



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2025-038**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Jon Johnson & Julie Sandhar, Owners**, 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 1331 LOT 37** known municipally as **1 East John St** and is zoned “**Residential (R1)**”

The applicant is seeking relief of section 3.3f) of the Zoning By-law which states that no accessory building shall exceed the height of the principal building on the lot or 5.0m, whichever is the lesser. The proposed height of the garage is approximately 5.95m.

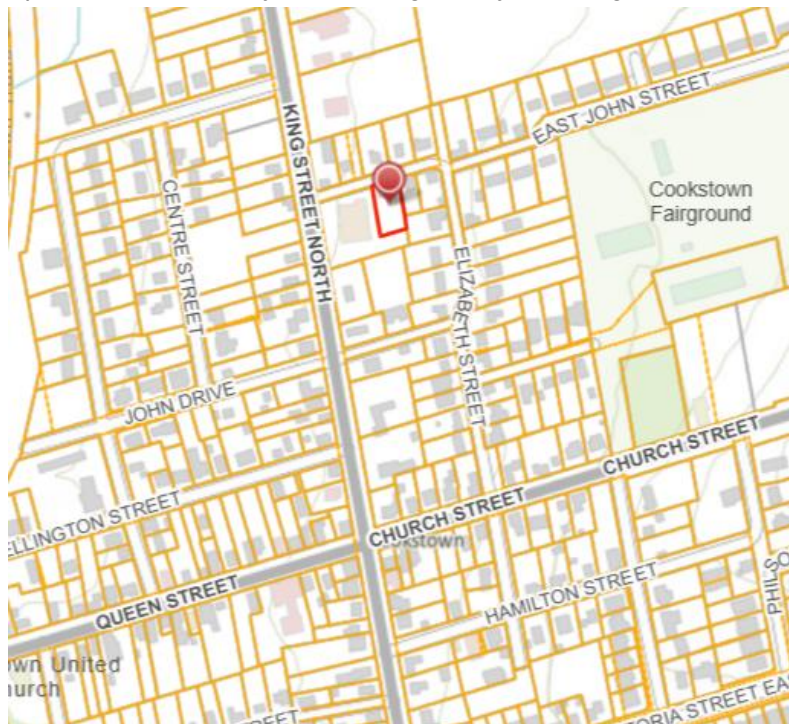
The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, November 20, 2025, at 6:30 PM.**

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.

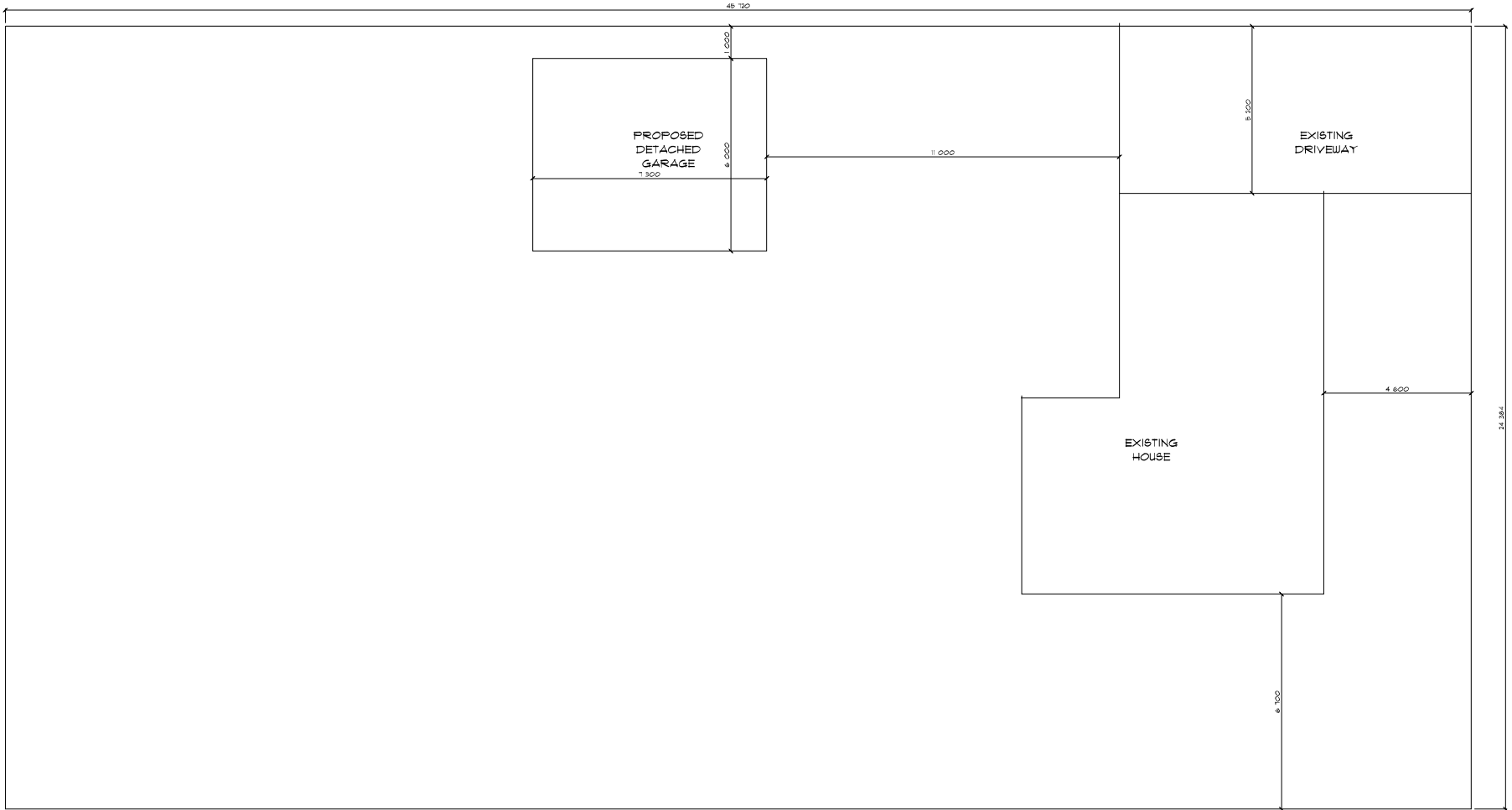
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **October 29, 2025**

