



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-073-2022**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Lorelie Spencer, Applicant**, on behalf of **2844365 Ontario Inc.**, 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 1249 PT LOT 1, PLAN 1249 PT LOT 2 and PLAN 1249 PT LOT 3**, are known municipally as **1018 Innisfil Beach Road, 1022 Innisfil Beach Road and 1028 Innisfil Beach Rd**, and are zoned as **“Mixed Use 2 (MU2)”**.

**The applicant is proposing to construct a mixed-use building with only 628.6 m<sup>2</sup> of non-residential uses on the ground floor. The applicant is seeking relief from Section 5.1(2) of the Zoning By-law which would require a minimum non-residential use area of 50% on the ground floor (i.e. 770.02 m<sup>2</sup>).**

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, February 15, 2024, 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](mailto:planning@innisfil.ca).

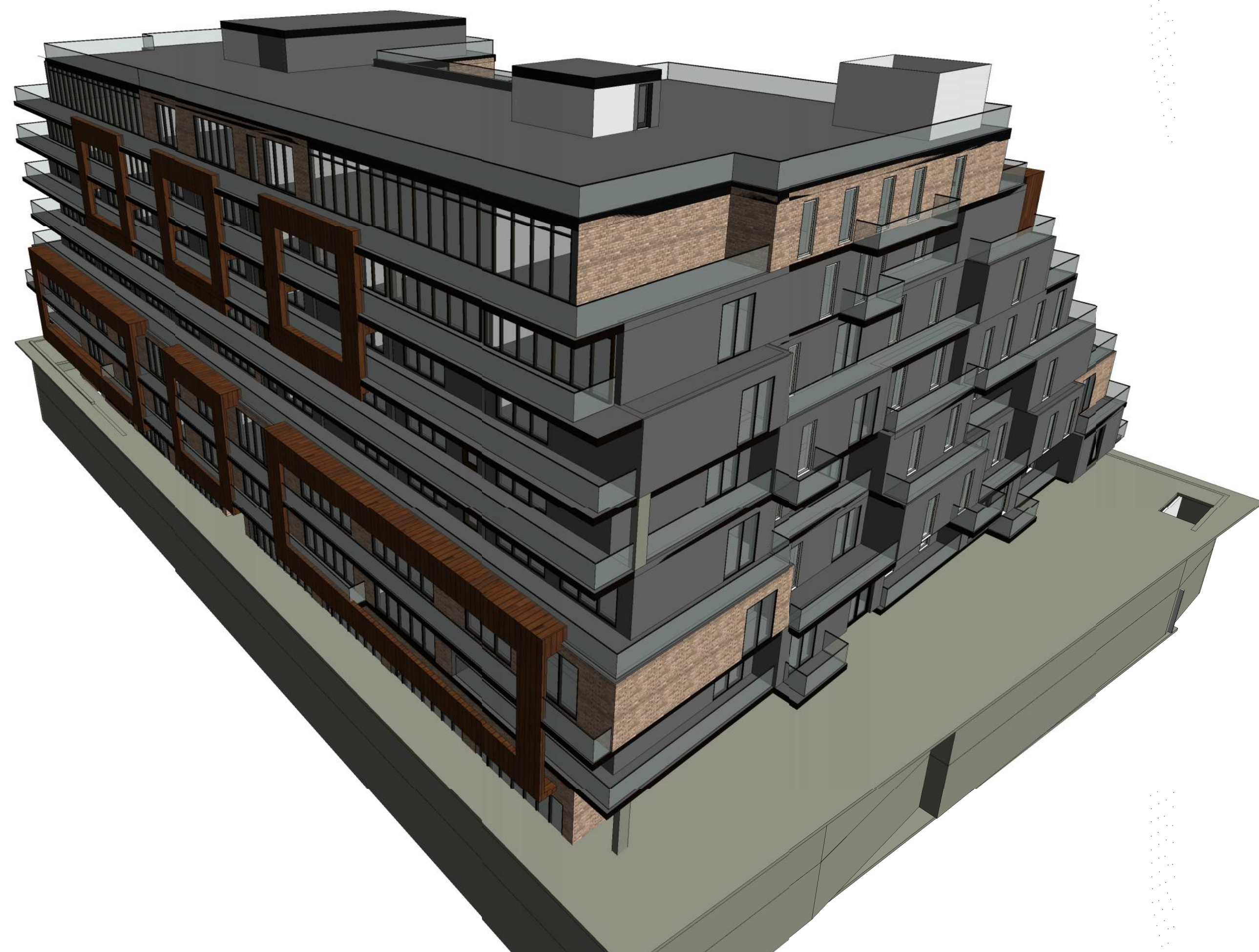
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Lands Tribunal.



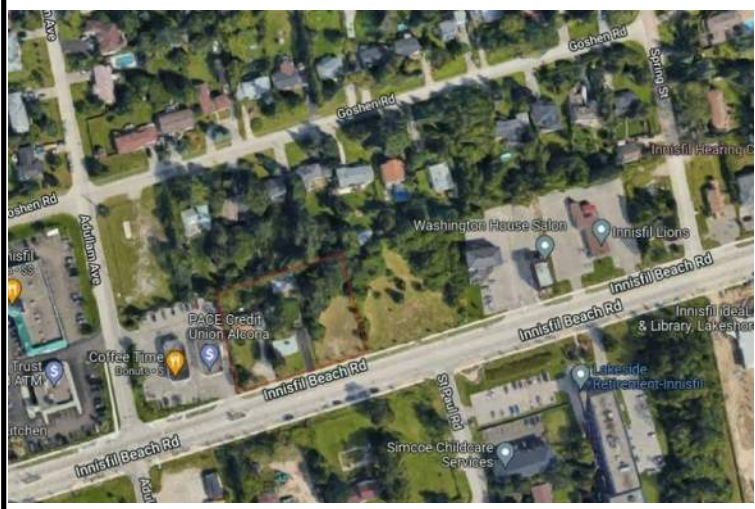
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

Dated: **January 23, 2024**

Toomaj Haghshenas,  
Secretary-Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316



PROJECT  
**1018-1028 INNISFIL BEACH  
 RD-INNISFIL, ON**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

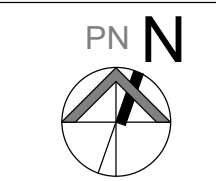
CONSULTANTS



TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE  
**COVER**

DRAWN JB	CHECKED SA
SCALE @ ARCH D 1 : 64	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A0-00**

LOCATION INNISFIL REVISION **17**

**TOWN FILE NUMBER: SP-2022-003**

**PROJECT**  
**1018-1028 INNISFIL BEACH RD-INNISFIL, ON**



**REVISIONS**

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
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11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

**CONSULTANTS**

**QBS ARCHITECTS INC.**

ONTARIO ASSOCIATION OF ARCHITECTS  
 SABA AL MATHNO LICENCE 8663

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

**DRAWING TITLE**  
**SITE PLAN**

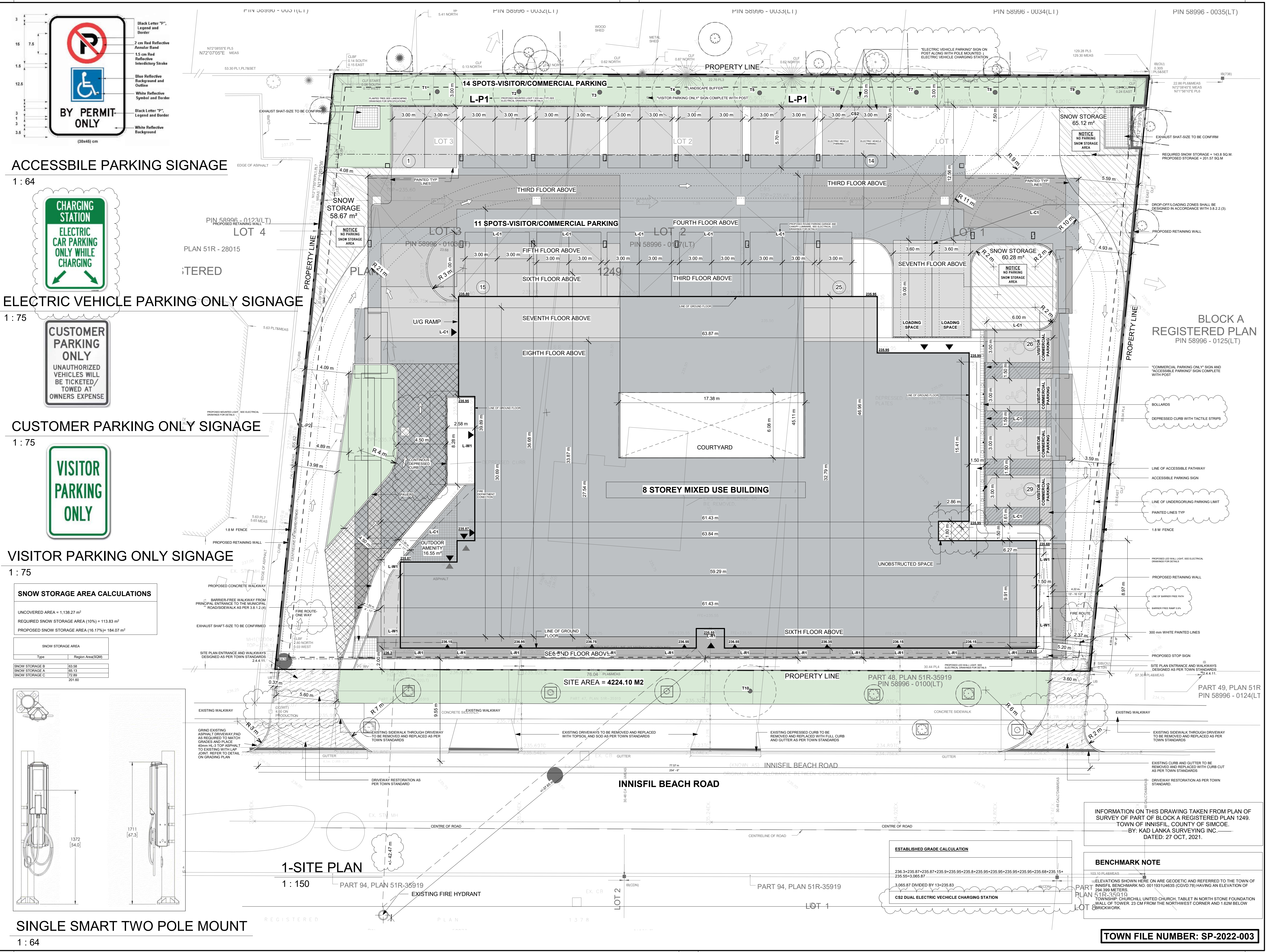
<b>DRAWN</b>	DS	<b>CHECKED</b>	SA
<b>SCALE @</b>	ARCH D	<b>DATE</b>	2021-11-26



**PROJECT NO.** 210170

**STAGE** SPA  
**DRAWING NO.** A0-01

**LOCATION** INNISFIL  
**REVISION** 17



**ACCESSIBLE PARKING SIGNAGE**

1: 64



**ELECTRIC VEHICLE PARKING ONLY SIGNAGE**

1: 75



**CUSTOMER PARKING ONLY SIGNAGE**

1: 75



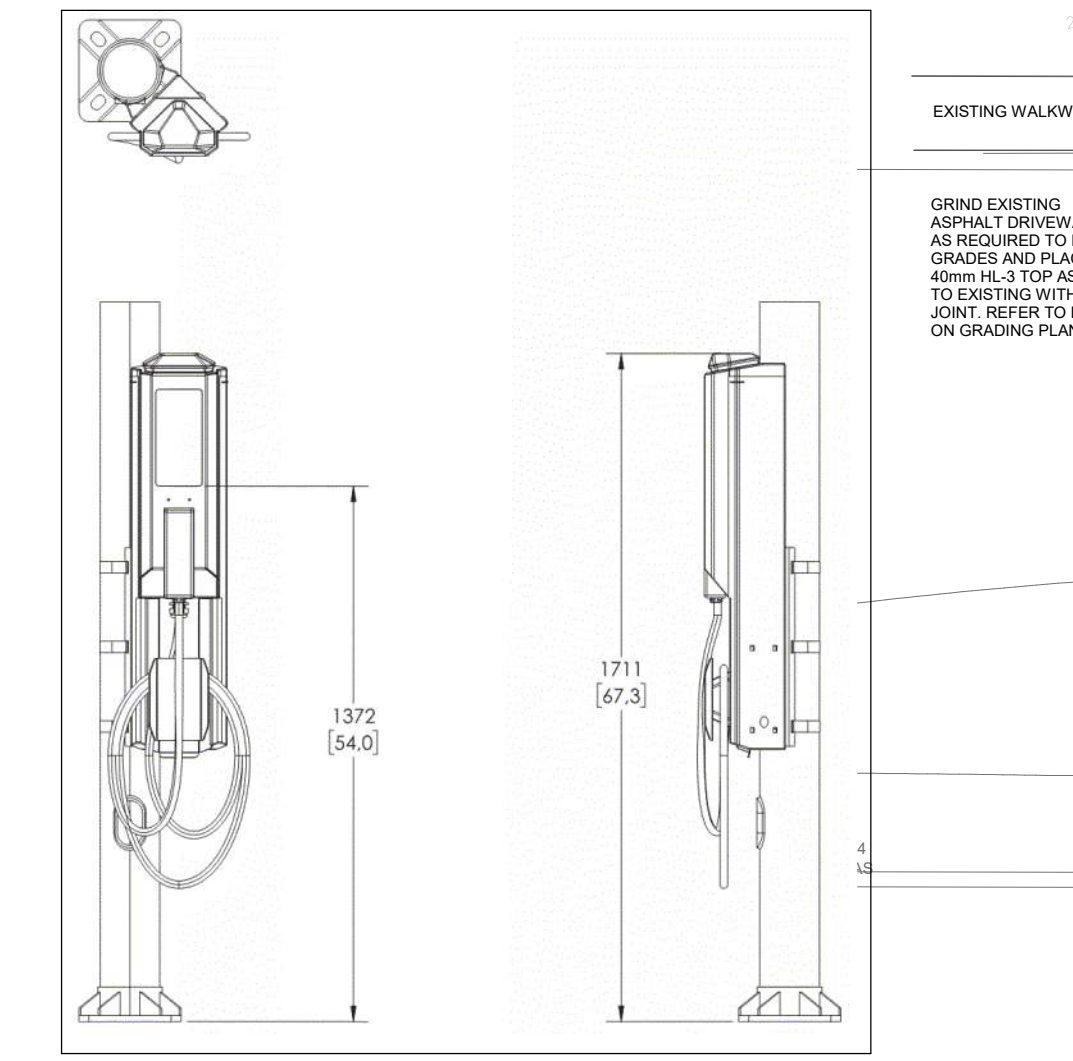
**VISITOR PARKING ONLY SIGNAGE**

1: 75

**SNOW STORAGE AREA CALCULATIONS**

UNCOVERED AREA = 1,138.27 m<sup>2</sup>  
 REQUIRED SNOW STORAGE AREA (10%) = 113.83 m<sup>2</sup>  
 PROPOSED SNOW STORAGE AREA (16.11%) = 184.07 m<sup>2</sup>

Type	Region Area(SQM)
SNOW STORAGE B	63.58
SNOW STORAGE A	65.13
SNOW STORAGE C	12.89
	201.60



**1-SITE PLAN**  
 1: 150  
 PART 94, PLAN 51R-35919

INFORMATION ON THIS DRAWING TAKEN FROM PLAN OF SURVEY OF PART OF BLOCK A REGISTERED PLAN 1249. TOWN OF INNISFIL, COUNTY OF SIMCOE. BY: KAD LANKA SURVEYING INC. DATED: 27 OCT, 2021.

**ESTABLISHED GRADE CALCULATION**

236.3+235.87+235.87+235.9+235.95+235.8+235.95+235.95+235.95+235.95+235.68+235.15+235.55-3.065.87  
 3.065.87 DIVIDED BY 13=235.83  
 CS2 DUAL ELECTRIC VEHICLE CHARGING STATION

**BENCHMARK NOTE**

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD78) HAVING AN ELEVATION OF 294.399 METERS. TOWNSHIP: CHURCHILL LIMITED CHURCH. TABLE IN NORTH STONE FOUNDATION WALL OF TOWER, 25 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**

ZONING SUMMARY

LOT AREA

4224.10 m<sup>2</sup> 45467.82 SF

GROSS FLOOR AREA GFA

17737.25 m<sup>2</sup> 190922.14 SF

FSI

4.20

SALEABLE UNIT COUNT

Table with columns: LEVEL, 1BR, 1BR+D, 2BR, 2BR+D, 3BR, TOTAL UNITS. Rows include Level 2 through Level 8 and a total row.

Zoning Provision table with columns: ZONING PROVISION, BY-LAW NUMBER, MU2 REQUIREMENT, PROPOSAL, COMPLIANCE, COMMENTS. Includes rows for Minimum Lot Frontage, Minimum Lot Area, etc.

GROSS FLOOR AREAS (RESIDENTIAL STATS) table with columns: Level, Area, Area m2, Area, Area m2.

