



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-073-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Jason Mendosa, 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 property is described legally as **PLAN 881 LOT 79** is known municipally as **876 Kennedy Road**, and is zoned as **“Residential 1 (R1)”**.

The applicant is proposing to convert an existing accessory structure into an accessory dwelling unit with a gross floor area (GFA) of over 50% of the main dwelling GFA. The applicant is seeking relief from Section 3.5 (b) of the Zoning By-law which states that accessory dwelling units shall not be greater than 50% of the gross floor area of the principal dwelling.

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 14, 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 minor variance, 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 Lands Tribunal.



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 29, 2023**

Toomaj Haghshenas,
Secretary-Treasurer
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316

PLAN OF SURVEY OF
LOTS 77 AND 79
REGISTERED PLAN 881
TOWNSHIP OF INNISFIL
COUNTY OF SIMCOE

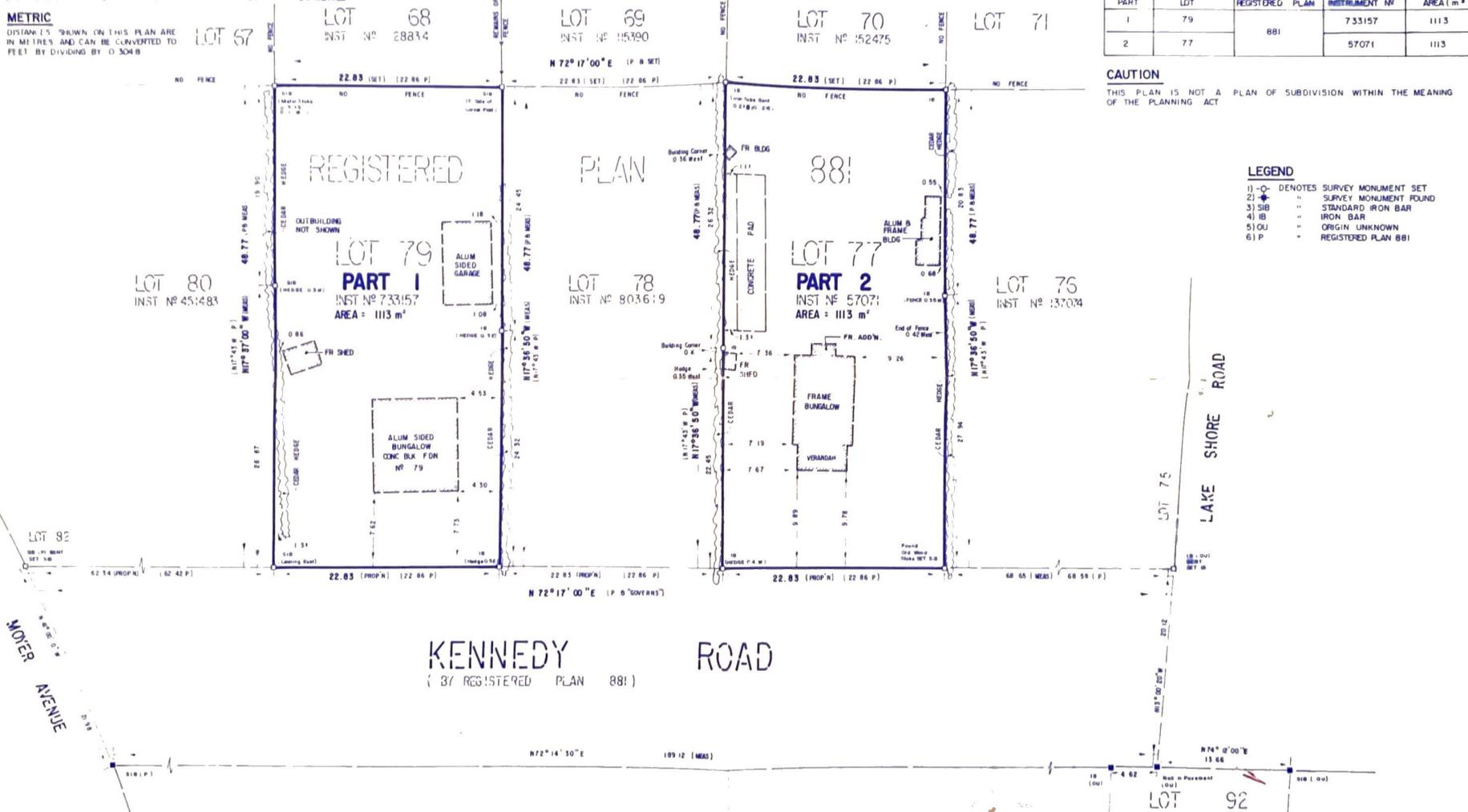
