



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2026-004**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Gioconda Mayela Romero, 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 684 LOT 27 PT LANE AND RP 51R20556 PARTS 5 AND 9**, known municipally as **950 Barry Ave**, and is zoned “**Residential (R1)**”.

The applicant is seeking relief from Section 4.2(a) of Zoning By-law 080-13 to permit a reduced front yard setback of 4.43 m, whereas a minimum front yard setback of 8.00 m is required. The existing dwelling is legally non-compliant, and the proposal will use the existing structure to construct a second-storey addition.

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

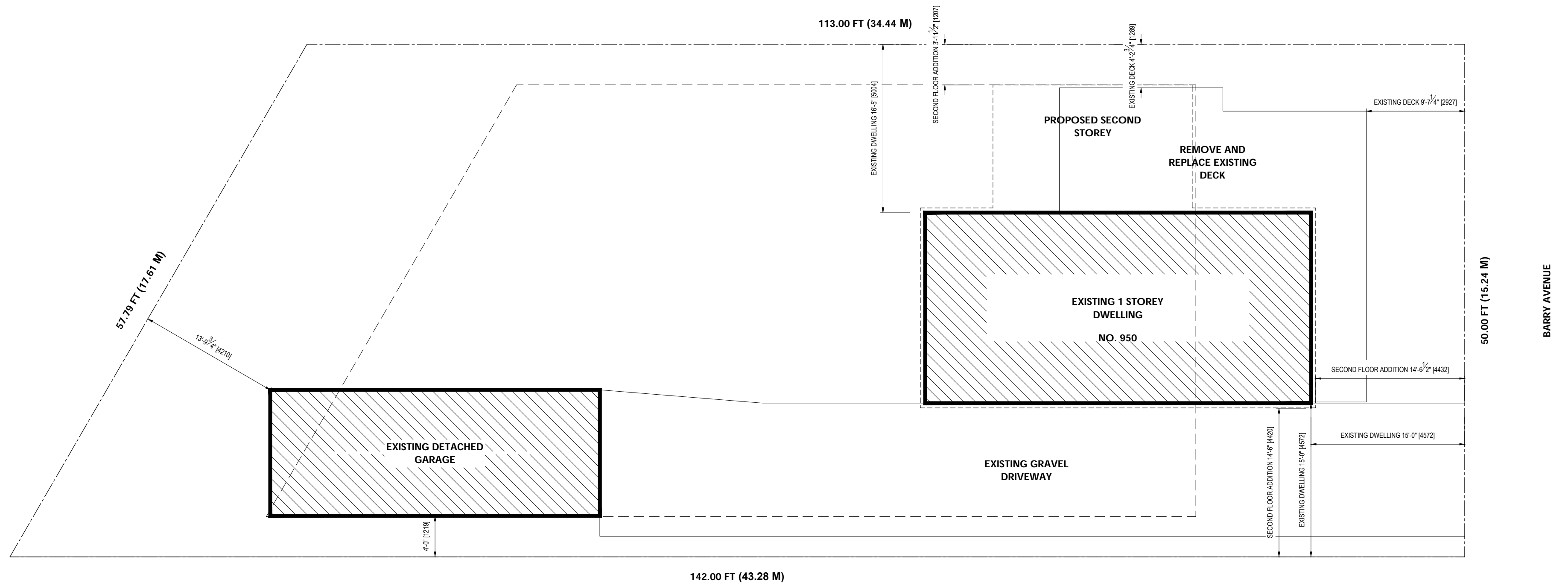
Sarah Burton Hopkins
Secretary Treasurer
sburtonhopkins@innisfil.ca 705-436-3710 ext. 3504

SITE STATISTICS - RESIDENTIAL ADDITION

ADDRESS: 950 BARRY AVENUE
 ZONING: R1
 LOT AREA 592.25 m²
 LOT FRONTAGE 15.24 m
 HEIGHT TO MID POINT OF ROOF 7.21 m
 HEIGHT TO T.O. PROPOSED ROOF 7.85 m

