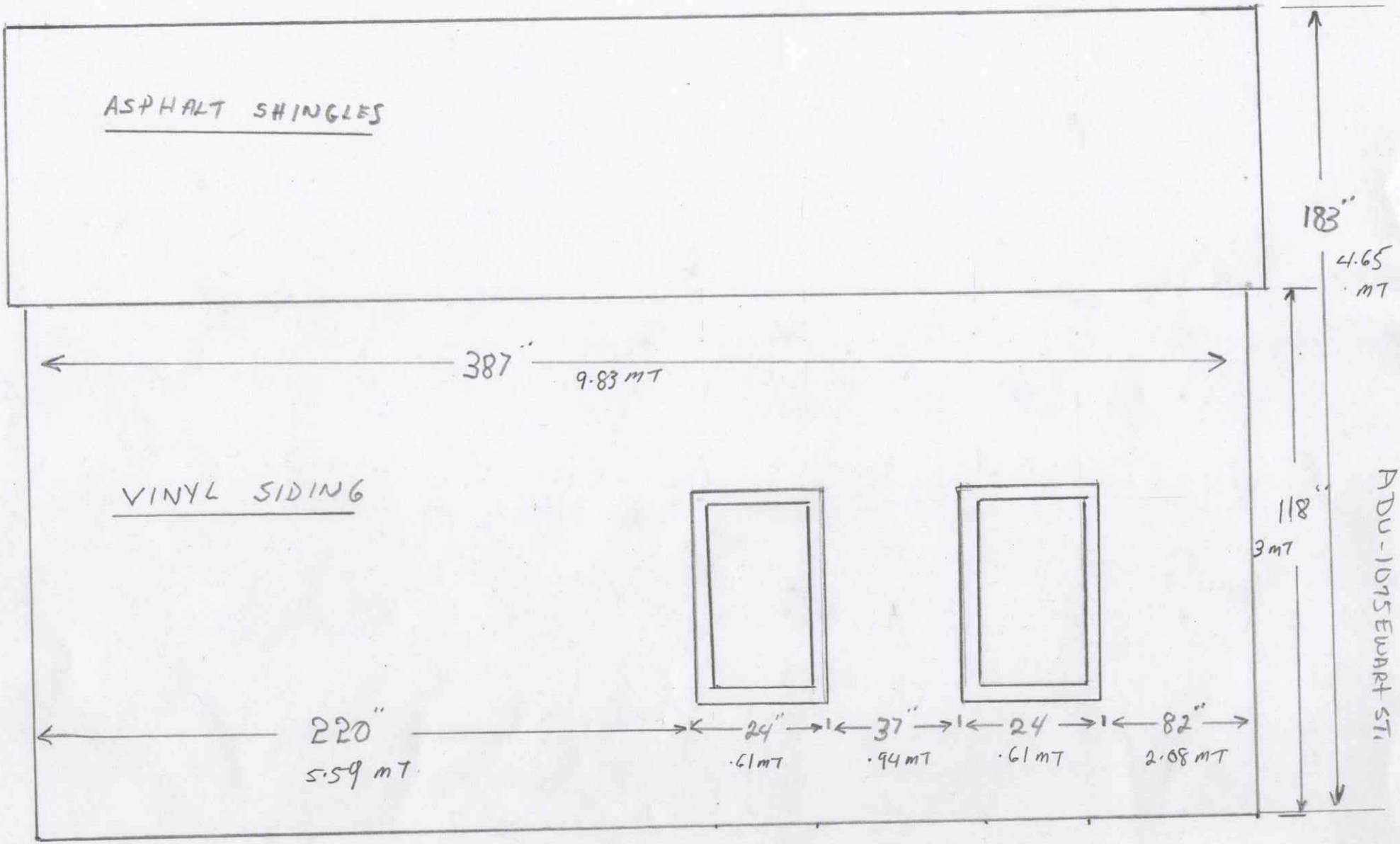
Side of Building facing Ewart St.



SOUTH ELEVATION

Front of Building facing Cumberland st.

RDU - 1075 Ewart St.



NORTH ELEVATION

BACK of Building facing Neighbour EAST on Emily St.

PLANNING JUSTIFICATION REPORT

Minor Variance Application – Existing Detached Accessory Dwelling Unit

Property: 1075 Ewart Street, Belle Ewart, Ontario
Municipality: Town of Innisfil
Proposal: Recognition and legalization of an existing one-bedroom detached Accessory Dwelling Unit
Applicant: Property owners- Rhonda Lombardi & Anselmo Lombardi
Date: September 15, 2026

INTRODUCTION

This Planning Justification Report has been prepared in support of a Minor Variance application for the property municipally known as 1075 Ewart Street, Belle Ewart, Ontario.

The purpose of the application is to seek relief from the applicable provisions of the Town of Innisfil Zoning By-law to permit the continued use and recognition of an existing detached garage that has been converted into a self-contained one-bedroom Accessory Dwelling Unit (ADU).

The detached structure was originally constructed as a garage in approximately 1997. In 2025, the structure was converted to provide a fully independent one-bedroom residential suite containing its own entrance, kitchen, bathroom and living accommodation.