Area Schedule (GROUND FLOOR AREAS) table with columns: Level, Name, Area, Area m2.

INDOOR AND OUTDOOR AMENITIES table with columns: Level, Name, Area, Area m2.

CBC REFERENCE and PROPOSED 8 MIXED USED BUILDING WITH 2 LEVELS OF U/G PARKING. Includes Ontario Building Code Data Matrix Part 3 Residential, Project Description, Major Occupancy, Building Classification, etc.

GROSS FLOOR AREAS (RESIDENTIAL STATS) table with columns: Level, Area, Area m2, Area, Area m2.

Area Schedule (GROUND FLOOR AREAS) table with columns: Level, Name, Area, Area m2.

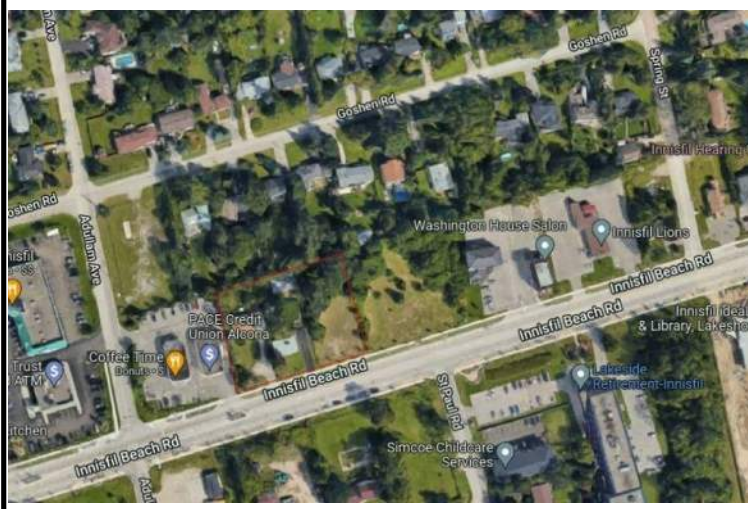
INDOOR AND OUTDOOR AMENITIES table with columns: Level, Name, Area, Area m2.

UNITS AREA SCHEDULE

Units Area Schedule table with columns: Unit Name, Area, Comments. Lists units from 2UNIT 1 to 44UNIT 1.

PROJECT

1018-1028 INNISFIL BEACH RD-INNISFIL, ON



REVISIONS

Revisions table with columns: No., Description, Date. Lists revision 17 'ISSUED FOR CLIENT' dated 2023-10-05.

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS



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DRAWING TITLE

STATISTICS

Project details including Drawn (JB), Checked (SA), Scale (1:1), Date (12/17/21), Project No (210170), Stage (SPA), Drawing No (A0-02), Location (INNISFIL), Revision (17).

BENCHMARK NOTE

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD 78) HAVING AN ELEVATION OF 204.599 METERS.

TOWN FILE NUMBER: SP-2022-003



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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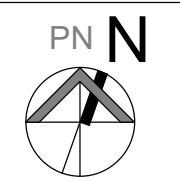
CONSULTANTS



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DRAWING TITLE  
**LOT AREA**

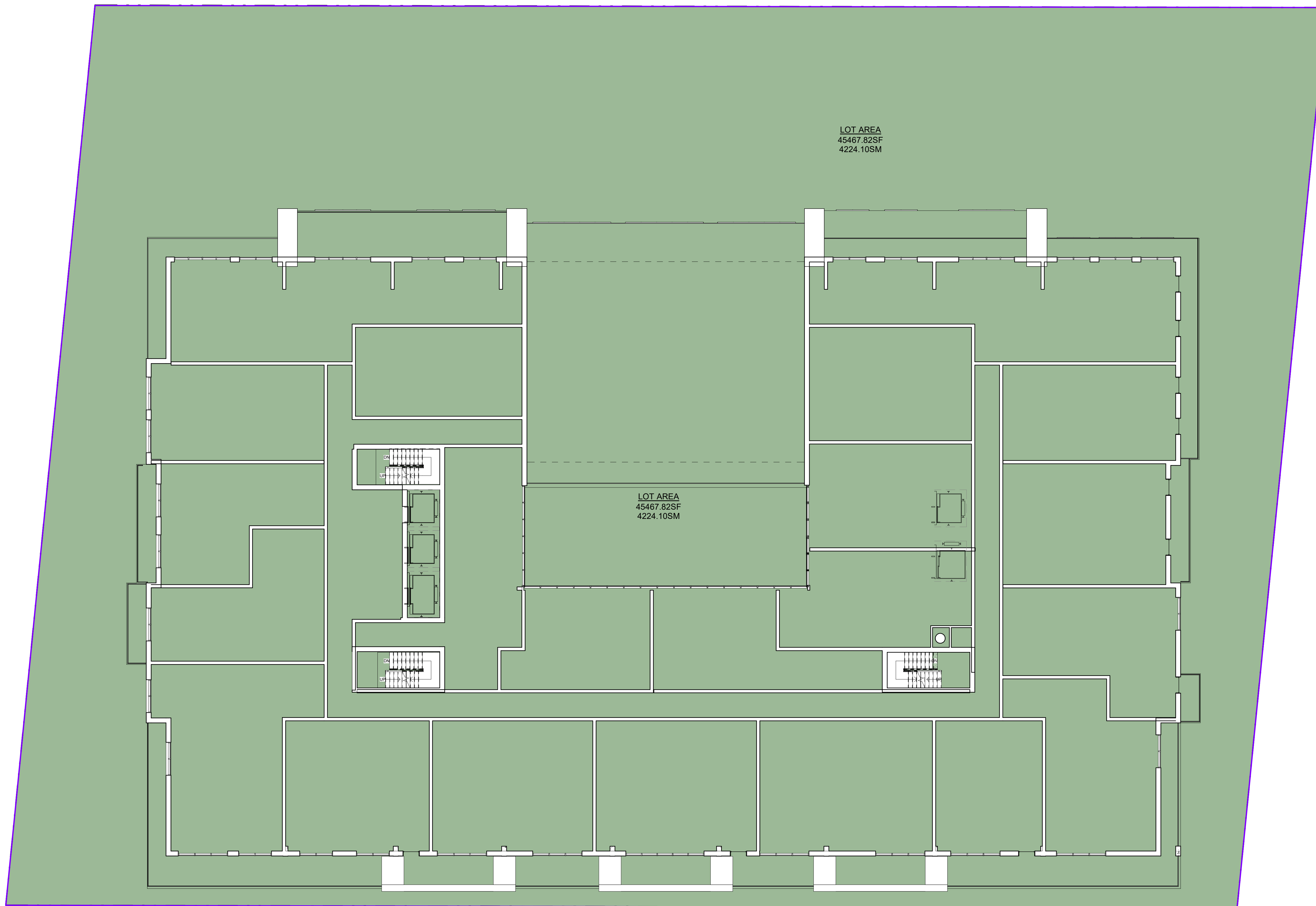
DRAWN JB	CHECKED SA
SCALE @ ARCH D 1 : 120	DATE 02/26/21



PROJECT NO. 210170

STAGE <b>SPA</b>	DRAWING NO. <b>A0-07</b>
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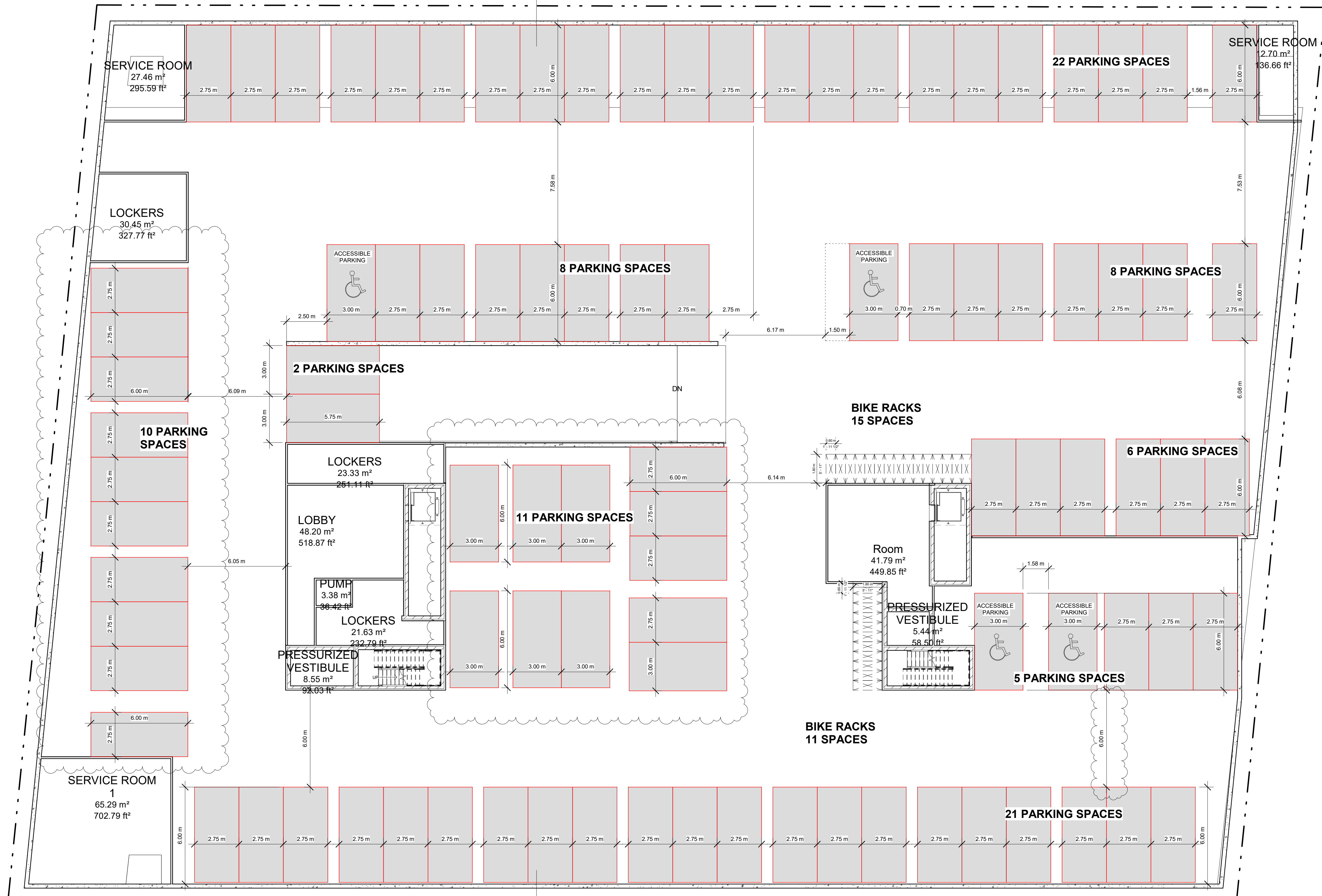
LOCATION INNISFIL	REVISION <b>17</b>
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**1** LOT AREA  
1 : 120

LOT AREA	4224.10 m <sup>2</sup>	45467.82 SF
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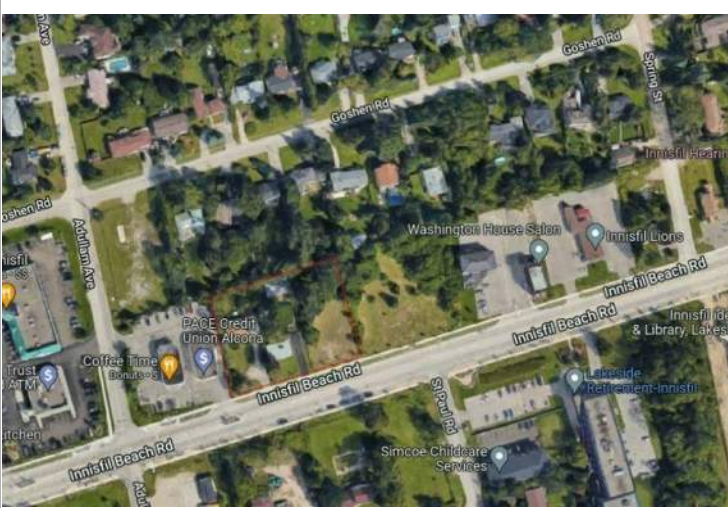
# 93 PARKING SPACES



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. D011931U4633 (CGVD:78) HAVING AN ELEVATION OF 294.909 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH. TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**

PROJECT  
**1018-1028 INNISFIL BEACH RD-INNISFIL, ON**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
16	ISSUED FOR CONSULTANT	2023-09-29
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14

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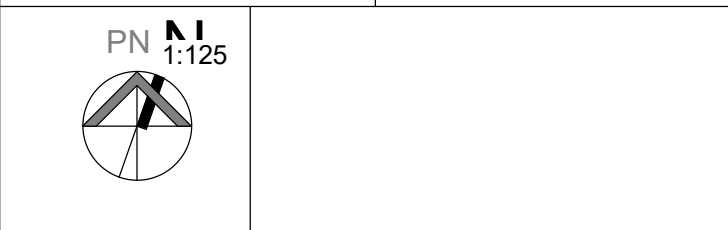
CONSULTANTS



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DRAWING TITLE  
**PROPOSED BASEMENT 2 PLAN**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO.  
210170

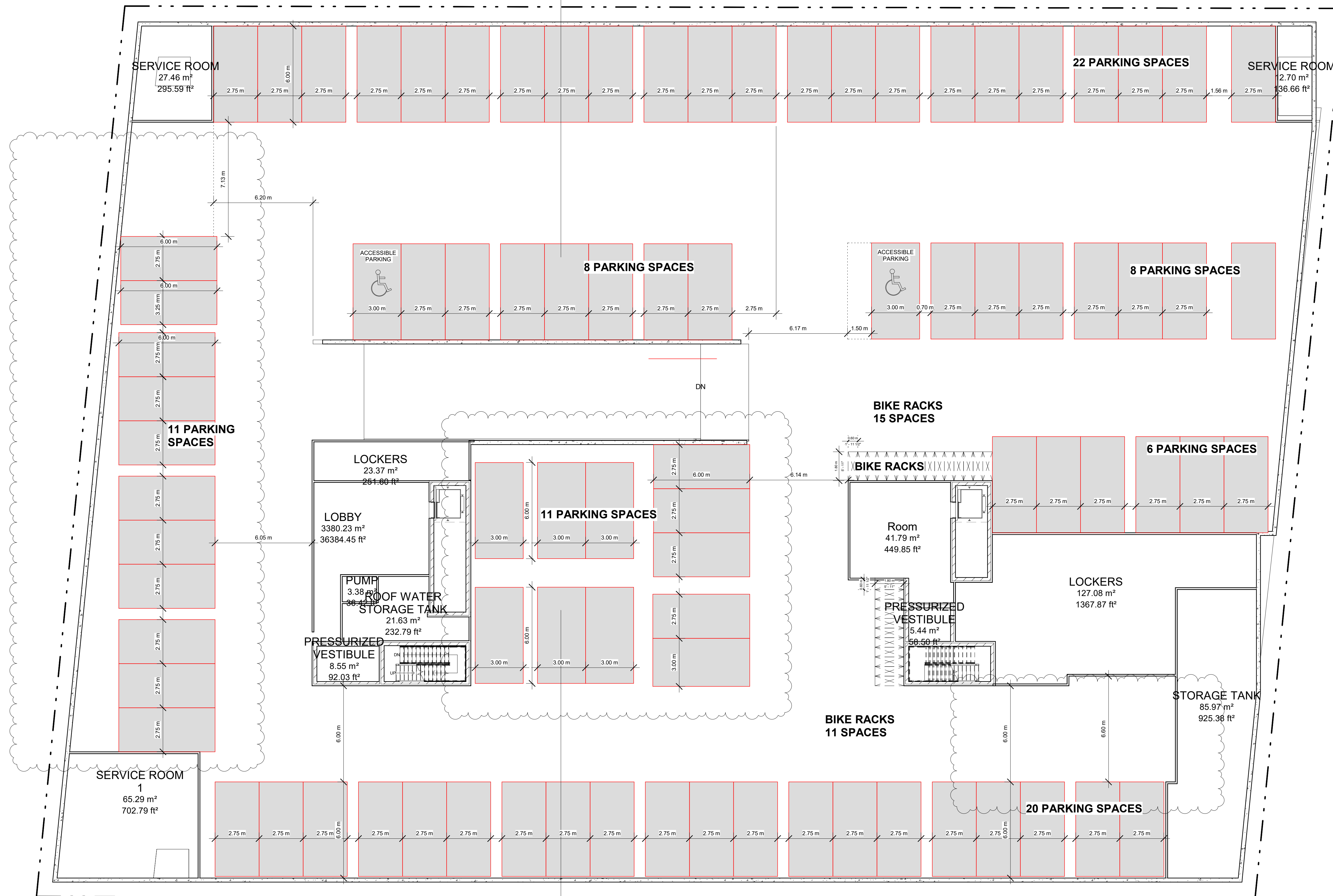
STAGE  
**SPA**

DRAWING NO.  
**A1-01**

LOCATION  
INNISFIL

REVISION  
**17**

# 86 PARKING SPACES



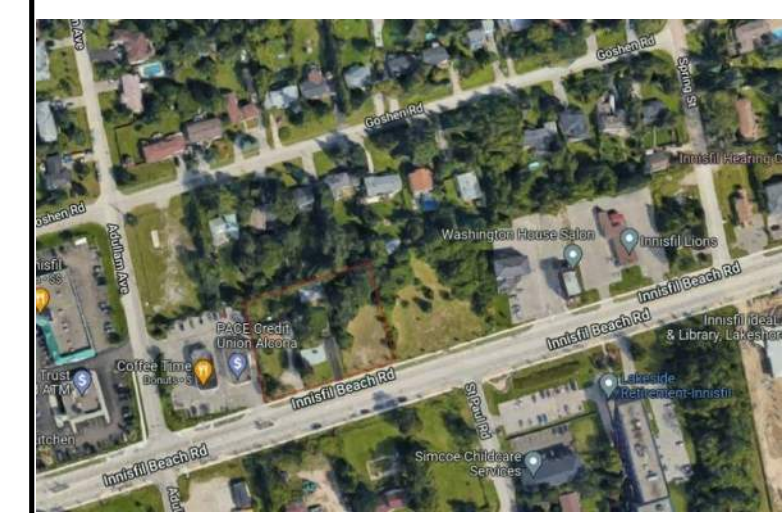
**BENCHMARK NOTE**

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**

PROJECT  
**1018-1028 INNISFIL BEACH RD-INNISFIL, ON**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
16	ISSUED FOR CONSULTANT	2023-09-29
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14