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



LOT AREA: 1000 SQFT 115 M²
EXISTING HOUSE FOOT PRINT: 1040 SQFT 96.6 M²
PROPOSED GARAGE: 480 SQFT 44.6 M²
PROPOSED LOT COVERAGE: 15%

FINE LINE DESIGN SERVICES
GLENN & HEATHER MIDDLEBROOK
1866 Old Second Rd N
Springwater On L0L 2K0
PHONE (705) 322 5588 CELL (705) 796 8380
E-MAIL: heather@finelinedrafting.ca
www.finelinedrafting.ca

NOTE: THE CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE DESIGNER. THE CONTRACTOR MUST COMPLY WITH ALL LOCAL AND PROVINCIAL BUILDING CODES

INDIVIDUAL BCIN: 14607
FIRM BCIN: 108381
DRAWN BY: H.M.

The undersigned has reviewed and takes responsibility for this design, and meets the requirements set out in the 2024 Ontario Building Code to be a designer.

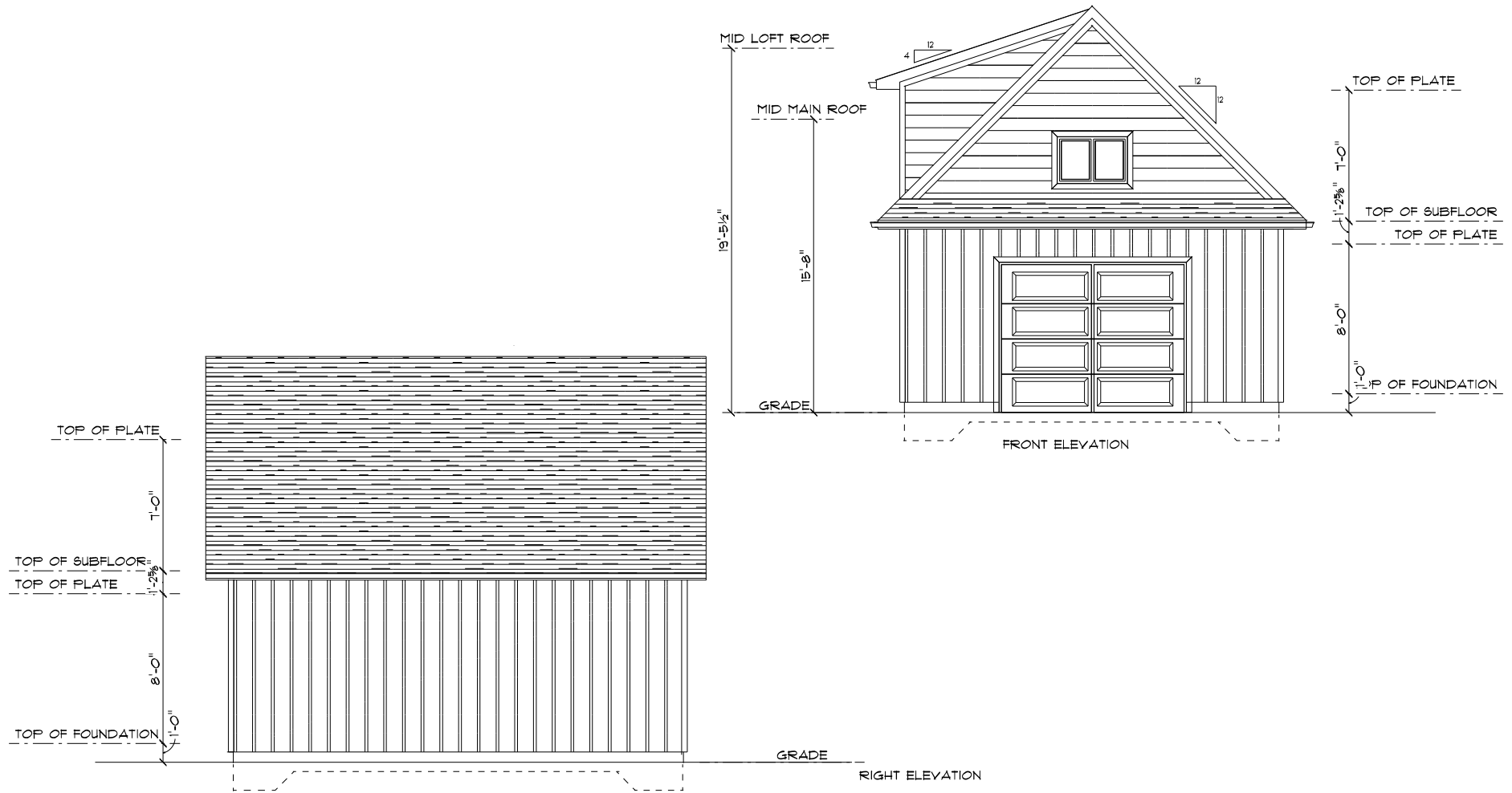
QUALIFICATION INFORMATION
Required unless exempt under 3.2.5.1 Division C of the Building Code
HEATHER MIDDLEBROOK 14607
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless exempt under 3.2.4.1 Division C of the Building Code
FINE LINE DESIGN SERVICES 108381
FIRM NAME BCIN

SITE PLAN

PROJECT ADDRESS: 1 East John St
Cookstown
Innisfil

CLIENT NAME:	Sandhar	SCALE:	n.i.s
PROJECT:	PROPOSED DETACHED GARAGE	JOB NUMBER:	25-070
