

**THE CORPORATION OF THE TOWN OF INNISFIL**

**BY-LAW NO. XXX-21**

**A By-Law of The Corporation of the Town of Innisfil to amend  
Zoning By-law No. 080-13, as amended.**

WHEREAS the Council of the Corporation of the Town of Innisfil deems it desirable to amend Zoning By-law No. 080-13, as amended; and,

WHEREAS the authority to pass this By-law is provided pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended; and,

WHEREAS Council has determined that no further notice is to be given pursuant to Section 34 (17) of the *Planning Act*, R.S.O. 1990.

NOW THEREFORE the Council of the Corporation of the Town of Innisfil enacts as follows:

1. Section 4.1 "Permitted Uses" of Zoning By-law No. 080-13 is hereby amended by modifying Section 4.1.2 a) iv) as follows:

**"4.1.2 a) iv)** Only one home will be permitted on each site and no accessory building or structure shall be permitted. Notwithstanding this, one storage shed shall be permitted per site subject to the proposed regulations:

1. Minimum distance between a shed and any other street line for an internal special community road shall be 5m. No shed shall be closer to the internal special community road than the home.
  2. Minimum distance from a shed to a home on an adjacent site shall be 3m
  3. Minimum distance from the boundary of a home site that does not abut an internal special community road shall be 1m
  4. Maximum building height for a shed is 4m or the height of the home, whichever is lesser.
  5. Maximum site coverage shall be 40% total (shed and home combined), and no shed shall be greater than 20m<sup>2</sup> in area.
2. This By-law shall come into force and take effect on the day it is passed subject to the appeal provisions set out in Sections 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

**PASSED THIS XX<sup>TH</sup> DAY OF XXX, 2021.**

\_\_\_\_\_  
**Lynn Dollin** **Mayor**

\_\_\_\_\_  
**Lee Parkin** **Clerk**