The proposed ADU has a ground-floor area of approximately 66.94 square metres.

The Town of Innisfil has advised us, the property owners, that a Minor Variance is required because the existing building does not satisfy the current required setbacks applicable to a detached Accessory Dwelling Unit.

The requested variance is intended to recognize the existing location of the building while allowing the structure to function as a safe, appropriate and compatible accessory residential unit on the Subject Property.

DESCRIPTION OF THE SUBJECT PROPERTY

The Subject Property is located at:

1075 Ewart Street
Belle Ewart, Ontario

The property currently contains one principal dwelling and a detached accessory building that was originally constructed as a garage.

The property is serviced by:

- A private well for potable water; and
- Municipal sanitary sewer.

The property currently provides approximately eight (8) parking spaces, which provides substantial on-site parking capacity for the principal dwelling and proposed accessory dwelling unit.

The property is currently occupied by one principal dwelling unit. The proposed detached ADU would constitute a secondary residential unit accessory to the principal dwelling and would remain on the same lot.

The ADU is intended to be occupied by a tenant.

EXISTING DETACHED BUILDING AND PROPOSED ADU

The existing detached building was constructed in approximately 1997 as a garage.

The building has the following approximate dimensions:

Item	Existing / Proposed
Building width	6.81 m
Building length	9.83 m
Approximate ground floor area	66.94 m²
Maximum height to roof peak	4.65 m
Approximate mid-point roof height	3.00 m
Northwest corner setback	1.01 m
Northeast corner setback	1.32 m
Distance to fence on northeast side of Emily Street	5.99 m
Distance to fence on southeast side of Emily Street	6.20 m

The building is detached from the principal dwelling.

The 2025 conversion provides a complete, self-contained one-bedroom dwelling unit with:

- One bedroom;
- Living accommodation;
- Kitchen;
- Bathroom;
- Separate entrance; and
- Independent residential accommodation.

The conversion makes efficient use of an existing building and does not require the construction of a new detached building footprint on the property.

PLANNING CONTEXT

We, the owners are aware that the Town of Innisfil recognizes Accessory Dwelling Units as separate living spaces located on the same property as an existing principal dwelling. The Town specifically identifies detached units and garage suites as forms of ADUs.

The proposed one-bedroom ADU has a ground-floor area of approximately 66.94 square metres and therefore represents a modest accessory residential use relative to the overall property. The Subject Property has approximately eight available parking spaces, significantly exceeding this minimum

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NATURE OF THE REQUESTED MINOR VARIANCE

The current measurements indicate that the structure is approximately:

- 1.01 metres from the applicable lot line at the northwest corner; and
- 1.32 metres from the applicable lot line at the northeast corner.

The building has existed on the property since approximately 1997, and the current application does not propose to enlarge the building footprint.

GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW

The proposed use is residential in nature and is subordinate to the existing principal dwelling. It does not introduce a commercial or incompatible use to the property.

The proposed unit is modest in scale, containing only one bedroom and approximately 66.94 square metres of ground-floor area.

The existing building is also substantially below the maximum height of 6 metres established for detached ADUs having a maximum height of approximately 4.65 metres.

The proposed use therefore generally aligns with the intent of the ADU provisions.

The requested setback relief is limited to the existing location of the structure and does not result in a significant change to the established built form of the property.

The requested variance should therefore be considered consistent with the overall intent and purpose of the Zoning By-law.

GENERAL INTENT AND PURPOSE OF THE OFFICIAL PLAN

The proposed ADU represents a modest intensification of an existing residential property through the reuse of an existing accessory building.

The proposal does not require the creation of a new lot, does not alter the established residential character of the property, and does not require the construction of a new principal building.

The conversion provides an additional dwelling opportunity while making efficient use of an existing structure and existing municipal infrastructure.

The proposal also supports the broader planning objective of providing additional housing opportunities within established residential areas while maintaining the character and function of existing neighbourhoods.

DESIRABILITY AND APPROPRIATENESS

The proposed use is desirable and appropriate for the Subject Property.

The conversion provides a practical opportunity to create an additional dwelling unit without expanding the existing building footprint.

The unit will provide an additional rental housing option within the existing community and will make productive use of an existing structure.

The property has approximately eight parking spaces, providing ample parking capacity for the principal dwelling and the proposed ADU.

The property is also serviced by municipal sanitary sewer, while potable water is provided through an existing private well.

The ADU has its own entrance and contains independent kitchen and bathroom facilities. It therefore functions as a genuine self-contained dwelling unit rather than as an informal sleeping or accessory space.

The proposal is also compatible with the physical characteristics of the property. The existing structure has a relatively low profile, with a maximum height of approximately 4.65 metres, and its use as an ADU does not require a new building addition.

The conversion consequently provides a reasonable and efficient form of residential intensification.

MINOR IN NATURE

Side-yard setback

The required setback is 1.2 metres.

The existing building is approximately 1.01 metres from the applicable lot line.

The requested relief is therefore only approximately 0.20 metres.

