



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2025-039, A-2025-057, A-2025-058 & A-2025-059**

TAKE NOTICE that an application has been received by the Town of Innisfil from **GTA Permits, Applicant** on behalf of **Shawn Gilpin, 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 **CON 4 PLAN 96 LOT 749** known municipally as **900 Frederick St** and is zoned “**Residential (R1)**”.

3.3f) no accessory building shall exceed the height of the principal building on the lot or 5.0 metres. The proposed height of the detached garage is approximately 5.97m.

3.3b) The gross floor area or footprint of an accessory building or structure shall not exceed 50 square metres. The proposed gross floor area is approximately 84.54m².

3.18.2d) The maximum height of a detached garage accessed by a rear lane shall be 5.0 metres. The proposed height of the detached garage is approximately 5.97m.

3.3a) The total lot coverage of detached accessory buildings and structures other accessory buildings and structures shall not exceed 10% of the lot area. The proposed lot coverage is approximately 15.27% for accessory structures.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, December 11, 2025, 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 26, 2025**

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



Site Plan - Proposed Garage (Storage)
Address: 900 FREDERICK ST, BELLE EWART, ON L0L 1C0

ADDRESS = 900 FREDERICK STREET,
BELLE EWART (INNISFIL),
ON L0L 1C0

ZONING = R1

LOT AREA = 1019.04m²

EX. BUILDINGS & DECKS = 225.02m²

PROPOSED GARAGE = 84.54m²

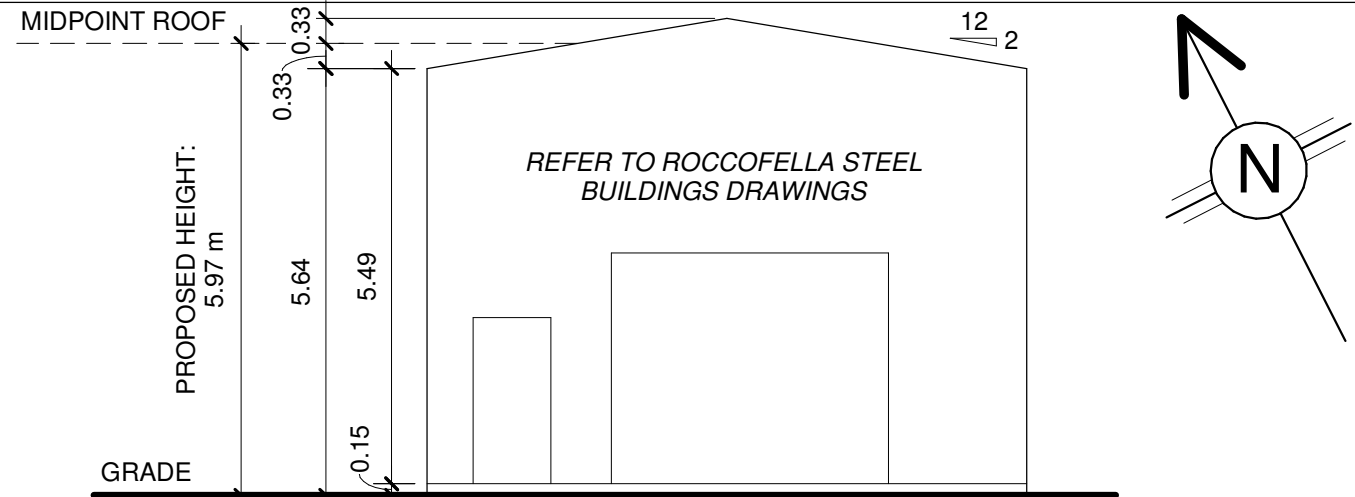
EX. LOT COVERAGE = 225.02m² (22.08%)

NEW LOT COVERAGE = 309.56m² (30.38%)