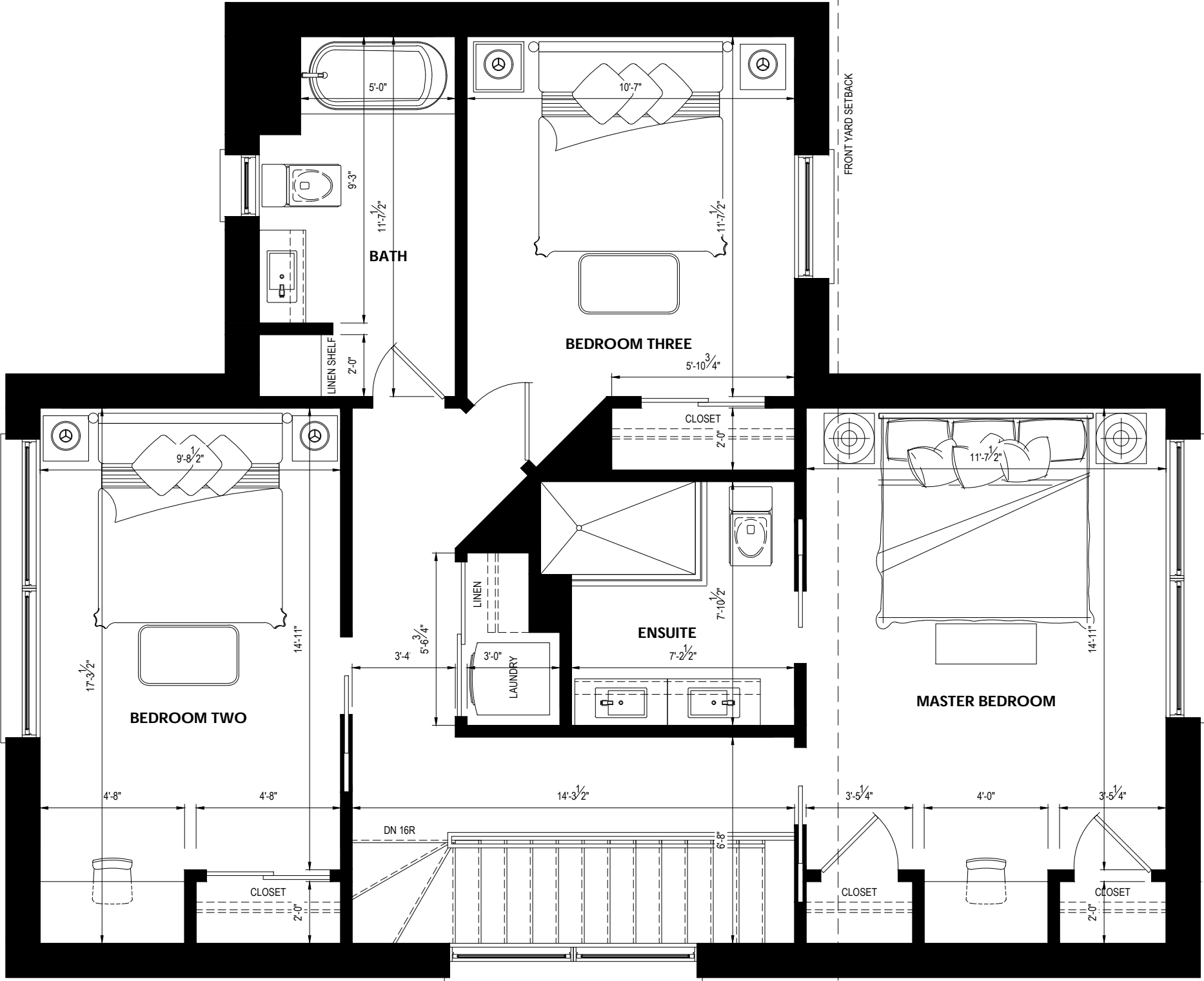
	EXISTING	PROPOSED	TOTAL
GFA - INFILL RESIDENTIAL			
GROUND FLOOR - MAIN DWELLING	65.02	0	65.02 m ²
SECOND STOREY ADDITION	0	91.59	91.59 m ²
TOTAL GFA INFILL RESIDENTIAL	65.02	91.59	156.61 m²

