

COMMITTEE OF ADJUSTMENT NOTICE OF DECISION
APPLICATION NO. A-2026-018

TAKE NOTICE that a decision has been made by the Committee of Adjustment, for minor variance application from **Tom Wilson, applicant** on behalf of **Parkbridge Lifestyle Communities, 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 **INNISFIL CON 11 S PT LOT 25 RP 51R23381 PARTS 2 AND 3 PT**, known municipally as **908 Lockhart Rd**, and is zoned “**Residential Special Community (RSC) and Commercial Neighbourhood (CN)**”. The proposed development is within the RSC Zone.

The applicant is seeking relief from Section 3.35.1.1(i) of the Zoning By-law, which requires one parking space per 10 square metres of gross floor area for a banquet hall. The proposed development involves replacing the existing community clubhouse at Sandy Cove Acres, which is classified as a banquet hall. The proposed clubhouse will have an approximate gross floor area of 697 m², requiring 70 parking spaces, whereas 50 parking spaces are proposed.

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 **16th day of July 2026**.

CIRCULATION DATE OF NOTICE OF DECISION: July 17, 2026

LAST DAY OF APPEAL: August 6, 2026



Rod Hicks, Chair



Marnie Adam, Member



John Raimondi, Member



William Van Berkel, Member

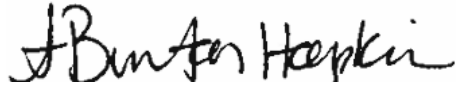


Sarah Van Lierop, Member

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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.

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-2026-018 rendered on July 16, 2026.

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

Sarah Burton Hopkins
Secretary-Treasurer
Committee of Adjustment
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 August 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. If the e-file portal is down, you can submit your appeal to 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.

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 Bylaw.
2. Should tree removal be required for the proposed development, a tree preservation/planting plan shall be prepared to the satisfaction of the Town, proposing tree compensation and replacement rates for any trees to be removed, and location of new trees and tree protection measures during construction.