RICHARD A. PREISS, O.L.S.
 1985

SCALE 1:300

5 10 15 20 25 METRES

METRIC

DISTANCES SHOWN ON THIS PLAN ARE
 IN METRES AND CAN BE CONVERTED TO
 FEET BY DIVIDING BY 0.3048



Richard A. Preiss Surveying Ltd.
 ONTARIO LAND SURVEYOR
 P.O. BOX 324
Beeton, Ontario
 LOG 140
 PHONE (416) 729-2689
 PROJECT NO
85-182

JE
 MIEI

PREPARED FOR
 MR EARL HAMMELL
 MR ED BOYNTON

BEARING REFERENCE

BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE N.P.
 OF THE NORTHERLY LIMIT OF KENNEDY ROAD AS SHOWN ON
 PLAN 881 AND SHOWN THEREON AS ASTROGNOMIC

I REQUIRE THIS PLAN TO BE
 DEPOSITED UNDER THE REGISTRY
 ACT

PLAN 51R-13700
 RECEIVED AND DEPOSITED

DATE JULY 30, 1985

DATE AUG. 20, 1985

R. Preiss
 RICHARD A. PREISS, O.L.S.

Asst. Registrar
 DEPT. LAND REGISTRAR FOR THE REGISTRY
 DIVISION OF SIMCOE (NO 51)

SCHEDULE

PART	LOT	REGISTERED PLAN	INSTRUMENT NO	AREA (m ²)
1	79		733157	1113
2	77	881	57071	1113

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING
 OF THE PLANNING ACT

LEGEND

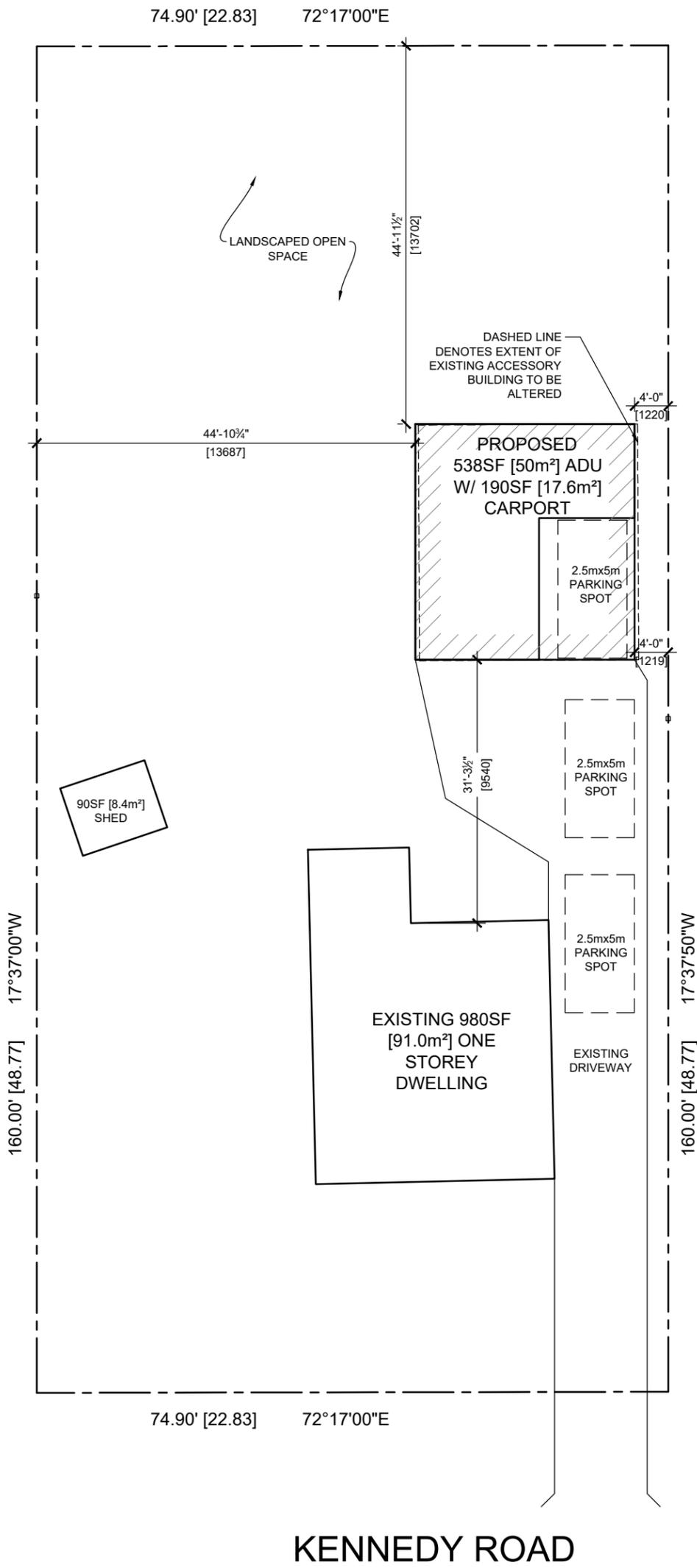
- 1) --O-- DENOTES SURVEY MONUMENT SET
- 2) --+-- SURVEY MONUMENT FOUND
- 3) SIB -- STANDARD IRON BAR
- 4) IB -- IRON BAR
- 5) OU -- ORIGIN UNKNOWN
- 6) P -- REGISTERED PLAN 881