	EXISTING	PROPOSED	TOTAL
EXISTING LOT COVERAGE			
DWELLING FOOTPRINT	65.02	26.57	91.59 m ²
PORCH	24.2	0	24.2 m ²
DETACHED ACCESSORY STRUCTURE (INC. PORCH AT	36.73	0	36.73 m ²
TOTAL DETACHED STRUCTURE COVERAGE:			6.20 %
TOTAL LOT COVERAGE:	125.95	26.57	152.52 m²
=			25.75 %



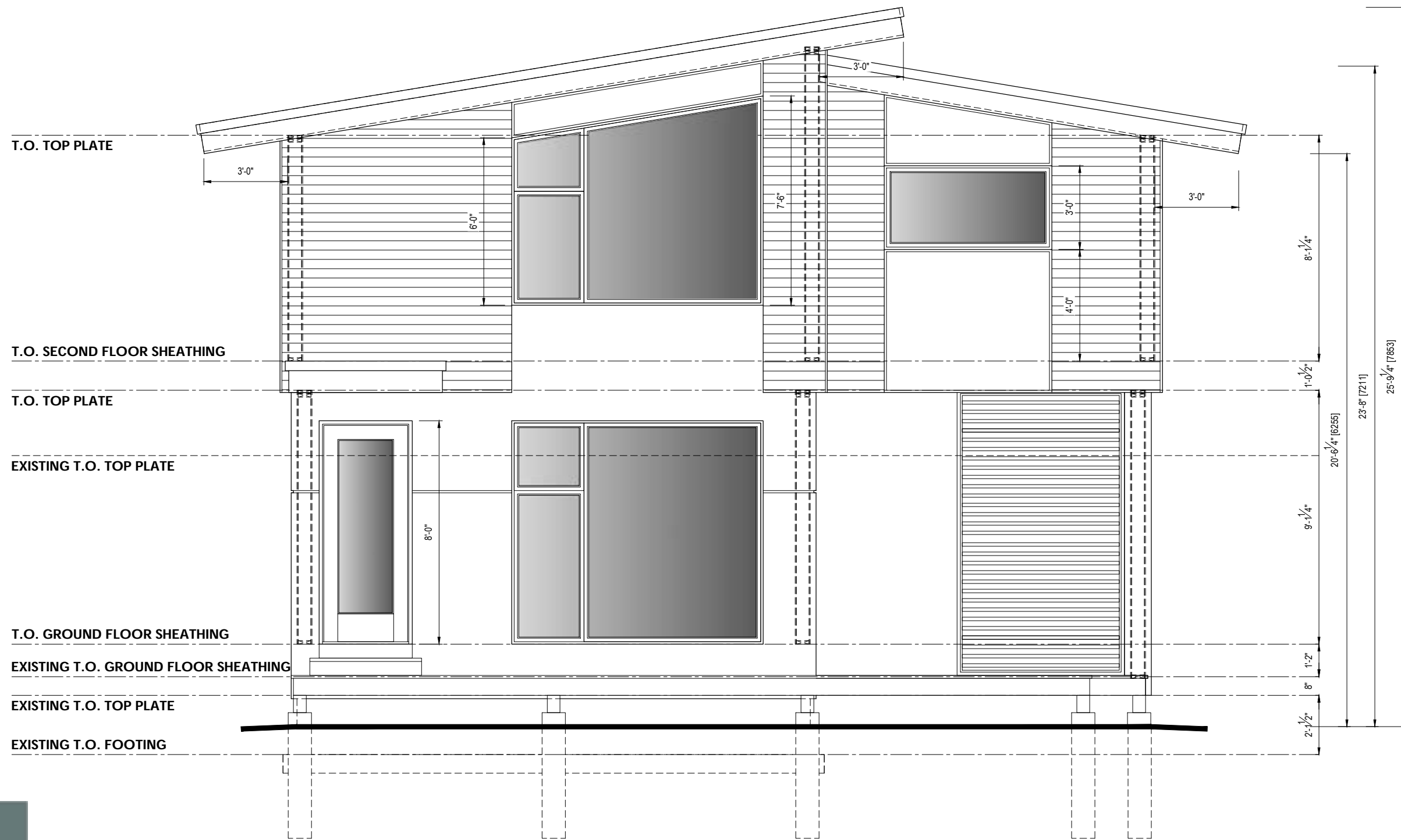
SECOND FLOOR PLAN

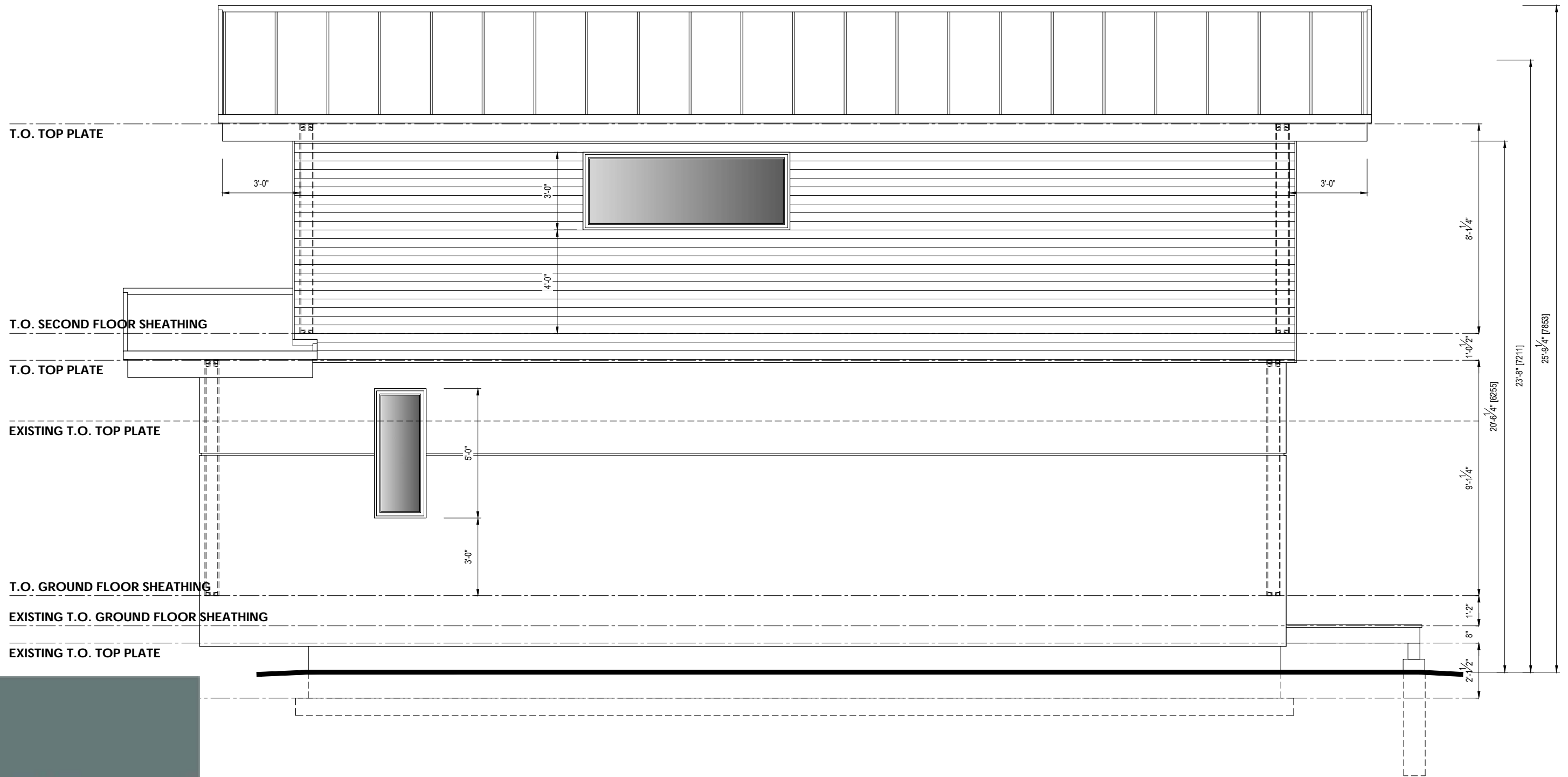
SECOND FLOOR GROSS FLOOR AREA: 938.73 SQ. FT.