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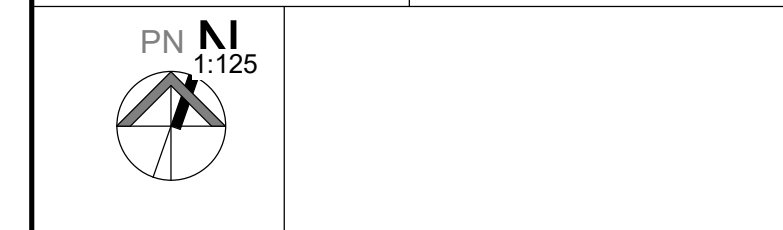
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DRAWING TITLE  
**PROPOSED BASEMENT 1 PLAN**

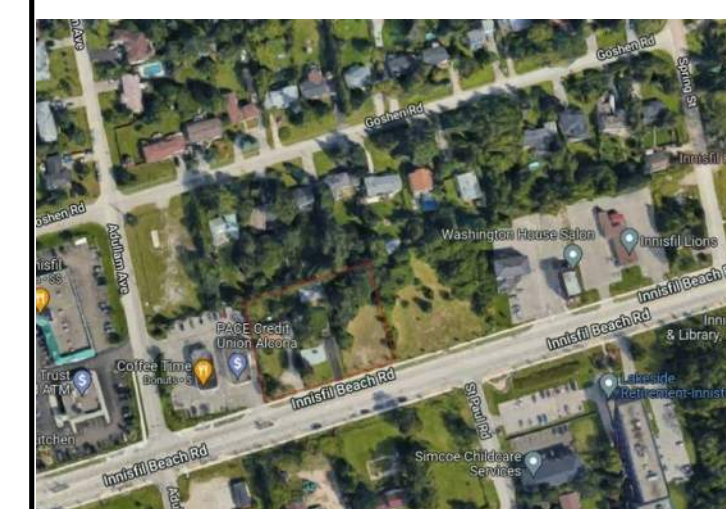
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-02**

LOCATION **INNISFIL** REVISION **17**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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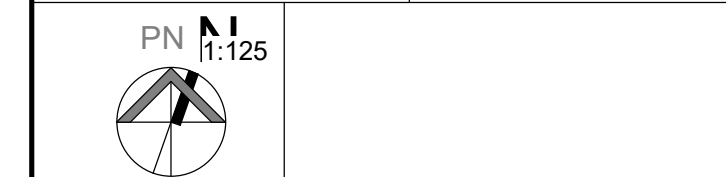
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DRAWING TITLE  
**PROPOSED GROUND FLOOR  
PLAN**

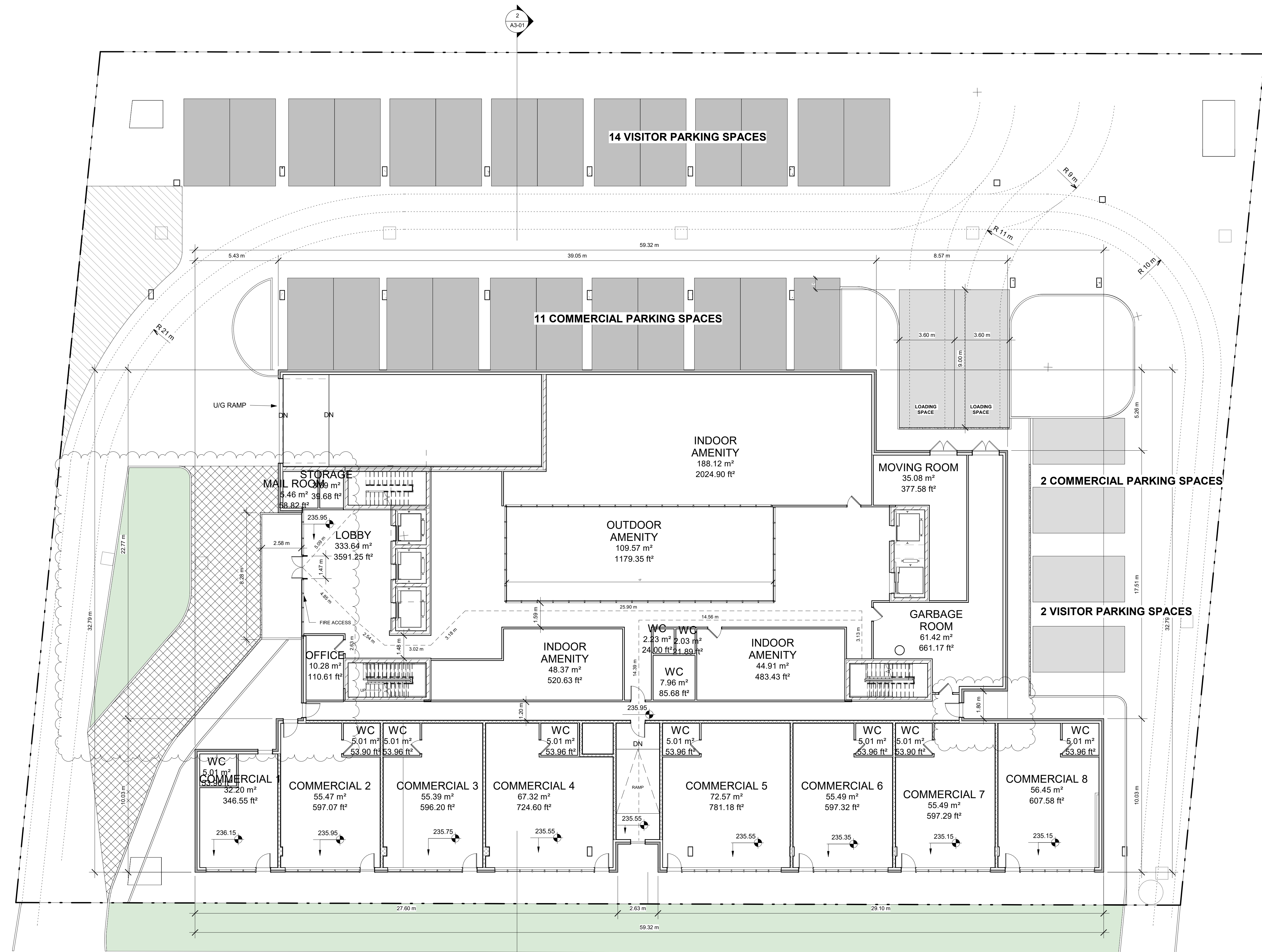
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-03**

LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**  
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4835 (CGVD-78) HAVING AN ELEVATION OF 294.399 METERS.  
TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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DRAWING TITLE  
**PROPOSED SECOND FLOOR  
 PLAN**

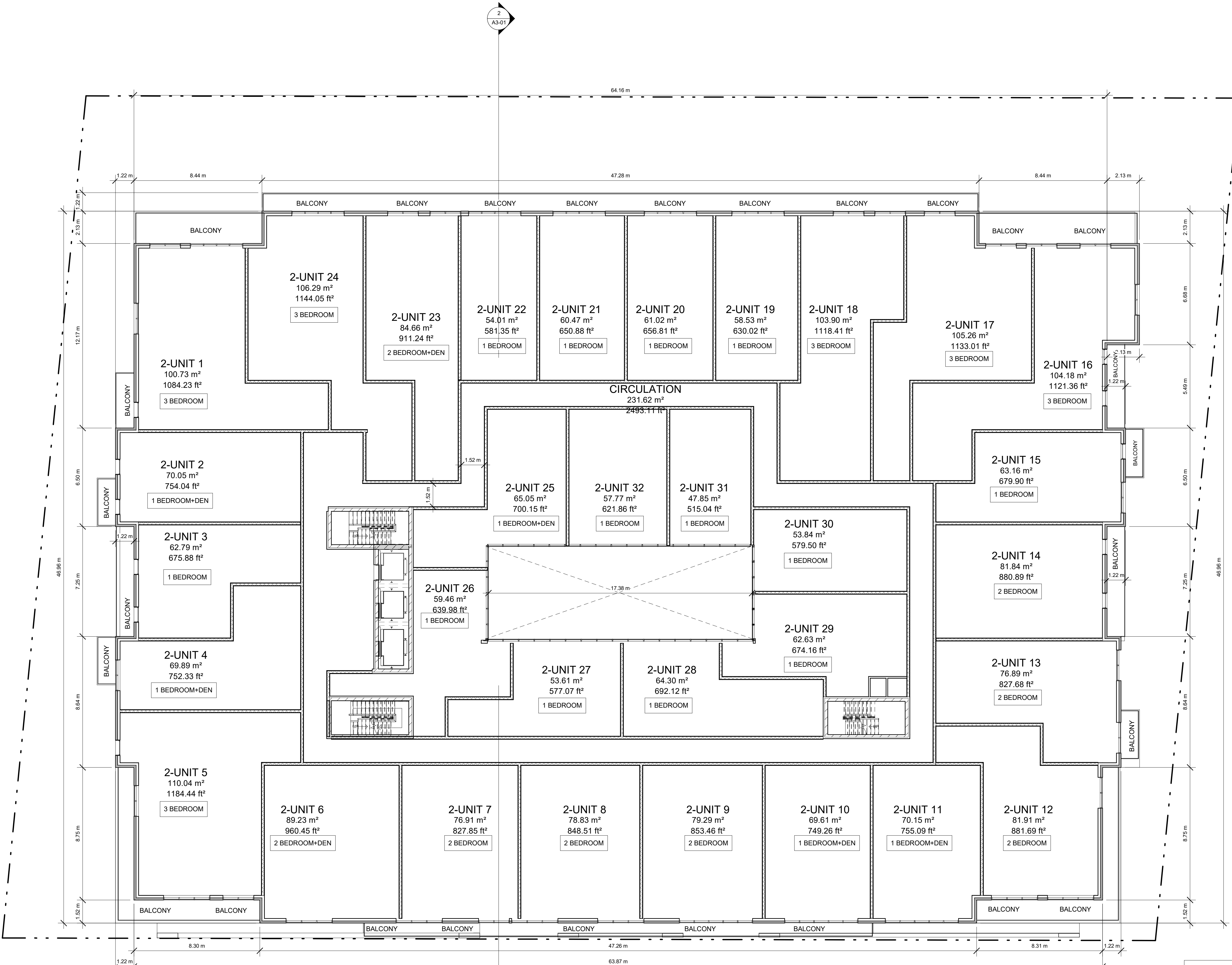
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

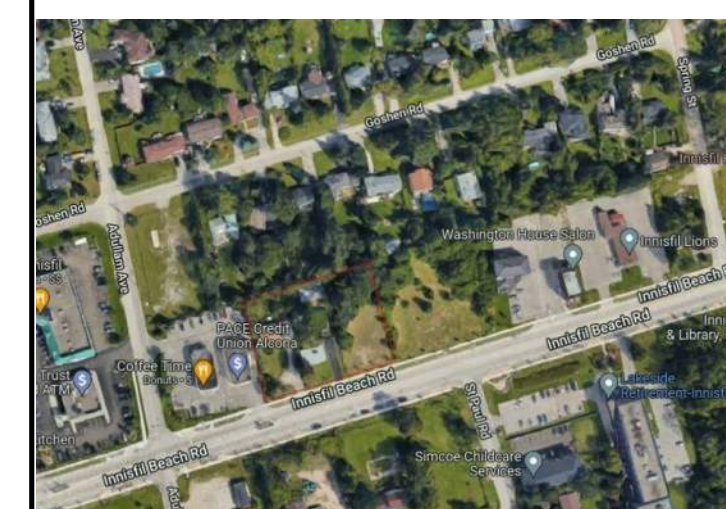
STAGE **SPA** DRAWING NO. **A1-04**

LOCATION **INNISFIL** REVISION **17**



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193104635 (COVID-78) HAVING AN ELEVATION OF 294.359 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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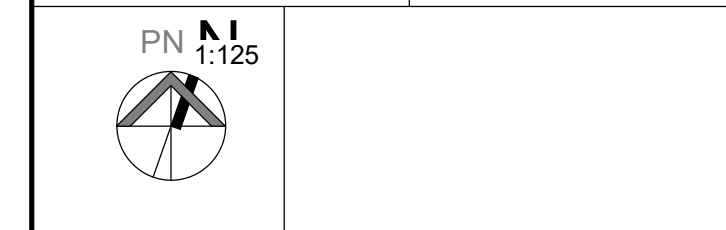


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DRAWING TITLE

**PROPOSED THIRD FLOOR PLAN**

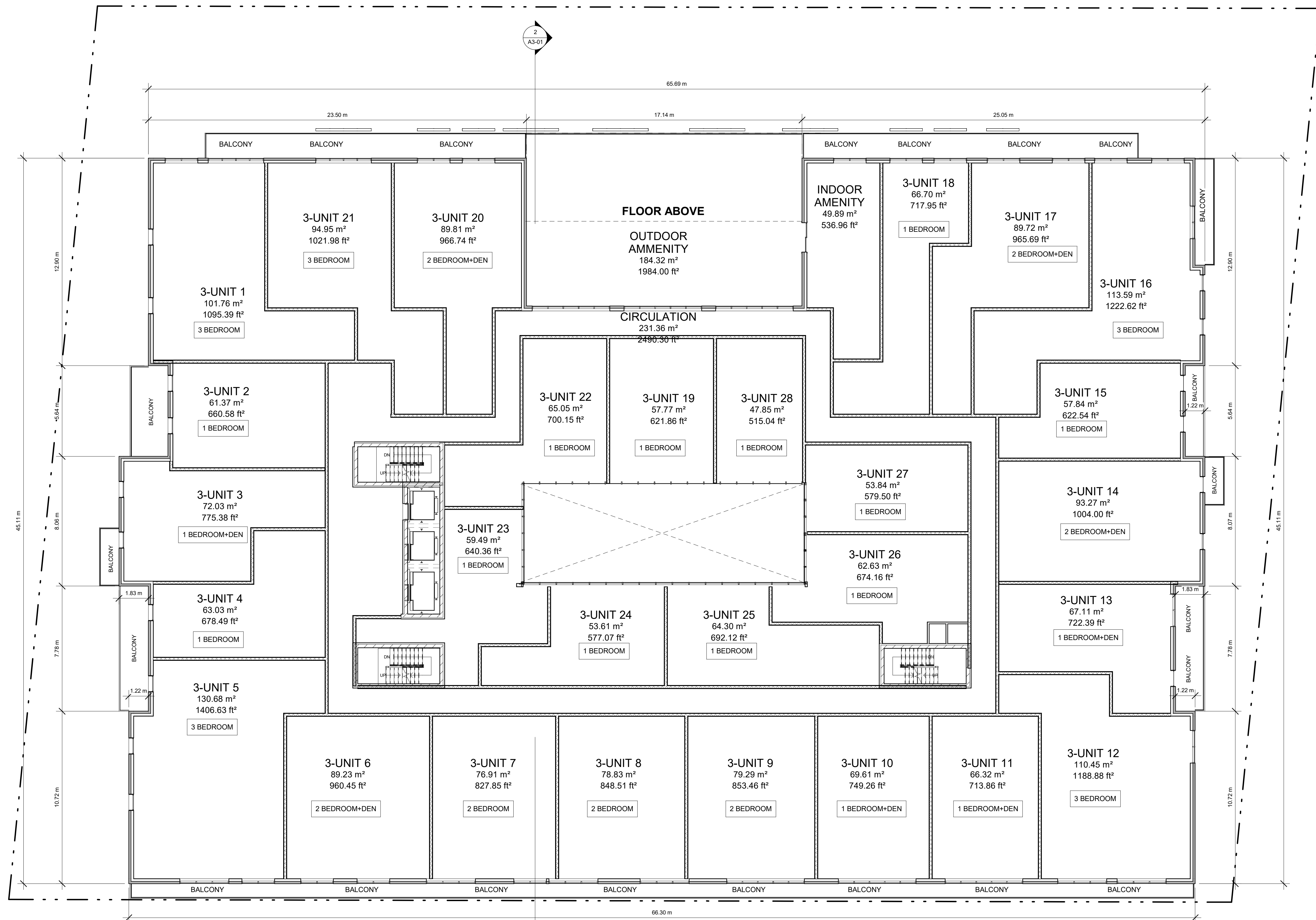
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