SURVEYOR'S CERTIFICATE

- 1 I CERTIFY THAT
- 1 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE
 REGULATIONS MADE THEREUNDER,
- 2 THE SURVEY WAS COMPLETED ON THE 24th DAY OF JUNE, 1985

DATE July 30, 1985

R. Preiss
 RICHARD A. PREISS
 ONTARIO LAND SURVEYOR



SITE STATISTICS (R1 ZONE)				
	PROPOSED		REQUIRED	
LOT SIZE	11686 SF	1085.6m ²		
BUILDING HEIGHT	13'-9"	4.2m	16.4' MAX	5m MAX
FOOTPRINT AREA	728 SF	67.6m ²	538 SF MAX	50m ² MAX
ADU AREA	538 SF	50.0m ²	538 SF MAX	50m ² MAX
LOT COVERAGE (ACCESSORY)	6.2%		10% MAX	
LOT COVERAGE (TOTAL)	14.6%		35% MAX	
LANDSCAPED SPACE (REAR)	80%		25% MIN	
SETBACKS				
FRONT	-	-	19.7'	6.0m
REAR	45'-0"	13.7m	3.9'	1.2m
E. SIDE	4'-0"	1.22m	3.9'	1.2m
W. SIDE	44'-11"	13.7m	3.9'	1.2m



SITE PLAN
SCALE: 1/16" = 1'-0"



KEY PLAN
SCALE: NTS



- NOTES:**
- ALL WORK TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE
 - ALL DRAWINGS ARE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER
 - DO NOT SCALE OFF OF DRAWINGS.
 - DRAWINGS ARE FOR DESIGN PURPOSE ONLY. NOT FOR CONSTRUCTION.

NO.	REVISION	DATE
02	COA	08/1/23
01	CLIENT REVIEW	06/1/23

DIRECTION:

CLIENT:

HIGHLAND DEVELOPMENTS

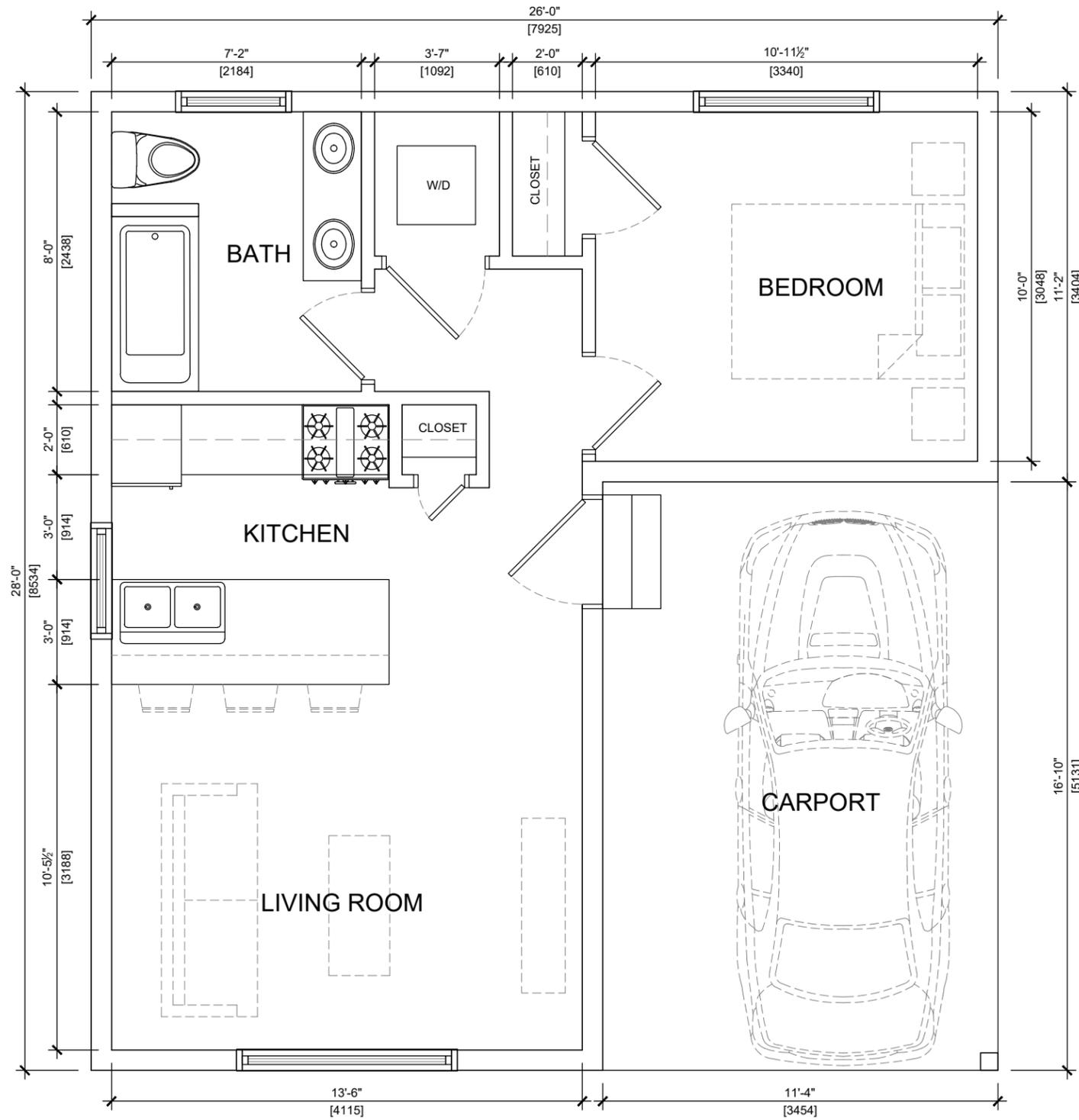
PROJECT:
DETACHED ADDITIONAL DWELLING UNIT
876 KENNEDY RD
INNISFIL, ON

HARDING DRAFTING & DESIGN INC.
13 MAPLE AVE. W.
BELLTON, ON L0G1A0
brad.h@hardingdraftinganddesign.com
416.723.7632
hardingdraftinganddesign.com

SHEET TITLE:

SITE PLAN, KEY PLAN

SCALE: AS SHOWN	PROJECT NO.: 3723
DATE: 08/11/23	SHEET NO.: A100
DRAWN BY: BH	



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:

- ALL WORK TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE
- ALL DRAWINGS ARE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.
- DO NOT SCALE OFF OF DRAWINGS.
- DRAWINGS ARE FOR DESIGN PURPOSE ONLY. NOT FOR CONSTRUCTION.