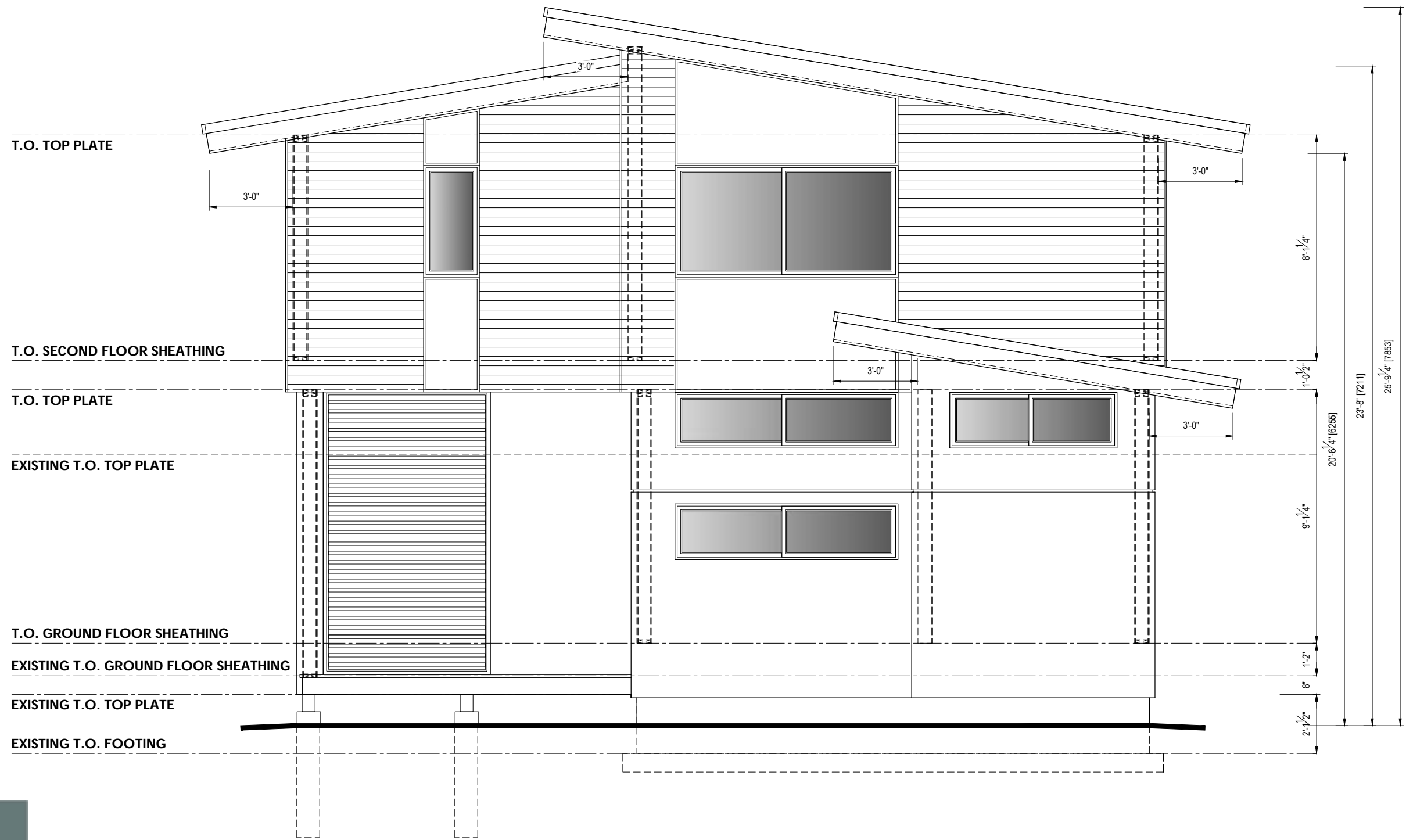


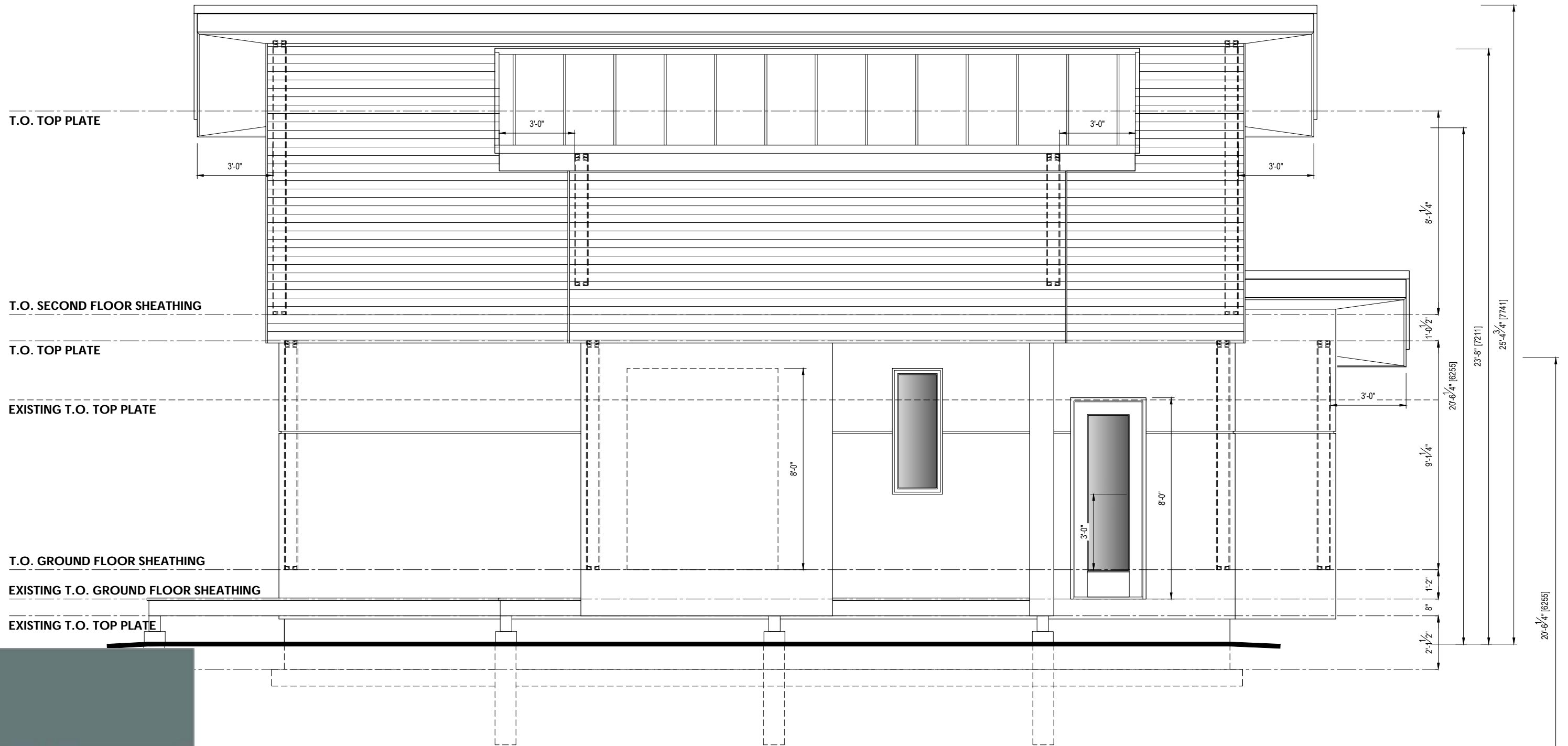












[To]
Town of Innisfil: Planning Department
2101 Innisfil Beach Road
Innisfil, ON L9S 1A1

[JUSTIFICATION REPORT]

[Subject]
950 Barry Avenue
Innisfil, ON L0L 1C0
PLAN 684 LOT 27 PT LANE
RP 51R20556 PARTS 5 AND 9

[Submitted] 2026.02.12

This report has been prepared in support of a proposal to construct a second storey addition to the existing dwelling located at 950 Barry Avenue in the Town of Innisfil. A Minor Variance Application has been submitted seeking relief from the minimum front yard setback requirements from the Town of Innisfil Zoning By-law 080-13. This report demonstrates that the requested variance meets the four tests prescribed under Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended.

[The Subject Property]

Location and context

The subject property is located at 950 Barry Avenue in the community of Lefroy, within the Town of Innisfil. Lefroy is an established residential community along the western shore of Lake Simcoe. The property is situated in a neighbourhood of predominantly single-family homes with a variety of architectural styles reflecting the ongoing evolution of the community.

