COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. B-2025-011

TAKE NOTICE that a decision has been made by the Committee of Adjustment for a consent of property application from **Robert Galloway, Applicant** on behalf of **Robert & Tiffany Kilner, Owner**, to Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **PLAN M614 LOT 16,** known municipally as **2044 Forest Valley Dr.,** and is zoned **"Residential Estate Exception 1(RE-1) and Environmental Protection Exception 9 (EP-9)".**

The applicant is proposing to establish a permanent stormwater drainage easement over a portion of the subject lands to facilitate the conveyance of stormwater originating from the adjacent lands municipally known as 2027 Commerce Park Drive. The easement will permit the installation, maintenance and use of stormwater drainage infrastructure and associated access to discharge stormwater to the natural watercourse. The easement area is shown on the submitted site plan.

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 53 of the Planning Act, that a plan of subdivision will not be required, that the application constitutes proper and orderly development of the subject lands, 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 53 of the Planning Act, that the application does not constitute proper and orderly development of the subject lands and that the intent and purpose of the Official Plan and Zoning By-law have not been maintained.

☐ The Committee **DEFERRED** the application.

DECISION DATED AT THE TOWN OF INNISFIL this **15th day** of **October 2026**.
CIRCULATION DATE OF NOTICE OF DECISION: October 20, 2026
LAST DAY OF APPEAL: November 9, 2026

Sarah Oetinger, Member

Rod Hicks, Chair

Marnie Adam, Member

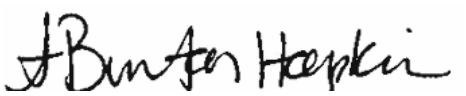
William Van Berkel, Member

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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APPLICATION NO. B-2025-011

I, Sarah Burton Hopkins, 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. B-2025-011 rendered on October 15, 2026.



Sarah Burton Hopkins
Secretary-Treasurer
Committee of Adjustment
sburtonhopkins@innisfil.ca
705-436-3740 ext. 3504

NOTICE OF LAST DATE OF APPEAL

In accordance with Section 17 (36) of the Planning Act, you may appeal to the Ontario Lands Tribunal (OLT) in respect to this decision by filing a notice of appeal with the Secretary-Treasurer either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service/ by selecting THE TOWN OF INNISFIL as the Approval Authority or by mail to Town of Innisfil, Secretary-Treasurer, Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, ON. L9S 1A1 no later than 4:30 p.m. on November 9, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of $400, the current fee prescribed by the Tribunal under the Local Planning Appeal Tribunal Act, can be paid online through e-file or by certified cheque or money order made payable to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to planningservices@innisfil.ca.

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.

CONDITIONS OF APPROVAL

The below Condition(s) of Approval shall be completed within **TWO YEARS** 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

1. That the Owner/Applicant retain an Ontario Land Surveyor to prepare and submit a digital copy of a reference plan of survey, to be reviewed and approved by the Town. Once approved, the survey is to be deposited on title at the Land Registry Office.
2. That the easement agreement must be registered against the titles for both properties (2044 Forest Valley Drive and 2027 Commerce Park Drive).

LSRCA

3. That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for an easement (Minor Consent – planner review only) is $630;
4. That the Applicant/Owner successfully obtain a permit from the LSRCA.