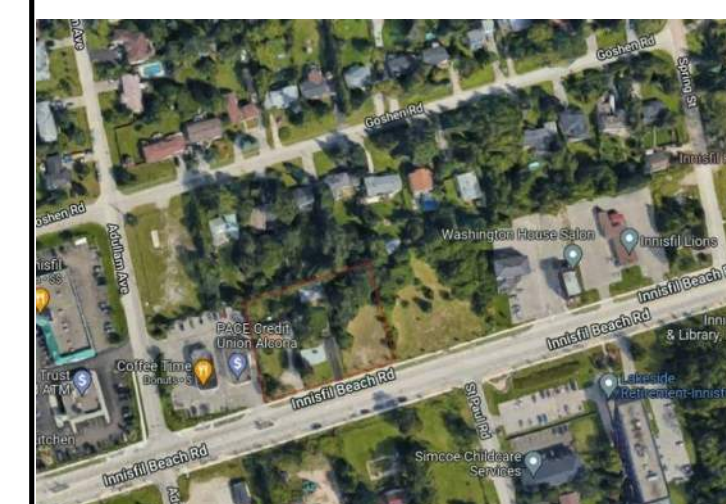
STAGE **SPA** DRAWING NO. **A1-05**

LOCATION **INNISFIL** REVISION **17**



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193104635 (COVID-78) HAVING AN ELEVATION OF 234.399 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH. TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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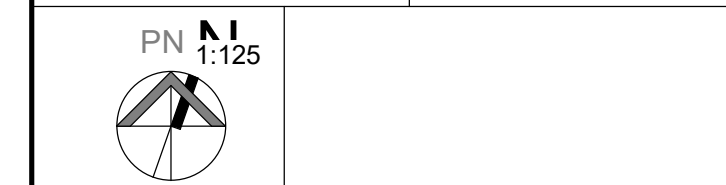
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DRAWING TITLE  
**PROPOSED FOURTH FLOOR PLAN**

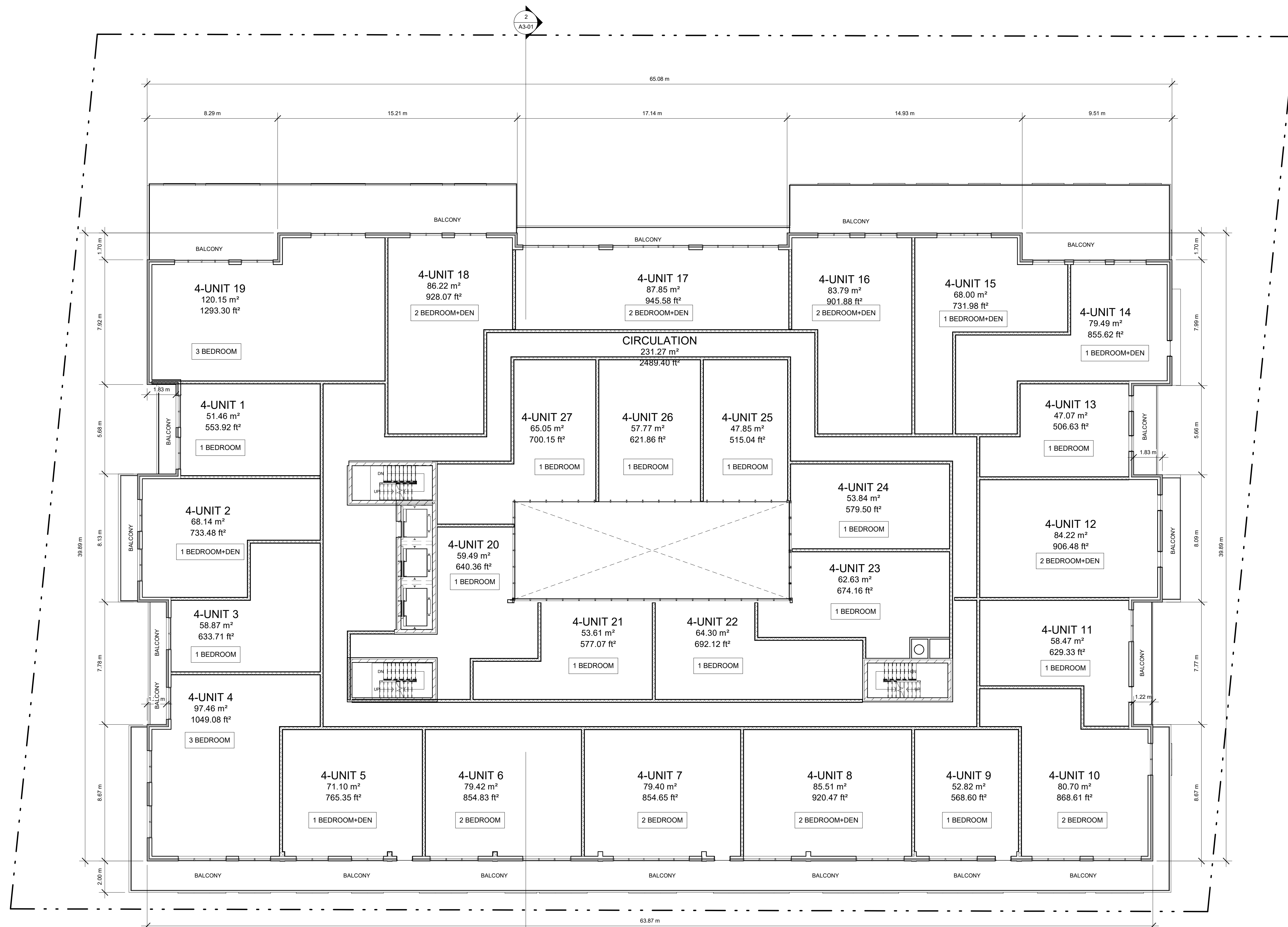
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

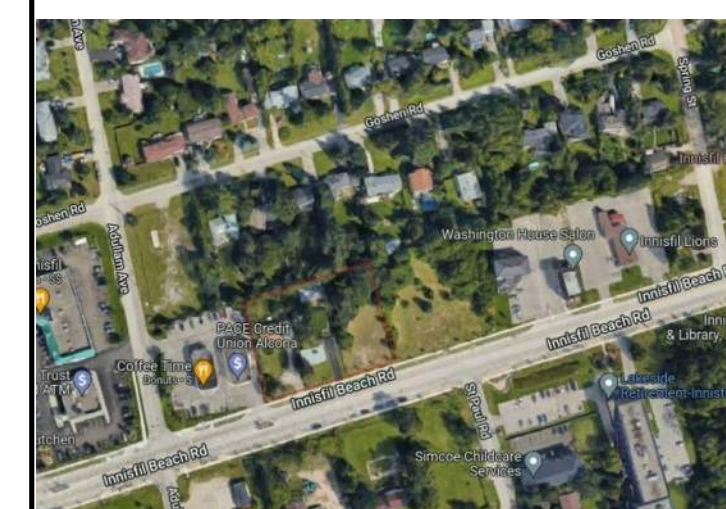
STAGE **SPA** DRAWING NO. **A1-06**

LOCATION **INNISFIL** REVISION **17**



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 001193104635 (CGVD78) HAVING AN ELEVATION OF 284.989 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH. TABLE IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

CONSULTANTS

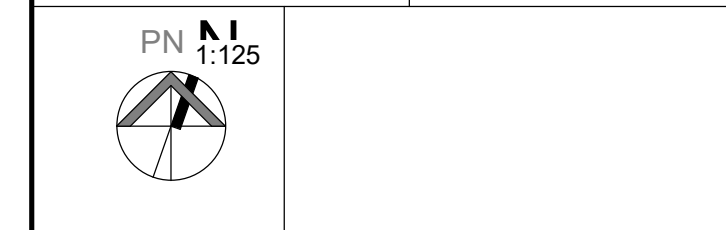


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DRAWING TITLE

**PROPOSED FIFTH FLOOR PLAN**

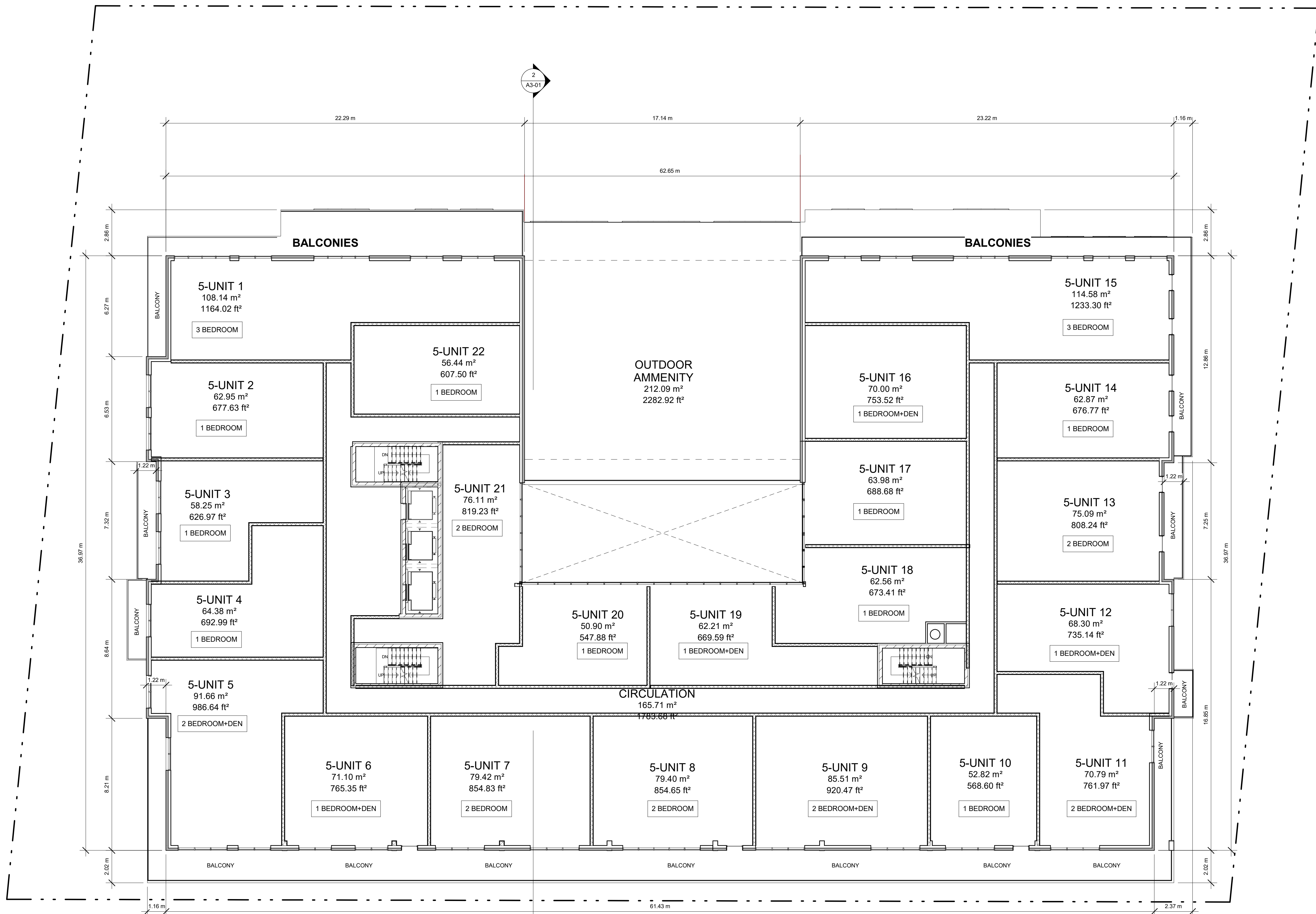
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

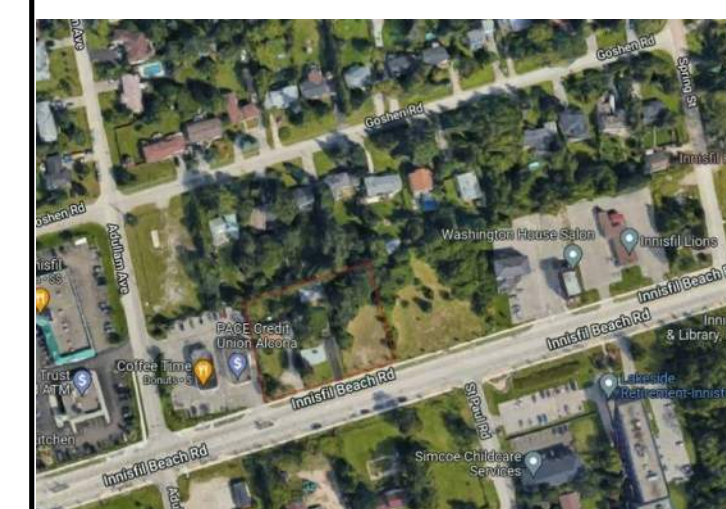
STAGE **SPA** DRAWING NO. **A1-07**

LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**  
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD-78) HAVING AN ELEVATION OF 294.399 METERS.  
TOWNSHIP: CHURCHILL UNITED CHURCH. TABLE IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

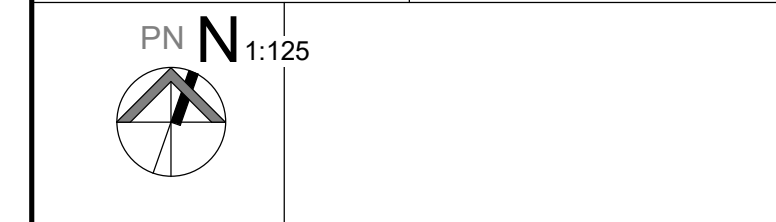
CONSULTANTS



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DRAWING TITLE  
**PROPOSED SIXTH FLOOR PLAN**

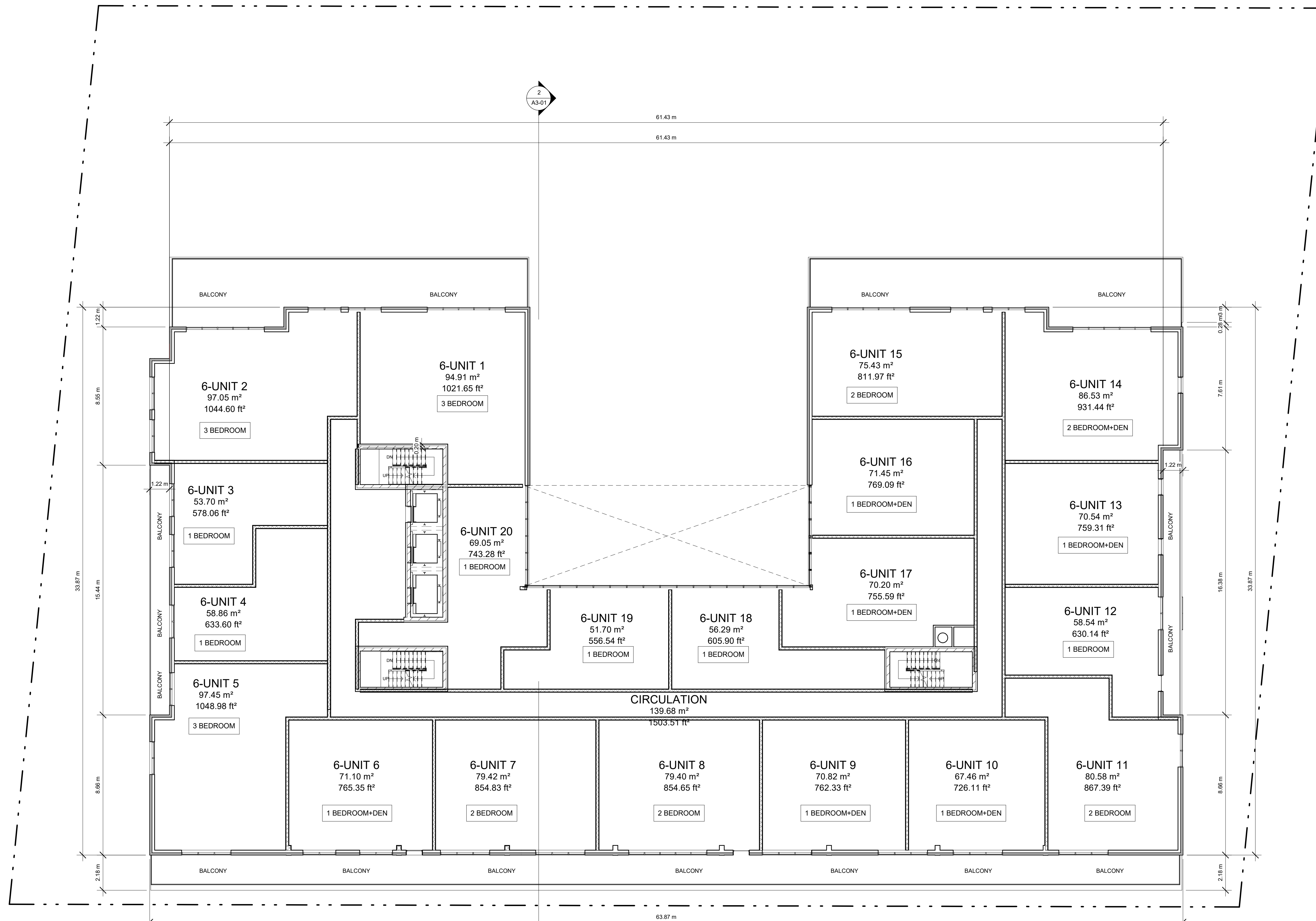
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SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