Existing Conditions

The property contains a detached garage, and a single-storey, single-family residence constructed in 1937. The existing front yard setback is 4.57m; having been constructed prior to the enactment of the current Zoning By-law 080-13; the dwelling is legally non-conforming with respect to the front yard setback.

Architectural Compatibility

Lefroy does not exhibit a singular, uniform architectural style; the community's character is defined by its architectural diversity, with homes representing different eras of design, coexisting harmoniously. Architectural styles vary from modest early 20th century cottages, mid-century bungalows, 1970-80s split levels, and more contemporary or modern designs in recent years. This diversity reflects the natural process of neighbourhood evolution and renewal.

[The Proposed Development]

The applicant wishes to construct a second storey addition to the existing dwelling. The addition would be built directly above the existing first floor footprint, maintaining the current front yard setback of 4.57m on the first floor. The proposed second storey addition would create a setback of 4.43m for the second floor only.

The addition would provide additional living space to accommodate the needs of the current residents, while preserving the established lot layout and minimizing site disturbance.

[Variance Requested]

The applicant is seeking relief from Section 4.2a of Zoning By-law 080-13, which establishes minimum yard setback requirements for front yards.

The requested variance would permit the existing front yard setback of 4.57m on the first floor to be maintained, while allowing the construction of a second storey addition above the existing building footprint and permitting a second storey setback of 4.43m.

By-law Provision	Required	Existing First Floor Setback	Proposed Second Floor Setback
Minimum Front Yard Setback	8.00m	4.57m	4.43m

[Planning Justification]

Section 45(1) of the Planning Act provides the Committee of Adjustment with the authority to authorize a minor variance from the provisions of a zoning by-law, provided that the application meets four tests:

- a) the variance is minor in nature;
- b) the variance is desirable for the appropriate development or use of the land, building or structure;
- c) the general intent and purpose of the Official Plan is maintained; and
- d) the general intent and purpose of the Zoning By-law is maintained.