NO.	REVISION	DATE
02	COA	08/11/23
01	CLIENT REVIEW	06/11/23

DIRECTION:
PROJECT NORTH

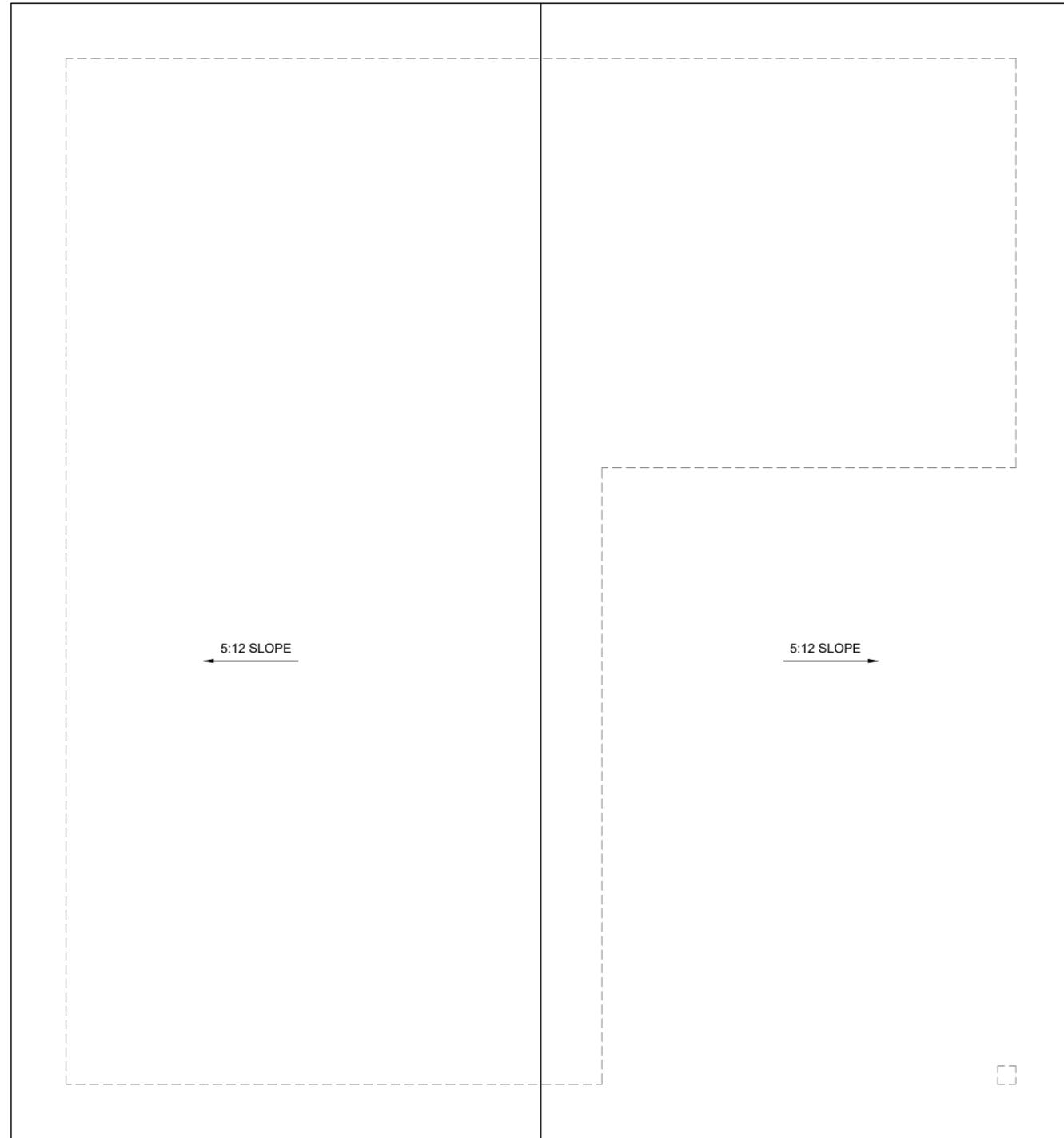
CLIENT:
HIGHLAND DEVELOPMENTS

PROJECT:
DETACHED ADDITIONAL DWELLING UNIT
876 KENNEDY RD
INNISFIL, ON

HDD
HARDING DRAFTING & DESIGN INC.
13 MAPLE AVE. W
BEETON, ON L0G1A0
brad.h@hardingdraftinganddesign.com
416.723.7632
hardingdraftinganddesign.com

SHEET TITLE:
GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"	PROJECT NO.: 3723
DATE: 08/11/23	SHEET NO.:
DRAWN BY: BH	A200



ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTES:

- ALL WORK TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE
- ALL DRAWINGS ARE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.
- DO NOT SCALE OFF OF DRAWINGS.
- DRAWINGS ARE FOR DESIGN PURPOSE ONLY. NOT FOR CONSTRUCTION.

NO.	REVISION	DATE
02	COA	08/11/23
01	CLIENT REVIEW	06/11/23

DIRECTION:
PROJECT NORTH

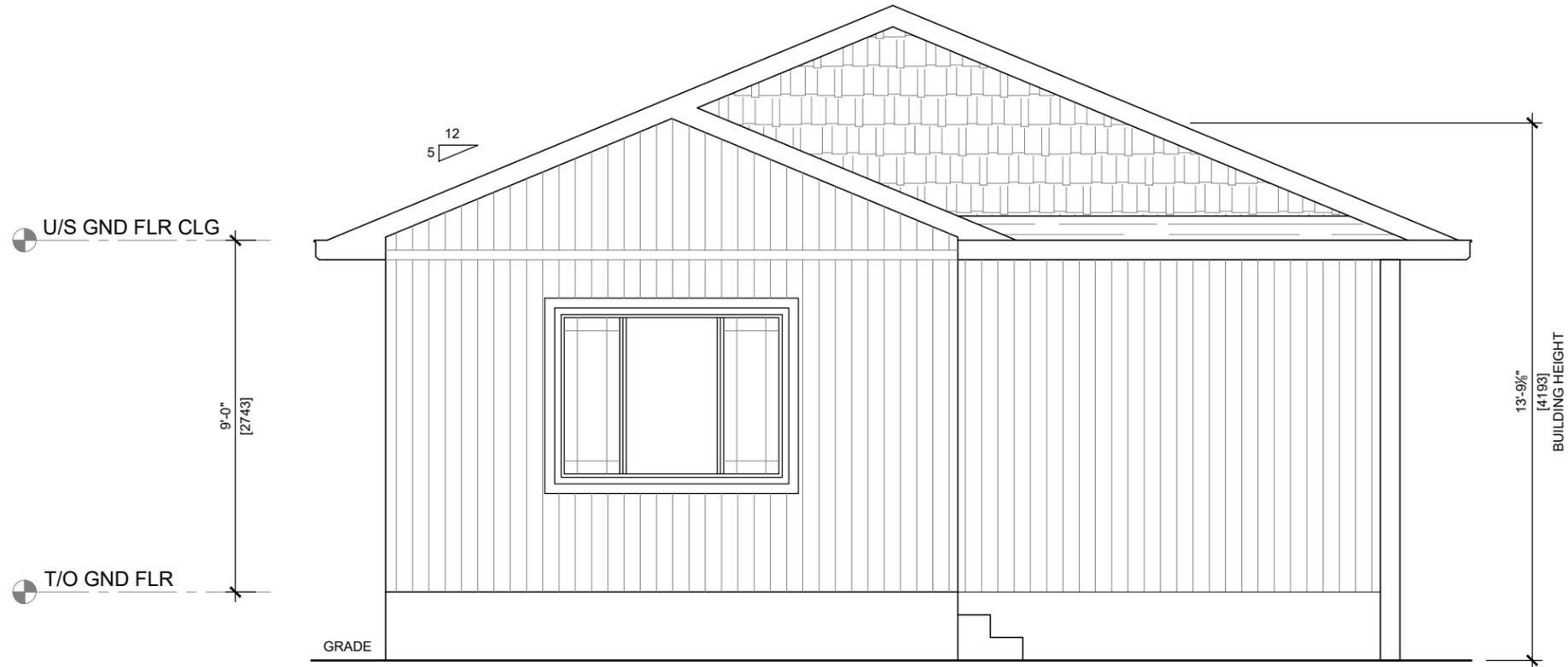
CLIENT:
HIGHLAND DEVELOPMENTS

PROJECT:
DETACHED ADDITIONAL DWELLING UNIT
876 KENNEDY RD
INNISFIL, ON

HDD
HARDING DRAFTING & DESIGN INC.
13 MAPLE AVE. W
BEETON, ON L0G1A0
brad.h@hardingdraftinganddesign.com
416.723.7632
hardingdraftinganddesign.com

SHEET TITLE:
ROOF PLAN

SCALE: 1/4" = 1'-0"	PROJECT NO.: 3723
DATE: 08/11/23	SHEET NO.:
DRAWN BY: BH	A201



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

- ALL WORK TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE
- ALL DRAWINGS ARE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.
- DO NOT SCALE OFF OF DRAWINGS.
- DRAWINGS ARE FOR DESIGN PURPOSE ONLY. NOT FOR CONSTRUCTION.

NO.	REVISION	DATE
02	COA	08/11/23
01	CLIENT REVIEW	06/11/23

DIRECTION:

--	--

CLIENT:
HIGHLAND DEVELOPMENTS

PROJECT:
DETACHED ADDITIONAL DWELLING UNIT
876 KENNEDY RD
INNISFIL, ON

HDD
HARDING DRAFTING & DESIGN INC.
13 MAPLE AVE. W
BEETON, ON L0G1A0
brad.h@hardingdraftinganddesign.com
416.723.7632
hardingdraftinganddesign.com

SHEET TITLE:
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"	PROJECT NO.: 3723
DATE: 08/11/23	SHEET NO.:
DRAWN BY: BH	A300