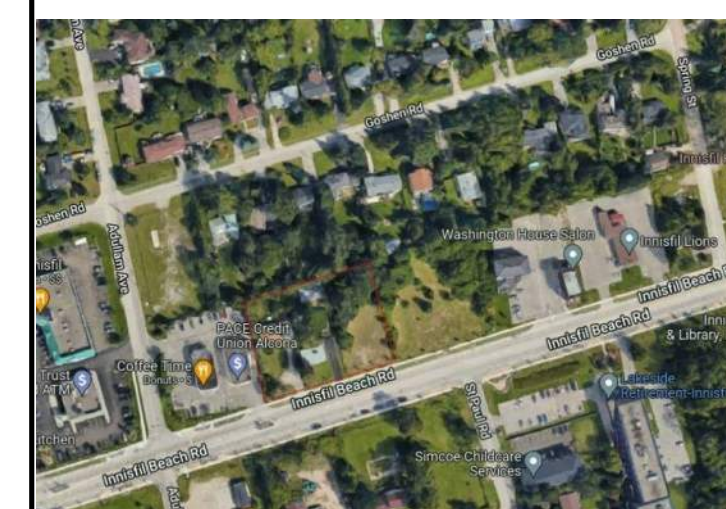
STAGE <b>SPA</b>	DRAWING NO. <b>A1-08</b>
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LOCATION INNISFIL	REVISION <b>17</b>
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**BENCHMARK NOTE**  
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4633 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.  
TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

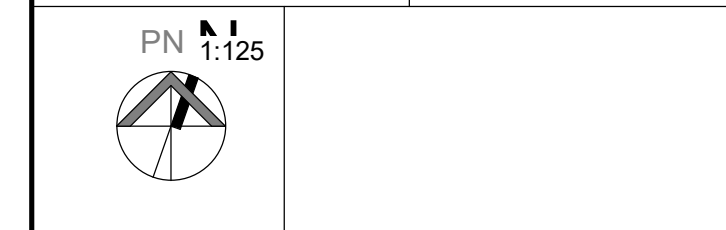
CONSULTANTS



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DRAWING TITLE  
**PROPOSED SEVENTH FLOOR  
 PLAN**

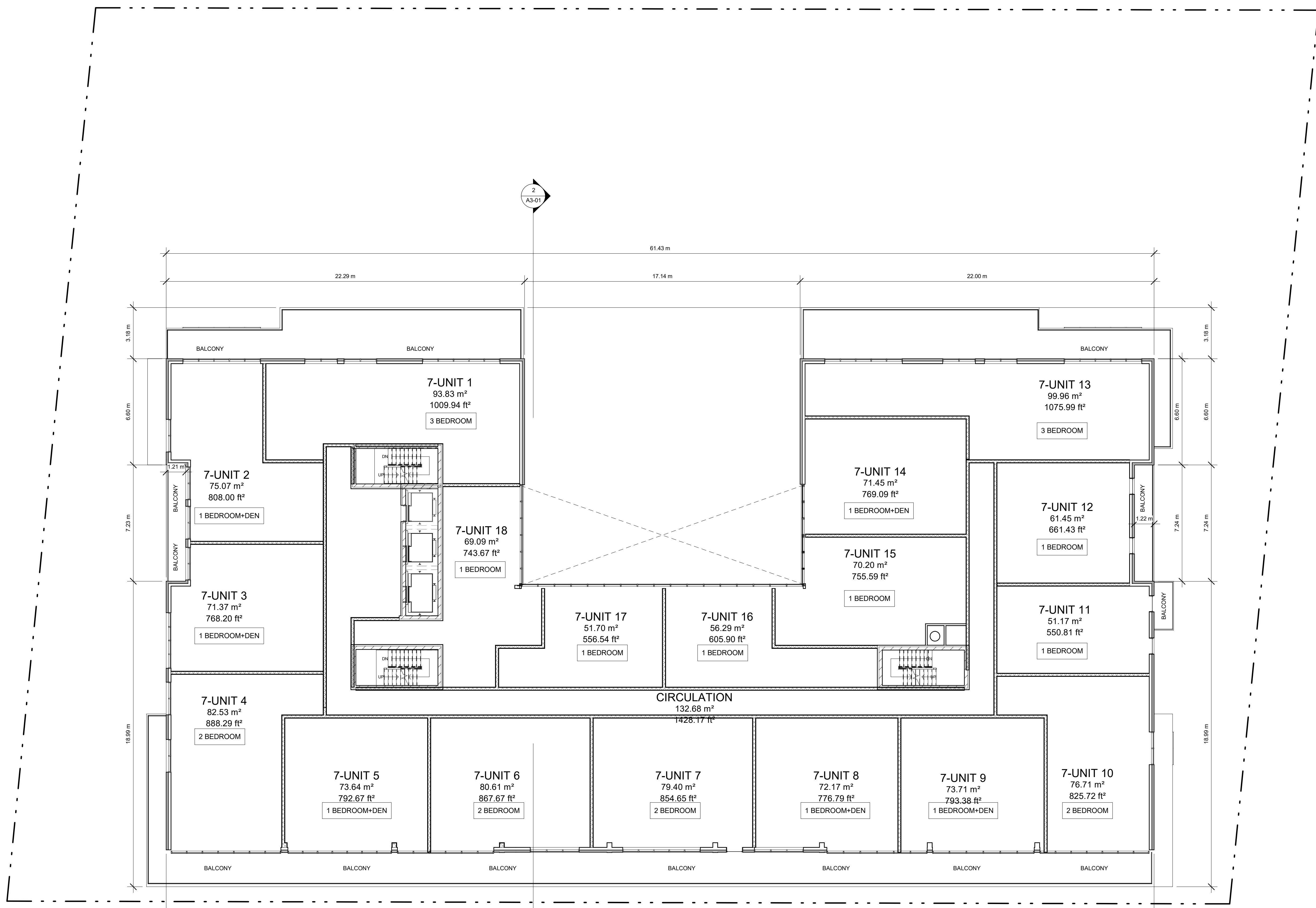
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

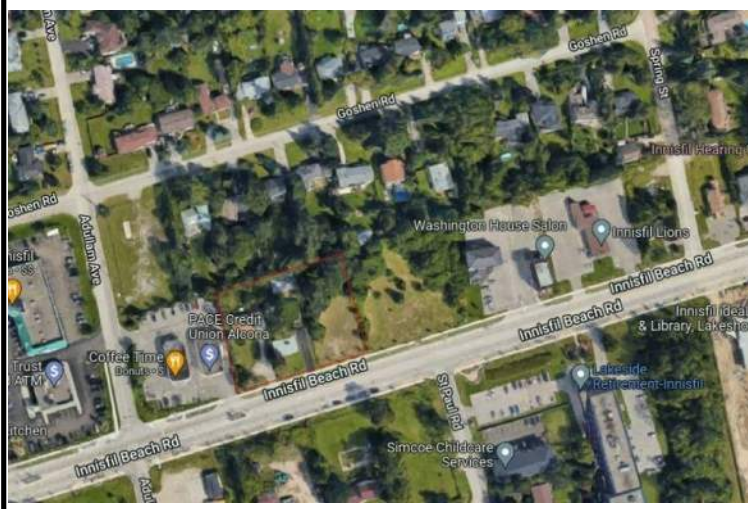
STAGE <b>SPA</b>	DRAWING NO. <b>A1-09</b>
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LOCATION INNISFIL	REVISION <b>17</b>
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**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEOCEOTIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U463S (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

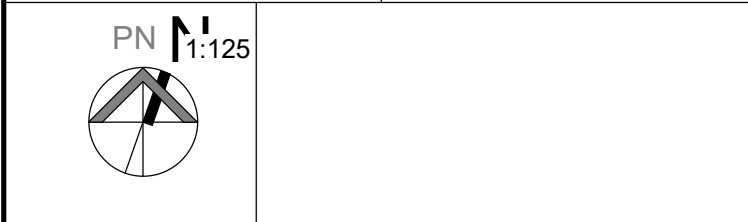
CONSULTANTS



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DRAWING TITLE  
**PROPOSED EIGHTH FLOOR  
PLAN**

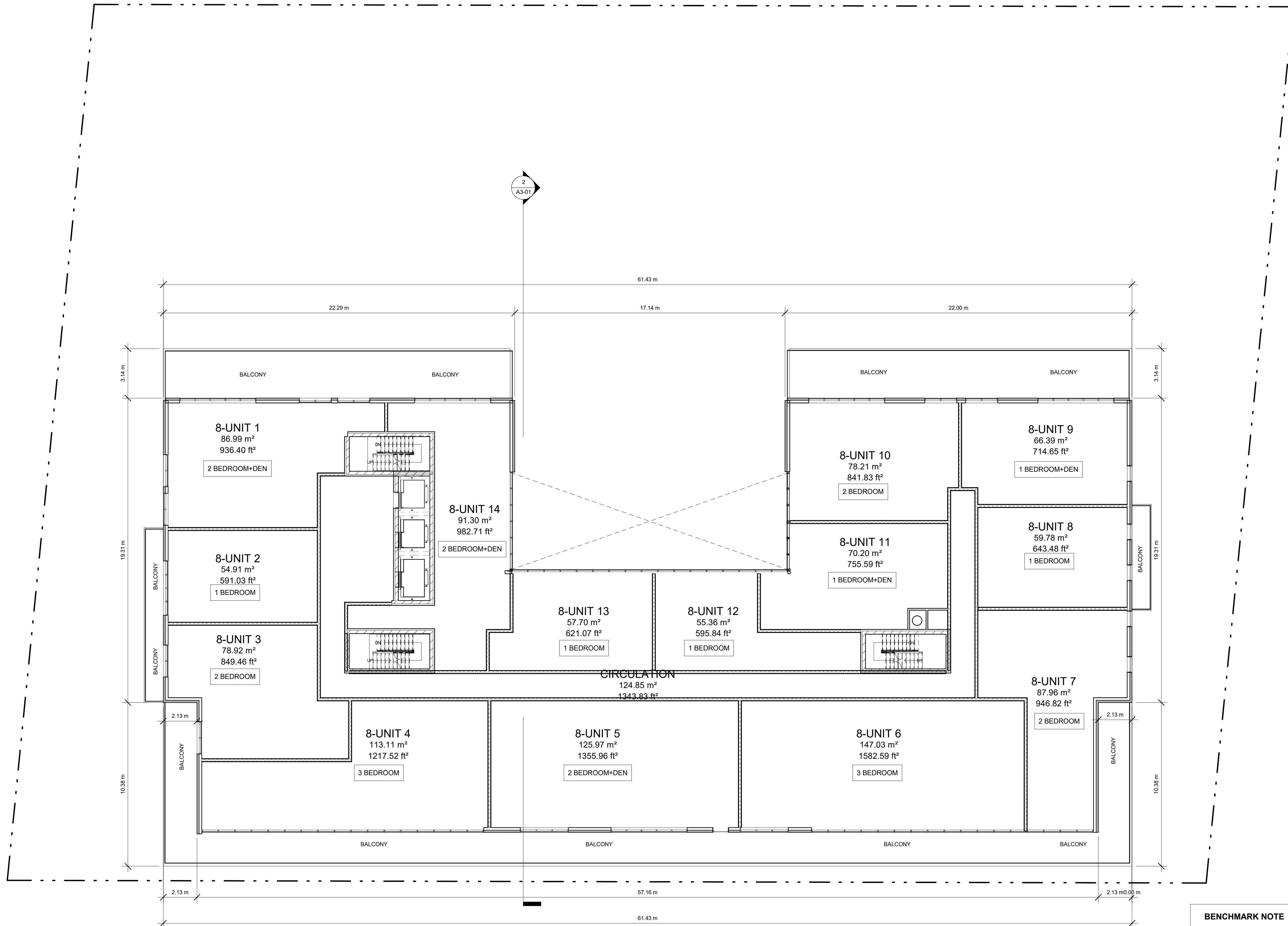
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-10**

LOCATION INNISFIL REVISION **17**

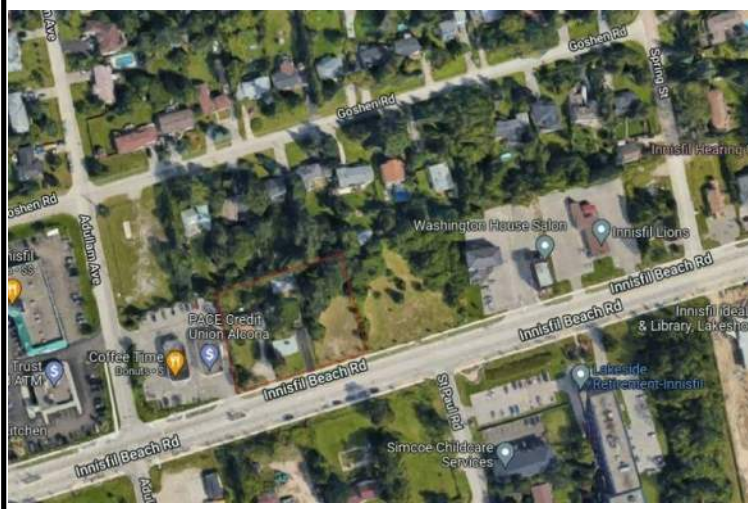


**BENCHMARK NOTE**

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4633 (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

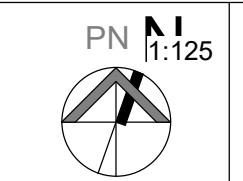
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DRAWING TITLE  
**PROPOSED ROOF PLAN  
ACCESS**

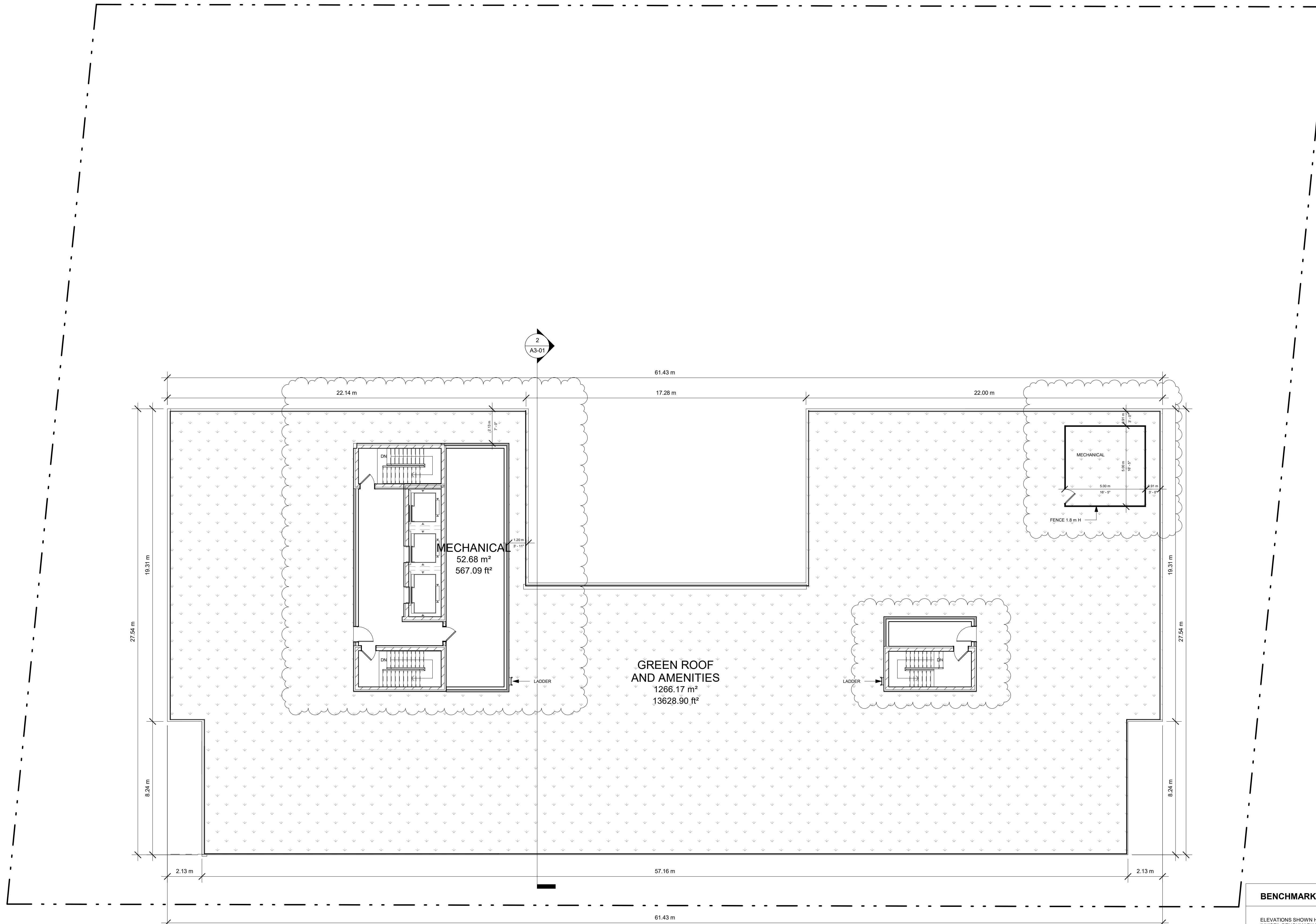
DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A1-11**

LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**  
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.  
TOWNSHIP: CHURCHILL UNITED CHURCH. TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

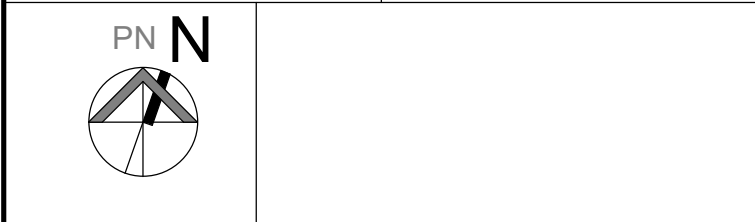
CONSULTANTS



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DRAWING TITLE  
**PROPOSED ROOF PLAN**

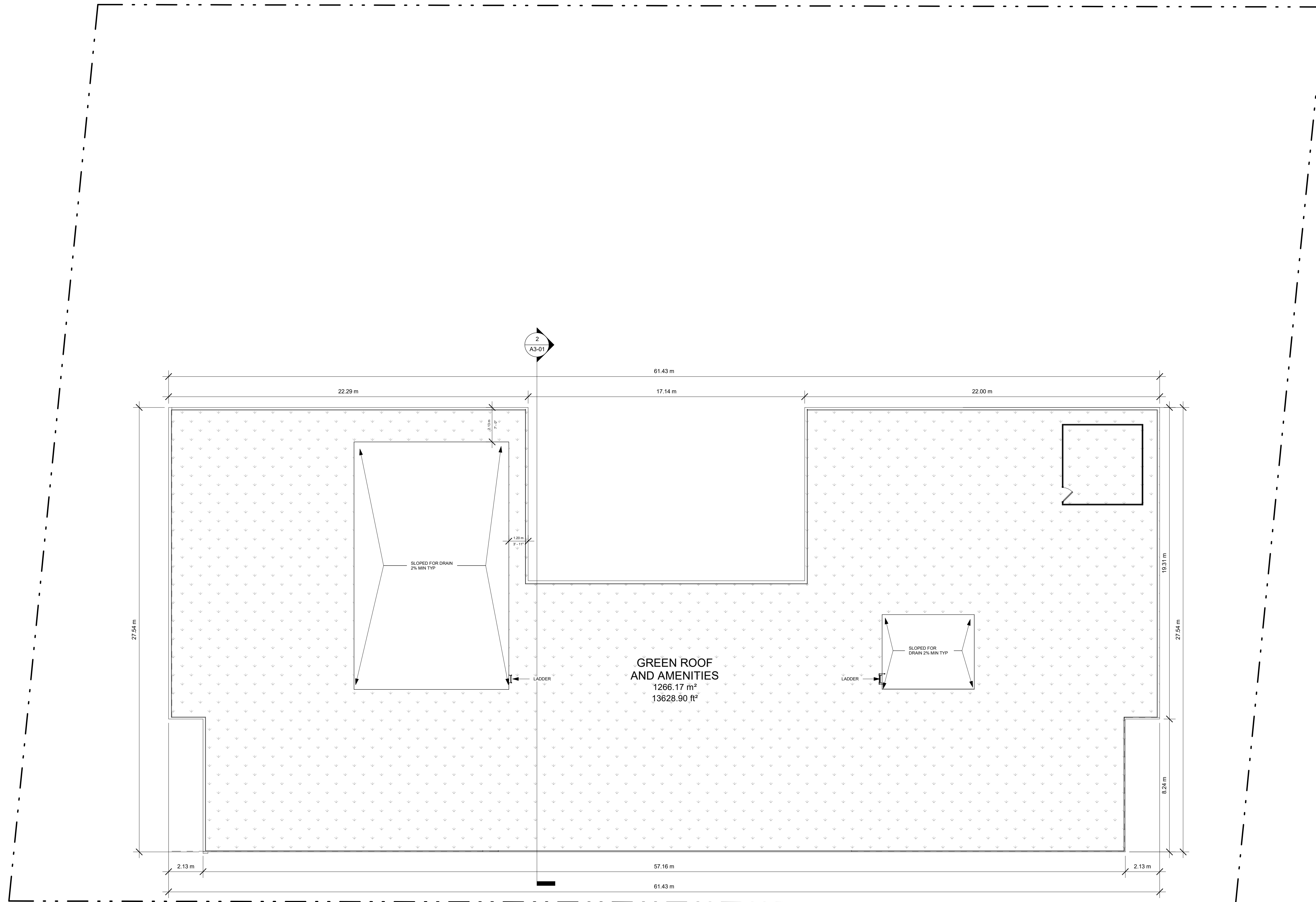
DRAWN Author	CHECKED Checker
SCALE @ ARCH D As indicated	DATE 06/27/23



PROJECT NO. 210170

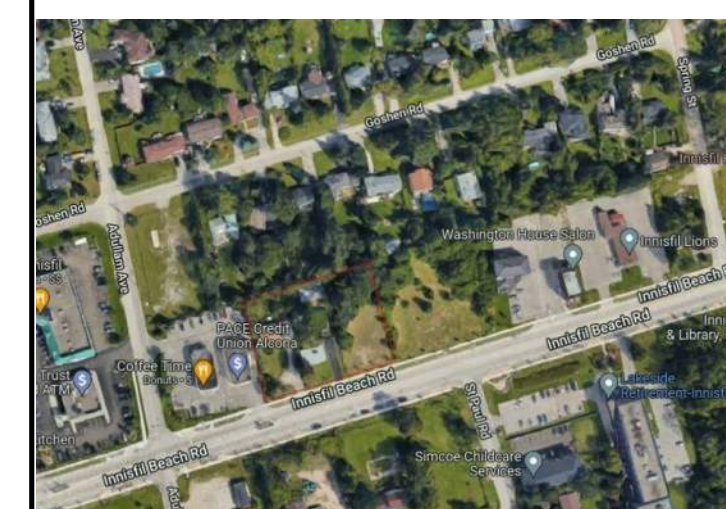
STAGE **SPA** DRAWING NO. **A1-12**

LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**  
ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4658 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.  
TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

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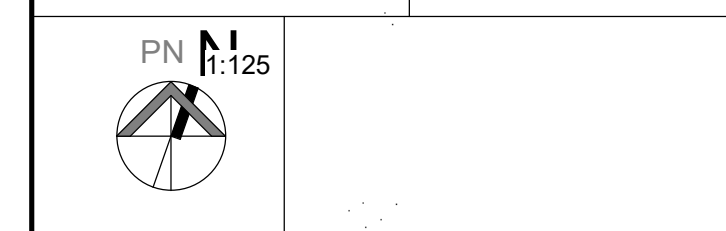
TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE

**PROP. FRONT ELEVATION**

DRAWN JB	CHECKED SA
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SCALE @ ARCH D As indicated	DATE 02/26/21
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PROJECT NO. 210170

STAGE <b>SPA</b>	DRAWING NO. <b>A2-01</b>
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LOCATION INNISFIL	REVISION <b>17</b>
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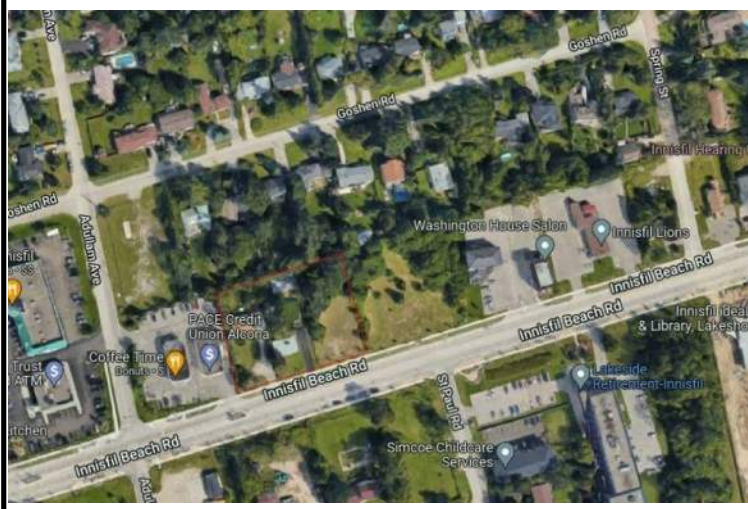
**BENCHMARK NOTE**

ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.

TOWNSHIP: CHURCHILL UNITED CHURCH. TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**

PROJECT  
**1018-1028 INNISFIL BEACH  
 RD-INNISFIL, ON**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

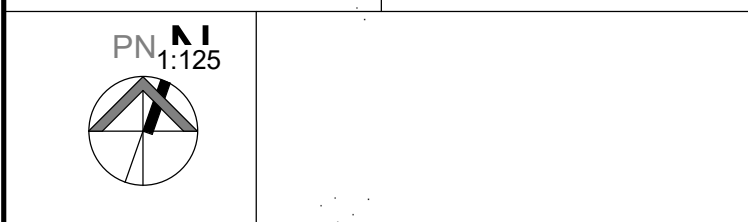
CONSULTANTS



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DRAWING TITLE  
**PROP. SIDE ELEVATION-(RIGHT)**

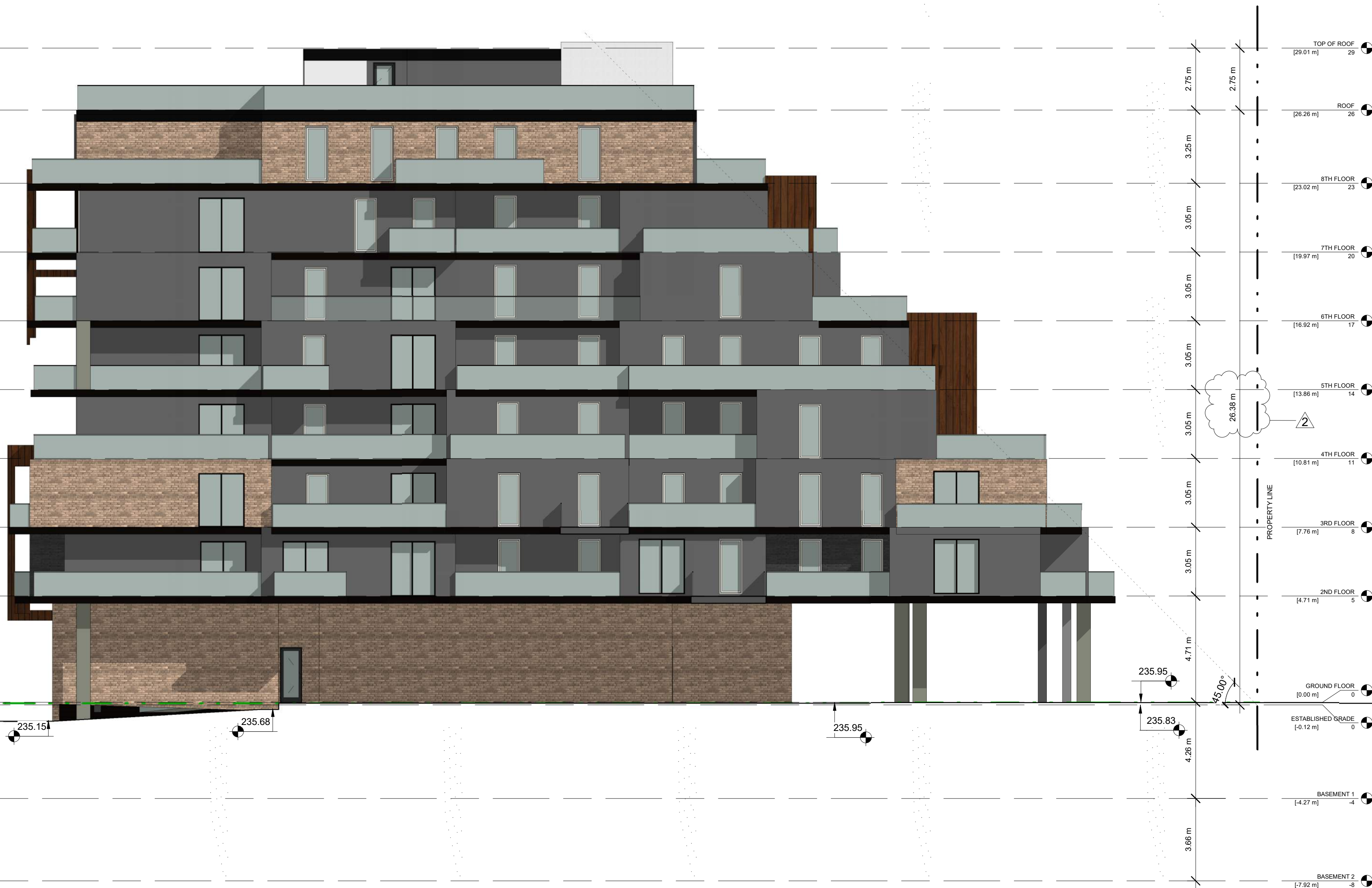
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SCALE @ ARCH D As indicated	DATE 02/26/21



PROJECT NO. 210170

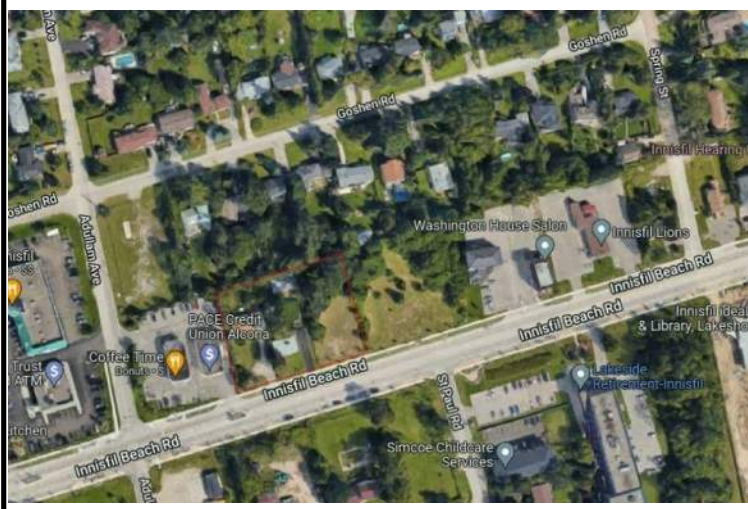
STAGE **SPA** DRAWING NO. **A2-02**

LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (CGVD:78) HAVING AN ELEVATION OF 294.399 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLE IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

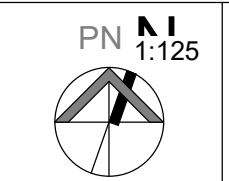
CONSULTANTS



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DRAWING TITLE  
**PROP. REAR ELEVATION**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 03/22/22



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A2-03**

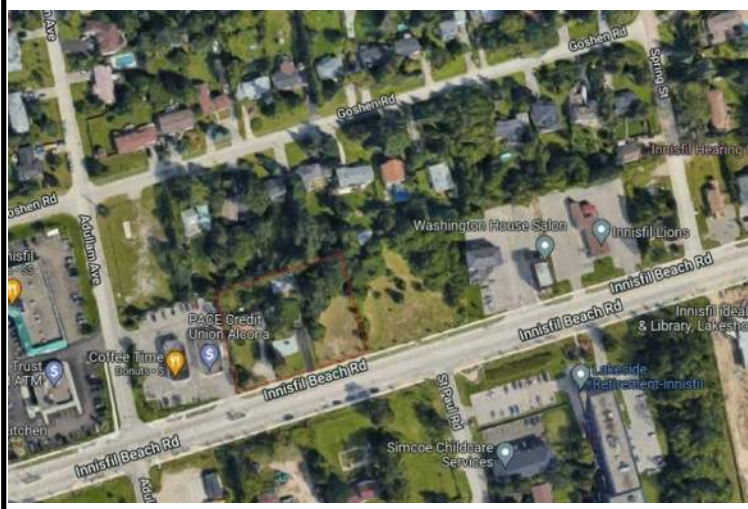
LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 0011931U4635 (COVID-78) HAVING AN ELEVATION OF 294.399 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER. 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**

PROJECT  
**1018-1028 INNISFIL BEACH  
 RD-INNISFIL, ON**



REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
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11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

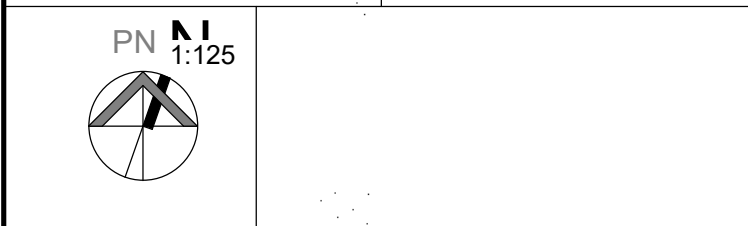
CONSULTANTS



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DRAWING TITLE  
**PROP. SIDE ELEVATION-(LEFT)**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 03/22/22



PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A2-04**

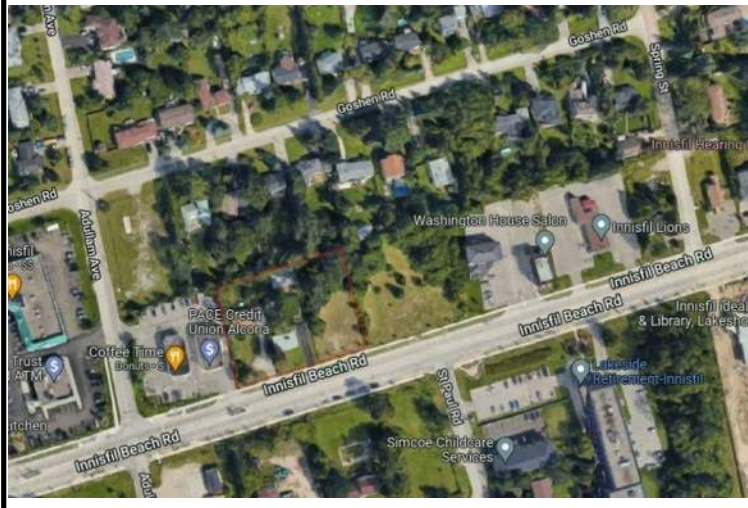
LOCATION INNISFIL REVISION **17**



**BENCHMARK NOTE**  
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 \*TOWNSHIP CHURCHILL UNITED CHURCH, TABLE IN NORTH STONE FOUNDATION WALL OF TOWER, 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05
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13	ISSUED FOR CONSULTANTS	2023-06-27
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11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

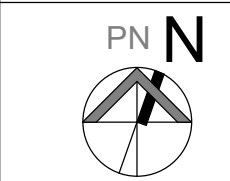
CONSULTANTS



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DRAWING TITLE  
**SECTION 1**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 2021-11-26

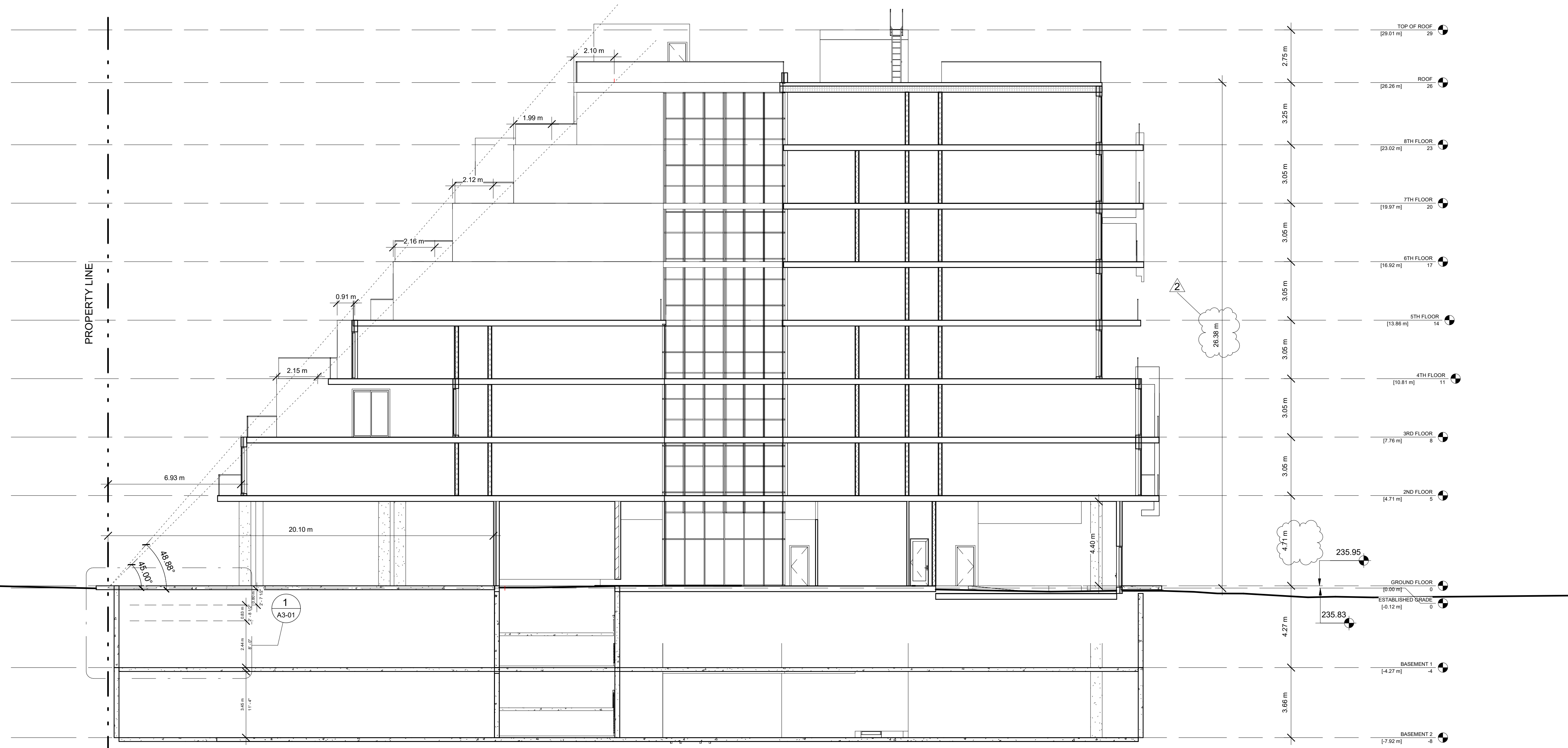


PROJECT NO. 210170

STAGE **SPA** DRAWING NO. **A3-01**

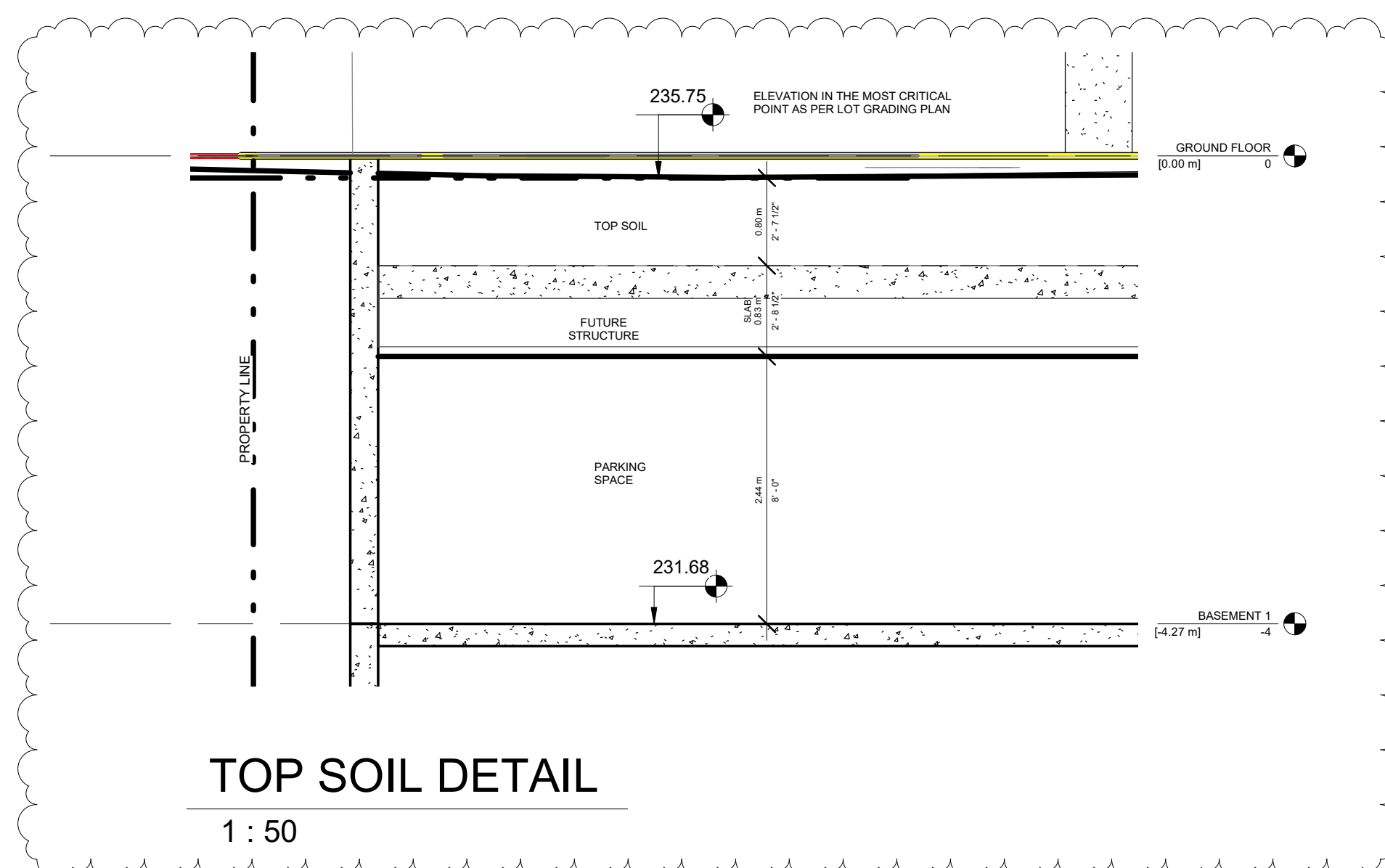
LOCATION **INNISFIL** REVISION **17**

**TOWN FILE NUMBER: SP-2022-003**



**Section 1.**

1 : 125



**TOP SOIL DETAIL**

1 : 50

**PROJECT**  
**1018-1028 INNISFIL BEACH RD-INNISFIL, ON**



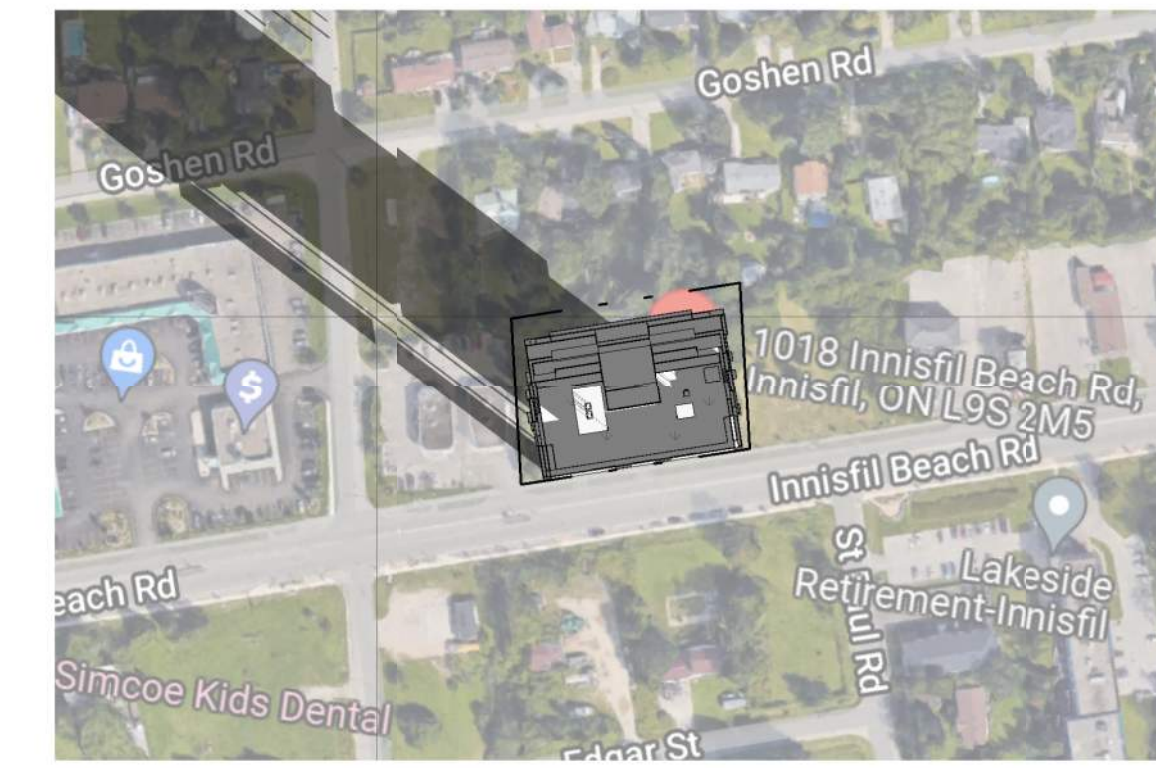
**20/03/2022 SPRING 8-15 AM**  
 1 : 2500



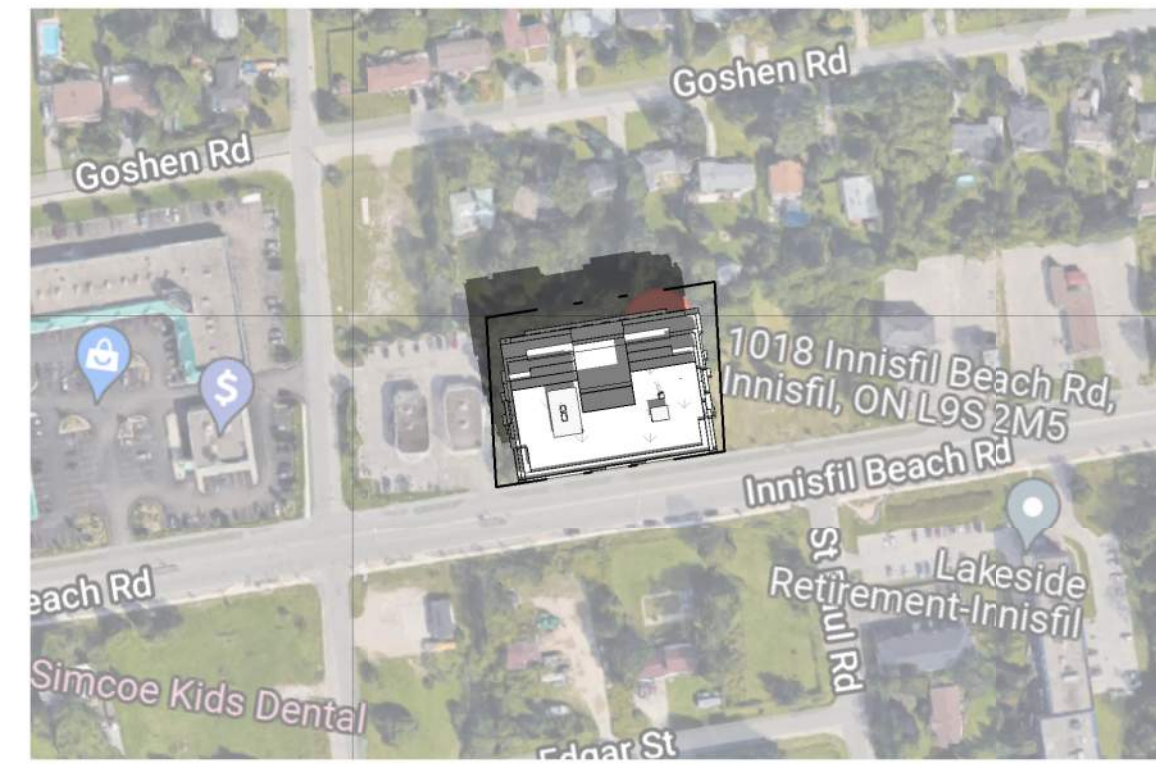
**21/06/2022 SUMMER 8-15 AM**  
 1 : 2500