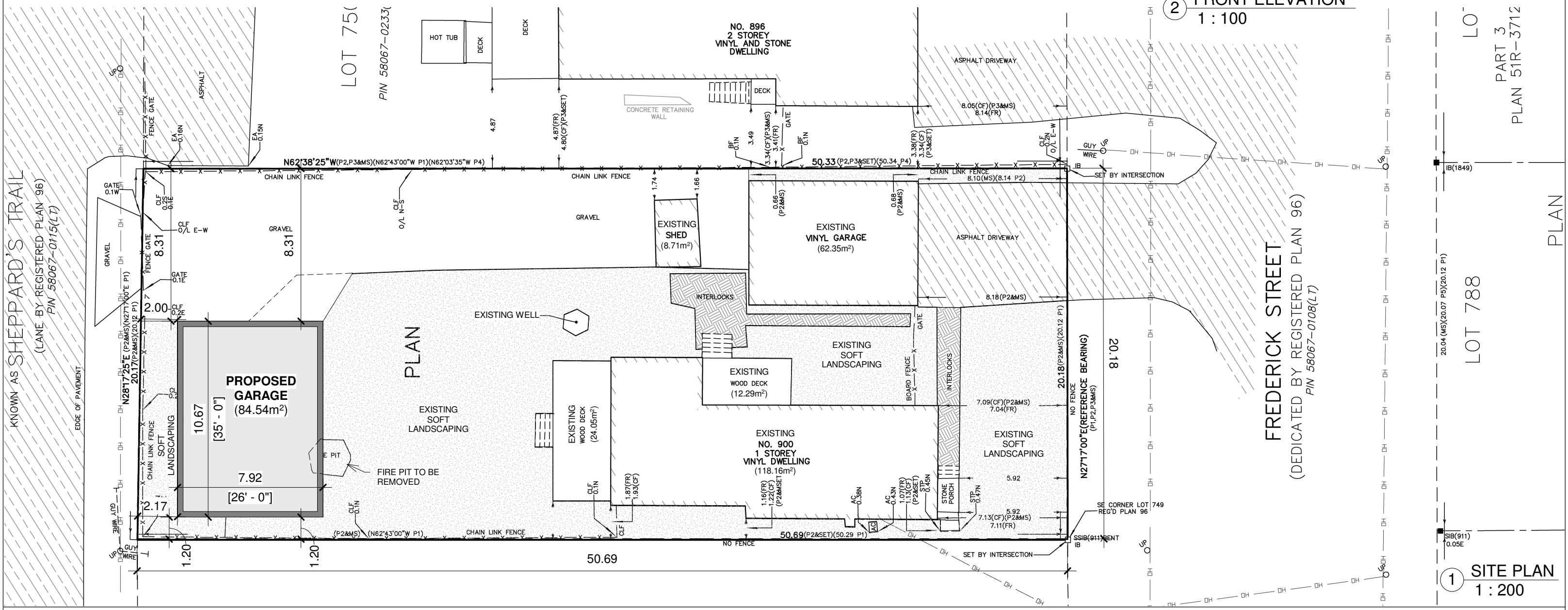
LOT COVERAGE OF
ACCESSORY STRUCTURES = 155.60m² (15.27%)

PROPOSED BUILDING HEIGHT =
5.97m AVG. GRADE TO
MIDPOINT OF ROOF

TOTAL SOFT LANDSCAPING =
413.97m² (40.62%)



2 FRONT ELEVATION
1 : 100



1 SITE PLAN
1 : 200

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- THIS DRAWING IS NOT TO BE REPRODUCED UNLESS PROPER WRITTEN CONSENT IS OBTAINED FROM GTA PERMITS INC.
- ALL DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
- ALL WORK SHOULD BE IN STRICT ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE & LOCAL MUNICIPAL BY-LAWS.
- THESE DRAWINGS MAY BE ALTERED DUE TO ON SITE CONDITIONS NOT FORESEEN PRIOR TO CONSTRUCTION.
- AFTER PERMIT IS OBTAINED ANY CHANGES MADE BY OWNER OR CONTRACTOR WILL BE THEIR RESPONSIBILITY AND GTA PERMITS INC. WILL NOT BE RESPONSIBLE.
- BEFORE BEGINNING ANY WORK, IF CONTRACTOR FINDS ANY DISCREPANCIES NOTIFY GTA PERMITS INC. TO RECTIFY A SOLUTION.
- THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT.

PROJECT ADDRESS:

900 FREDERICK ST, BELLE EWART, ON L0L 1C0

DRAWING:

SITE PLAN

DRAWN BY: GTA Permits

DATE: NOV. 18, 2025

SCALE: As indicated

SP-1



LOT 752
PART 5, PLAN 51R-31396

LOT 751
PART 2, PLAN 51R-31396

LOT 750
PART 1, PLAN 51R-31396
PIN 58067-0233(LT)

LOT 749
PIN 58067-0112(LT)

LOT 748
PIN 58067-0111(LT)

REGISTERED

PLAN

96

KNOWN AS SHEPPARD'S TRAIL
(LANE BY REGISTERED PLAN 96)
PIN 58067-0115(LT)

FREDERICK STREET
(DEDICATED BY REGISTERED PLAN 96)
PIN 58067-0108(LT)

LOT 790

REGISTERED

LOT 791

LOT 788

PLAN

LOT 789

LOT 788
PART 3
PLAN 51R-37126

LOT 787
PART 1
PLAN 51R-37126

96

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
LOT 749
REGISTERED PLAN 96
TOWN OF INNISFIL
COUNTY OF SIMCOE

SCALE = 1:150 m
POLAR SURVEYING LTD.
© COPYRIGHT 2025

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - REPORT SUMMARY

MUNICIPALLY KNOWN AS NO. 900 FREDRICK STREET
LOT 749, REGISTERED PLAN 96
TOWN OF INNISFIL
COUNTY OF SIMCOE

EASEMENTS OR RIGHT OF WAY
NONE

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
NO INVESTIGATION WITH RESPECT TO MUNICIPAL ZONING REQUIREMENT HAS BEEN MADE IN CONNECTION WITH THIS REPORT.

