



COMMITTEE OF ADJUSTMENT NOTICE OF DECISION  
APPLICATION NO.

A-2026-007, A-2026-008, A-2026-009, A-2026-010, A-2026-011, A-2026-012

**TAKE NOTICE** that a decision has been made by the Committee of Adjustment, for minor variance application from **Ken Stewart, 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 properties are described legally as **PLAN 980 PT LOTS 103 to 105 RP 51R42987 PART 3** known municipally as **606 Pinegrove Ave** and is zoned "**Residential (R1)**".

These applications are being heard in conjunction with Consent Application B-2026-004. A-2026-007 & A-2026-008: The applicant is proposing a **retained lot (Part Lot 3)** with a frontage of approximately 16.42m and a lot area of approximately 1,357.9m<sup>2</sup>. A-2026-009 & A-2026-010: The applicant is proposing **Severed Lot 1 (Part Lot 2)** with a frontage of approximately 18.29m and a lot area of approximately 1,266.4 m<sup>2</sup>. A-2026-011 & A-2026-012: The applicant is proposing **Severed Lot 2 (Part Lot 1)** with a frontage of approximately 18.29m and a lot area of approximately 1,268.6m<sup>2</sup>. Relief is required from the minimum lot frontage of 22m and minimum lot area of 1,400m<sup>2</sup>.

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 16<sup>th</sup> day of April 2026.**

**CIRCULATION DATE OF NOTICE OF DECISION:** April 20, 2026

**LAST DAY OF APPEAL:** May 6, 2026

Sarah Oetinger, 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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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. A-2026-007, A-2026-008, A-2026-009, A-2026-010, A-2026-011, A-2026-012 rendered on April 16, 2026.

A handwritten signature in black ink that reads "Sarah Burton Hopkins".

Sarah Burton Hopkins  
Secretary-Treasurer  
Committee of Adjustment  
[sburtonhopkins@innisfil.ca](mailto:sburtonhopkins@innisfil.ca)  
705-436-3740 ext. 3504

**NOTICE OF LAST DATE OF APPEAL**

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Minor Variance may be made by filing a notice of appeal with the City Clerk 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 May 6, 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 \$1,100 can be paid online through e-file or by certified cheque/money order 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](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planning@innisfil.ca](mailto:planning@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](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 application B-2026-004 be approved

**Engineering**

3. Must demonstrate severance conditions are cleared prior to variance.