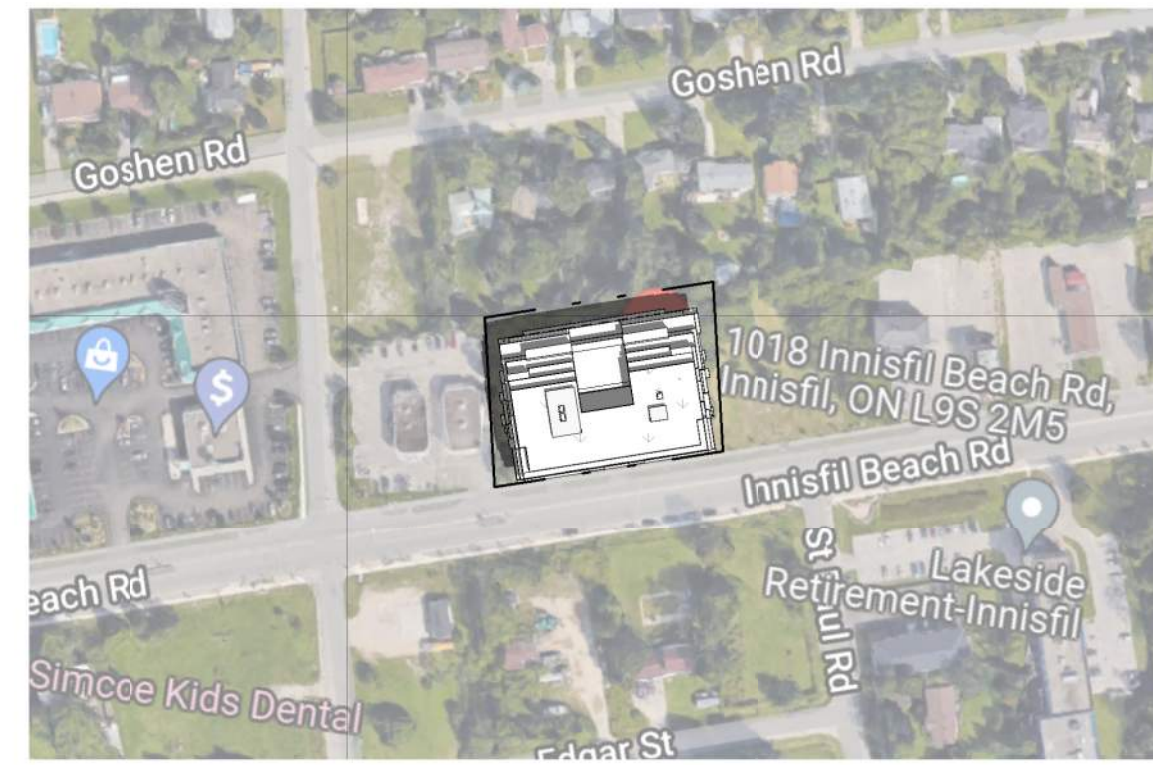
**20/09/2022 FALL 8-15 AM**  
 1 : 2500



**21/12/2022 WINTER 8-15 AM**  
 1 : 2500



**20/03/2022 SPRING 11-15 AM**  
 1 : 2500



**21/06/2022 SUMMER 11-15 AM**  
 1 : 2500



**20/09/2022 FALL 11-15 AM**  
 1 : 2500



**21/12/2022 WINTER 11-15 AM**  
 1 : 2500



**20/03/2022 SPRING 2-15 PM**  
 1 : 2500



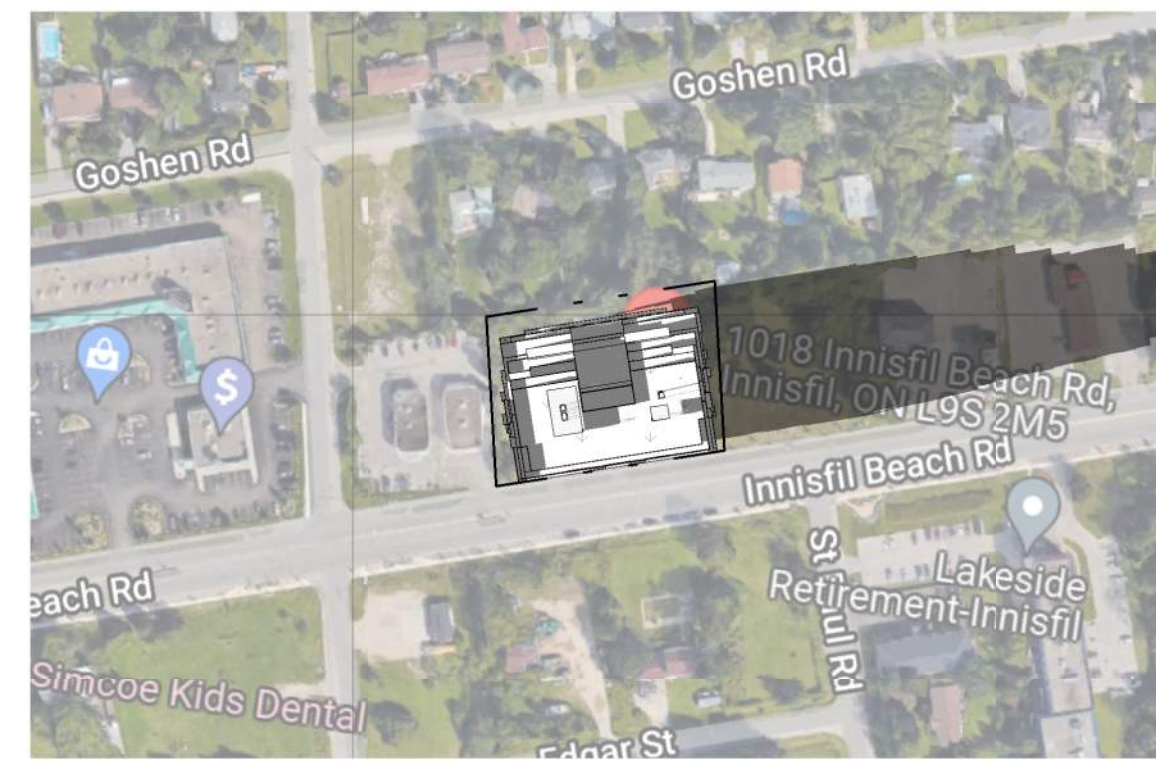
**21/06/2022 SUMMER 2-15 PM**  
 1 : 2500



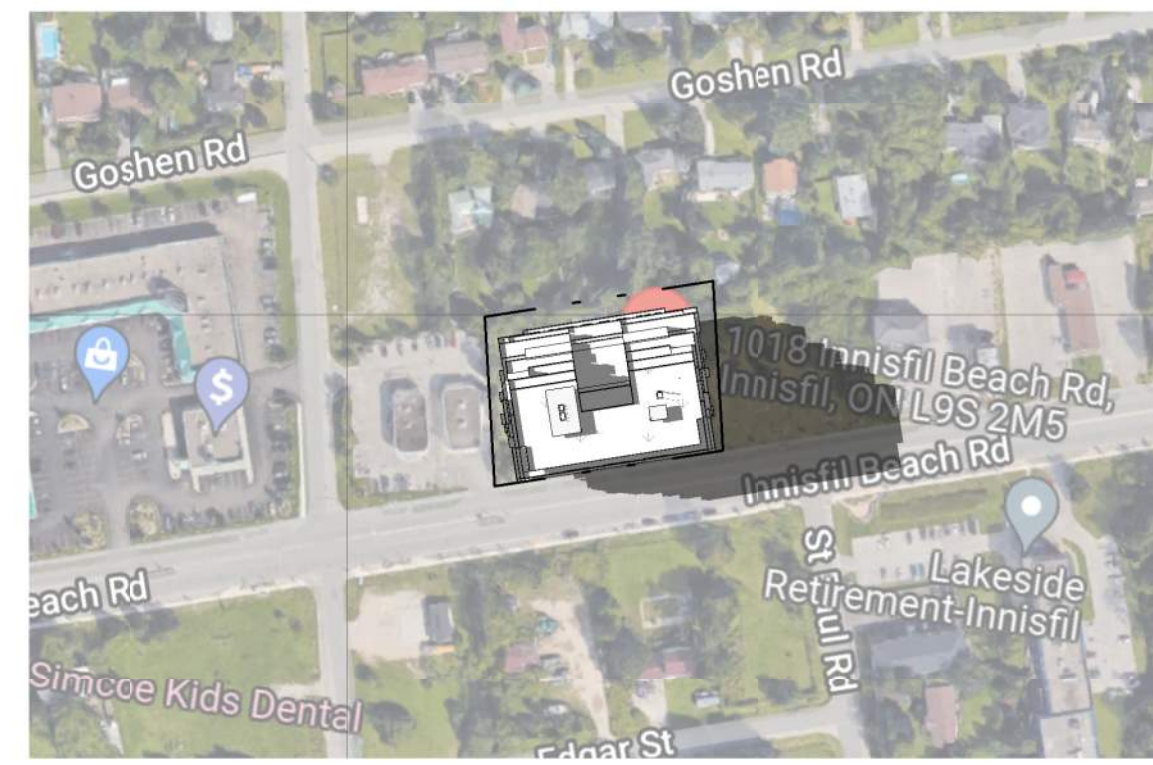
**20/09/2022 FALL 2-15 PM**  
 1 : 2500



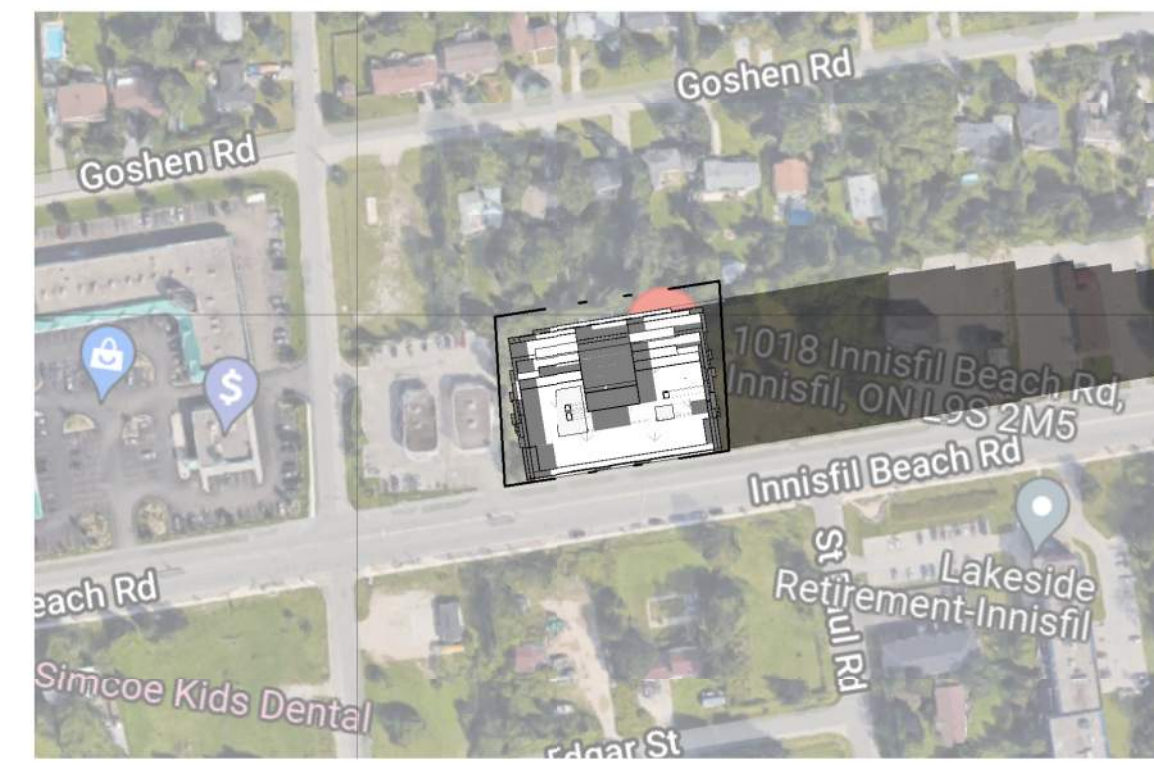
**21/12/2022 WINTER 2-15 PM**  
 1 : 2500



**20/03/2022 SPRING 5-15 PM**  
 1 : 2500



**21/06/2022 SUMMER 5-15 PM**  
 1 : 2500



**20/09/2022 FALL 5-15 PM**  
 1 : 2500



**21/12/2022 WINTER 5-15 PM**

**BENCHMARK NOTE**  
 1 : 2500  
 ELEVATIONS SHOWN HERE ON ARE GEODETIC AND REFERRED TO THE TOWN OF INNISFIL BENCHMARK NO. 00118314633 (COVD/75) HAVING AN ELEVATION OF 284.399 METERS.  
 TOWNSHIP: CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE FOUNDATION WALL OF TOWER 23 CM FROM THE NORTHWEST CORNER AND 1.62M BELOW BRICKWORK.

**TOWN FILE NUMBER: SP-2022-003**

**REVISIONS**

No.	Description	Date
15	ISSUED FOR CLIENT	2023-07-26
14	ISSUED FOR SPA	2023-07-10
13	ISSUED FOR CONSULTANTS	2023-06-27
12	ISSUED FOR CLIENT	2023-06-21
11	ISSUED FOR CONSULTANTS	2023-06-14
10	ISSUED FOR CONSULTANTS	2023-04-13
9	ISSUED FOR CONSULTANTS	2023-03-27

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

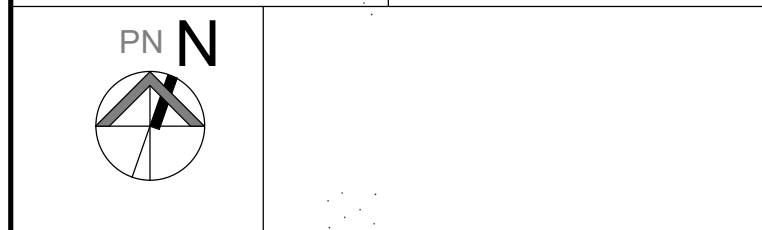
**CONSULTANTS**

QBS ARCHITECTS INC.  
 ONTARIO ASSOCIATION OF ARCHITECTS  
 SABA  
 SABA AL MATHNO LICENCE 8683

TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

**DRAWING TITLE**  
**SUN SHADOW STUDY**

<b>DRAWN</b> JB	<b>CHECKED</b> SA
<b>SCALE @</b> ARCH D As indicated	<b>DATE</b> 07/28/22



**PROJECT NO.**  
210170

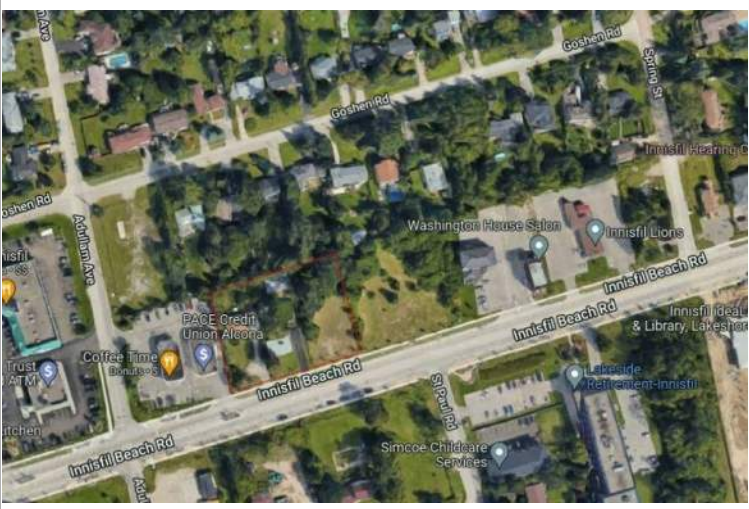
**STAGE**  
**SPA**

**DRAWING NO.**  
**A5-01**

**LOCATION**  
INNISFIL

**REVISION**  
**15**





REVISIONS

No.	Description	Date
17	ISSUED FOR CLIENT	2023-10-05

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL & METRIC.

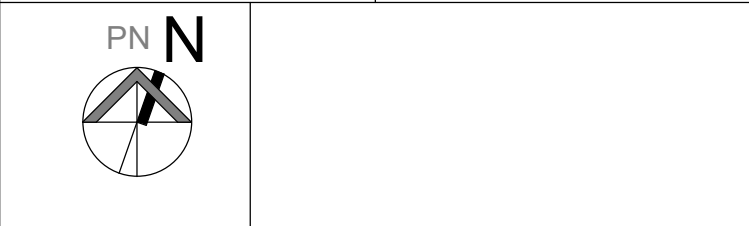
CONSULTANTS



TORONTO - CANADA 416.546.2040 info@qbsarchitects.com

DRAWING TITLE  
**COMMERCIAL & RESIDENTIAL  
STATISTICS (GROUND FLOOR)**

DRAWN JB	CHECKED SA
SCALE @ ARCH D As indicated	DATE 12/20/21



PROJECT NO. 210170

STAGE <b>SPA</b>	DRAWING NO. <b>A5-03</b>
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LOCATION INNISFIL	REVISION <b>17</b>
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Schema 1 Legend

- COMMERCIAL
- RESIDENTIAL

GROSS FLOOR AREAS (RESIDENTIAL STATS)		
Level	Area	Area m2
GROUND FLOOR	15996.76 SF	1486.15 m <sup>2</sup>
2ND FLOOR	3126.89 SF	2891.78 m <sup>2</sup>
3RD FLOOR	2894.18 SF	2689.47 m <sup>2</sup>
4TH FLOOR	2957.83 SF	2743.89 m <sup>2</sup>
5TH FLOOR	2120.07 SF	1971.41 m <sup>2</sup>
6TH FLOOR	1845.99 SF	1707.53 m <sup>2</sup>
7TH FLOOR	17521.80 SF	1627.83 m <sup>2</sup>
8TH FLOOR	19891.40 SF	1846.36 m <sup>2</sup>
TOP OF ROOF	19102.11 SF	1763.93 m <sup>2</sup>
Grand total: 42	190922.14 SF	17737.25 m <sup>2</sup>