ADDITIONAL REMARKS
-THE FENCES ARE AS SHOWN ON THE SURVEY PLAN.

LEGEND:

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SB DENOTES STANDARD IRON BAR
- CP DENOTES CONCRETE PIN WITH WASHER
- IB DENOTES IRON BAR
- OJ DENOTES ORIGIN UNKNOWN
- MS DENOTES MEASURED
- P1 DENOTES REGISTERED PLAN 96
- P2 DENOTES PLAN OF SURVEY BY JOHN BRADBURY LTD., O.L.S. DATED JUNE 12, 1986 (FILE NO. 86-21)
- P3 DENOTES SRPR BY EPLETT WOROBEC RAIKS SURVEYING LTD., O.L.S. DATED JUNE 26, 2012 (PROJECT NO. 12-4707)
- P4 DENOTES PLAN 51R-31396
- P5 DENOTES PLAN 51R-37126
- SRPR DENOTES SURVEYOR'S REAL PROPERTY REPORT
- 738 DENOTES R.C. KIRKPATRICK, O.L.S.
- 911 DENOTES J. BRADBURY, O.L.S.
- 1849 DENOTES C.A. MACDONALD SURVEYING LTD., O.L.S.
- REG'D DENOTES REGISTERED
- N.S.E.W DENOTES NORTH, SOUTH, EAST, WEST
- AC DENOTES AIR CONDITIONER
- BF DENOTES BOARD FENCE
- CLF DENOTES CHAIN LINK FENCE
- CF DENOTES CONCRETE FOUNDATION
- CF DENOTES EDGE OF ASPHALT
- FR DENOTES FRAME
- ON DENOTES ON LINE
- UP DENOTES UTILITY POLE
- OH- DENOTES OVERHEAD CABLES

NOTE
THIS PLAN HAS BEEN PREPARED FOR THE LIMITED USE OF "SHAWN GILPIN" AND CANNOT BE USED BY OTHER PARTIES. THIS PLAN IS TO REMAIN CONFIDENTIAL, IS PREPARED UNDER COPYRIGHT AND MUST NOT BE USED WITHOUT THE PERMISSION OF THE SIGNING SURVEYOR OR THE COMPANY RESPONSIBLE FOR THE PLAN.

NOTE
BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE WESTERLY LIMIT OF FREDRICK STREET AS SHOWN ON REGISTERED PLAN 96, AS HAVING A BEARING OF N27°07'00"E.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON MAY 24, 2025.

MAY 30, 2025
DATE


VINUJAN ARAVINTAN
ONTARIO LAND SURVEYOR

THE PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-106988

POLAR
SURVEYING LTD.
559 KLEINBURG SUMMIT WAY, VAUGHAN, ON L4H 4T5
(416) 999-5137 www.polarsurveying.com
(416) 388-4114 info@polarsurveying.com

DRAWN BY: M.N. CHECKED BY: A.A./V.A. REFERENCE NO.: 25-01-144-00

Planning Justification Report

900 Frederick St., Innisfil, ON - Proposed Detached Garage - Oct. 2025

Homeowner's Intent:

The reason for the shop in the back of the yard is for the storage of my motorhome, to be placed inside for the winter and summer months. This will prevent the weather from destroying the outer layer of my motorhome and also allow this unit to be out of the neighbor's view. This also allows myself to have more storage above the unit because the space in my house is small and the other garage is for the storage of our everyday vehicles, which the motor home would not fit inside.

Surrounding Context:

Considering the size of some of the houses and their garages on the same street, we don't believe that this development will overshadow any of the neighboring properties. Please see below for some of the developments on the same street.



900 Frederick St. (subject property) on the left contains a small bungalow and the existing small detached garage for everyday vehicles. On the right is 896 Frederick St. which is a much larger 2-storey home with an attached garage.



892 Frederick St. on the left and 888 Frederick St. on the right, are the next houses after 896 Frederick St, both being quite large with large attached double car garages.



893 Frederick St. is across the street from 900 Frederick St. and it is another large development containing two units with their own attached garages.

Prepared By:

