



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-001-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Gennaro Sisera, 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 **CON 4 PLAN 1683 LOT 24** is known municipally as **212 Valley View Drive**, and is zoned as “**Residential 1 (R1)**”.

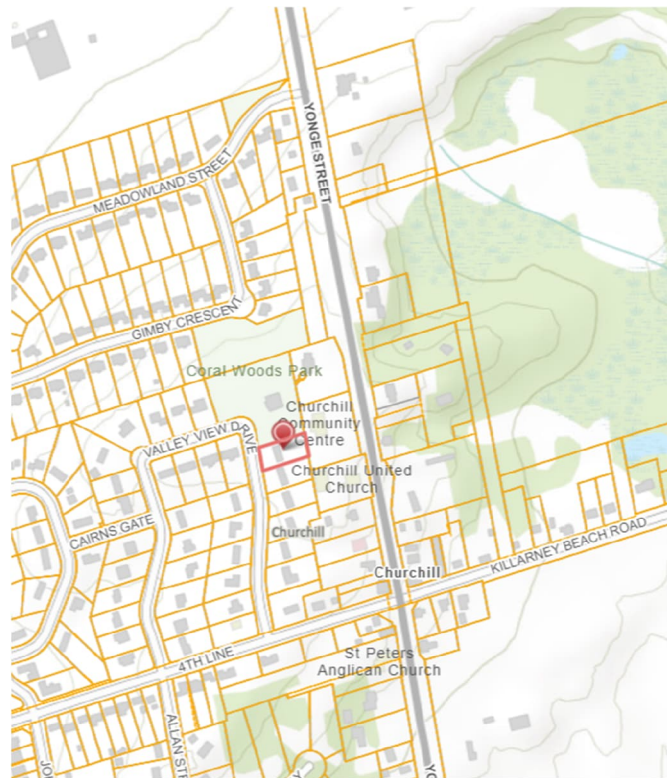
The applicant is proposing to construct a detached garage with a footprint of 95.06 m². The applicant is seeking relief from Section 3.3 (b) of the Zoning By-law which prohibits accessory structures with a footprint over 50 m² in residential zones.

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 21, 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.

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: **March 5, 2024**

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

#212 VALLEY VIEW DR, CHURCHILL

GENNARO SISERA
705-623-0509

30.48m

Frontage

* House is facing west.

House

- * Building is 9.75m x 9.75m with 3.65m High walls
- * 2 - 3.04m x 3.04m garage doors with 1-man door and no windows
- * Roof is a 4-12 pitch with black tin on roof and walls, white trim
- * Roof has a 0.30m overhang
- * NO driveway will be required
- * NO Trees will need to be removed
- * Principle building is 8.53m in Height
- * Proposed building is 5m in Height

9.75m

35.05m

9.75m

1m

1m

62.96m