Furthermore, the building is existing and no enlargement of the structure is proposed.

The requested variance is considered minor in nature because the relief is limited to the existing location of a building that has been on the property since approximately 1997.

The application does not seek to enlarge the existing building or substantially increase its physical impact on neighbouring properties.

The principal variance relates to the setback condition of the existing structure.

The closest identified setback is approximately 1.01 metres. While this does not satisfy the current applicable ADU setback requirement, the encroachment is limited in physical extent and is associated with an existing building rather than a proposed new structure.

Furthermore, the building's relatively modest height and scale help limit its visual impact.

There are also approximately eight parking spaces on the property, which reduces the potential for the additional residential unit to create parking pressure on Ewart Street or Emily Street.

COMPATIBILITY WITH SURROUNDING PROPERTIES

The proposed ADU will remain accessory to the existing principal dwelling and will not alter the fundamental residential character of the property.

The existing detached building has been located on the property for approximately 29 years. This current application does not propose a new building footprint or a significant expansion of the existing structure.

The building's maximum height of approximately 4.65 metres is relatively modest and remains below the 6.0-metre maximum identified for detached ADUs.

The proposed use will therefore not create a substantial change in the built form or visual character of the property.

The available parking supply further assists in ensuring that the additional dwelling unit can operate without creating an undue impact on surrounding streets.

PARKING AND ACCESS

The Subject Property currently provides approximately eight (8) parking spaces.

The existing parking supply therefore provides significant capacity for both the principal dwelling and the proposed one-bedroom ADU.

The ADU has a separate entrance, providing direct and independent access to the unit.

The existing access arrangement allows the proposed residential use to function independently while remaining subordinate to the principal dwelling.

SERVICING

The property is serviced by an existing private well for potable water and municipal sanitary sewer.

The conversion of the existing garage into an ADU therefore utilizes the existing servicing infrastructure associated with the property.

HOUSING BENEFITS

The proposed ADU will provide an additional rental housing opportunity within an established residential neighbourhood.

The proposed unit provides approximately 66.94 square metres of self-contained living accommodation and one bedroom.

The unit will be rented to a tenant, thereby contributing to the supply of independent rental accommodation in the community.

The proposal achieves this additional housing opportunity without requiring the creation of a new lot or construction of a new principal dwelling.

REQUESTED MINOR VARIANCES

The requested variances are summarized below.

Zoning Provision	Existing/Proposed	Variance Requested
Location of detached ADU	Existing ADU located in rear yard	Permit ADU in rear yard as show on survey (1997)
Side-yard setback	Approximately 1.01 m	Permit to 1.01 m

The existing structure is approximately 1.01 metres from the North West lot line, and 1.32 meters from the North East property line. The requested relief would establish a minimum permitted setback of 1.01 metre.

CONSERVATION AUTHORITY CONSIDERATION

We, the owners, have received approval from the LSRCA, advising that a permit from the Lake Simcoe Region Conservation Authority is not required as the ADU structure is outside the regulated area.

SUMMARY OF PLANNING MERITS

The proposed Minor Variance is appropriate for the following reasons:

- The proposal is for a one-bedroom detached Accessory Dwelling Unit associated with an existing principal dwelling.
- The existing garage was constructed approximately in 1997 and is therefore an established building on the property.
- The conversion occurred in 2025 and does not require expansion of the existing building footprint.
- The proposed ADU has an approximate ground-floor area of 66.94 m^2.
- The building is approximately 4.65 m high at the roof peak, which is below the 6.0-metre detached ADU height standard.
- The unit has its own entrance, kitchen and bathroom.
- The property has approximately eight parking spaces, providing ample on-site parking.
- The property is serviced by a private well and municipal sanitary sewer.
- The requested variance is primarily related to the existing setback of the building.
- The proposal maintains the established residential character of the property.
- No new lot creation is proposed.
- No significant increase in building massing is proposed.
- The additional unit will provide an additional rental housing opportunity.
- The requested relief is limited and can reasonably be considered minor in nature.

CONCLUSION

Based on the information reviewed, the proposed Minor Variance to recognize the existing detached garage as a one-bedroom Accessory Dwelling Unit at 1075 Ewart Street, Belle Ewart is considered appropriate and supportable from a land-use planning perspective.

The proposal represents a modest form of residential intensification through the adaptive reuse of an existing detached structure.

The use is consistent with the Town of Innisfil's framework for Accessory Dwelling Units, which recognizes detached accessory dwelling units as an appropriate form of additional residential accommodation subject to applicable zoning standards.

The requested setback relief is limited to the existing building location and does not involve an enlargement or redevelopment of the property.

The property has adequate parking, existing servicing and an established principal dwelling. The proposed one-bedroom unit will provide an additional rental housing opportunity while maintaining the residential character of the property.

For these reasons, it is respectfully requested that the Committee of Adjustment consider the requested Minor Variance favourably and grant the necessary relief to permit the existing detached structure to be recognized and used as a one-bedroom Accessory Dwelling Unit.

Respectfully submitted,

Rhonda and Anselmo Lombardi

1075 Ewart Street
Belle Ewart, Ontario