Each of these tests is addressed below.

a) Minor in nature

The variance is minor; the dwelling was built in 1937, predating current zoning. While the second storey projects 14cm beyond the first floor, this minor encroachment maintains a the existing 4.57m setback on the first floor, and a 4.43m setback on the second floor. This maintains the existing and adequate sight lines, access, and yard function. The reduction creates no new measurable impacts on neighbouring properties or the streetscape.

The Lefroy community contains numerous homes of similar vintage with varying setbacks that reflect historical development patterns. The variance is compatible with the established neighbourhood character and does not create any anomalous or out-of-place condition.

b) Desirable Development

The variance enables reasonable intensification while supporting the efficient use of an existing dwelling and is an appropriate and efficient form of development. It allows the dwelling to accommodate additional living space, while maintaining an existing footprint and minimizing impact on lot coverage and site drainage. Requiring the home to meet the 8.00m setback requirement would be inconsistent with sustainable development principles. A horizontal expansion would potentially create additional zoning non-conformities. A second storey addition maintains adequate separation distances, preserves privacy, and does not create significant shadowing concerns. The addition is designed to be compatible with surrounding building heights, and setbacks from side and rear yards are maintained.

c) Official Plan Intent

The property is designated Residential Low Density 1 on Schedule B3 Land Use: Lefroy-Belle Ewart, Town of Innisfil Official Plan (2018). The Residential Low Density 1 designation permits low-density residential uses including single detached dwellings.

Official Plans typically establish broad policies regarding appropriate built form, neighbourhood character, and compatibility. The variance maintains these objectives as the second storey addition respects the scale and character of the surrounding residential neighbourhood, maintains the existing building footprint and does not extend the non-conforming setback, is compatible with building heights and forms in the area; and preserves the established streetscape pattern. The proposed contemporary architectural design is appropriate within Lefroy's diverse architectural context, which includes homes from multiple eras and design periods. The addition will contribute to the neighbourhood's architectural diversity while respecting scale, massing, and material quality standards.

The variance does not alter permitted land uses, maintains neighbourhood character and compatibility, and does not conflict with any fundamental Official Plan policies or objectives.

The variance supports the efficient use of existing residential land and municipal infrastructure by enabling intensification within the existing built-up area. This aligns with Official Plan policies that encourage the optimization of serviced urban lands and the provision of a range of housing options.

The variance does not conflict with any specific policies of the Official Plan regarding environmental protection, natural heritage, hazard lands, infrastructure, or other matters of provincial interest. The reduced setback does not compromise any broader planning objectives or create policy conflicts.

d) *Zoning B-Law Intent*

The front yard setback requirement in Section 4.2a of Zoning By-law 080-013 is to ensure adequate separation between buildings and streets, maintaining sight lines for traffic and pedestrian safety, while providing a consistent streetscape and neighbourhood character.

The proposed second floor setback of 4.43m is consistent with the established streetscape character and the existing first floor setback of 4.57m, reflecting historical development patterns.

The proposed contemporary design of the second storey addition is compatible with the neighbourhood's architectural diversity and will contribute positively to the streetscape through quality materials and appropriate scale. See [Appendix A](#) for existing neighbourhood precedents.

The requested variance satisfies the four tests in the Planning Act and represents a reasonable accommodation of an existing non-conforming setback, while enabling reasonable improvements within the existing building envelope.

It is respectfully requested that the Committee of Adjustment approve the requested minor variance to permit the addition of second storey addition to the existing dwelling while maintaining the existing building footprint and setback.

Respectfully,

Sara Dawson

residential designer

705.300.2341 ext 111

sdawson@justinsherry.ca

CC: Mayela & Edwin Zeledon

Appendix A: Existing Neighbourhood Architectural Precedent

Appendix A:



Figure 1 - 943 Barry Avenue, Innisfil



Figure 2 - 974 Barry Avenue at Cumberland Street, Innisfil



Figure 3 - 993 Gilmore Avenue, Innisfil



Figure 4 - 1012 Ferrier Street, Innisfil