START DATE:	July 9 2025	DRAWING NUMBER:	S1
PRINT DATE:	Aug 5 2025		



FINE LINE DESIGN SERVICES

GLENN & HEATHER MIDDLEBROOK
1866 Old Second Rd N
Springwater On L0L 2K0
PHONE (705) 322 5588 CELL (705) 796 8380
E-MAIL: heather@finelinedrafting.ca
www.finelinedrafting.ca

NOTE: THE CONTRACTOR IS RESPONSIBLE
TO CONFIRM ALL DIMENSIONS PRIOR TO
THE COMMENCEMENT OF CONSTRUCTION,
AND REPORT ANY DISCREPANCIES TO THE
DESIGNER. THE CONTRACTOR MUST COMPLY
WITH ALL LOCAL AND PROVINCIAL BUILDING
CODES

INDIVIDUAL
BCIN: 14607

FIRM BCIN: 108381

DRAWN
BY: H.M.

The undersigned has reviewed and takes responsibility for this design, and meets the requirements set out in the 2024 Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless exempt under 3.2.5.1 Division C of the Building Code

HEATHER MIDDLEBROOK
NAME

H. Middlebrook
SIGNATURE

14607
BCIN

REGISTRATION INFORMATION

Required unless exempt under 3.2.4.1 Division C of the Building Code

FINE LINE DESIGN SERVICES
FIRM NAME

108381

BCIN

ELEVATIONS

PROJECT
ADDRESS:

1 East John St
Cookstown
Innisfil

CLIENT NAME:

Sandhar

PROJECT:

PROPOSED
DETACHED
GARAGE

START DATE:

July 9 2025

PRINT DATE:

Aug 5 2025

SCALE:

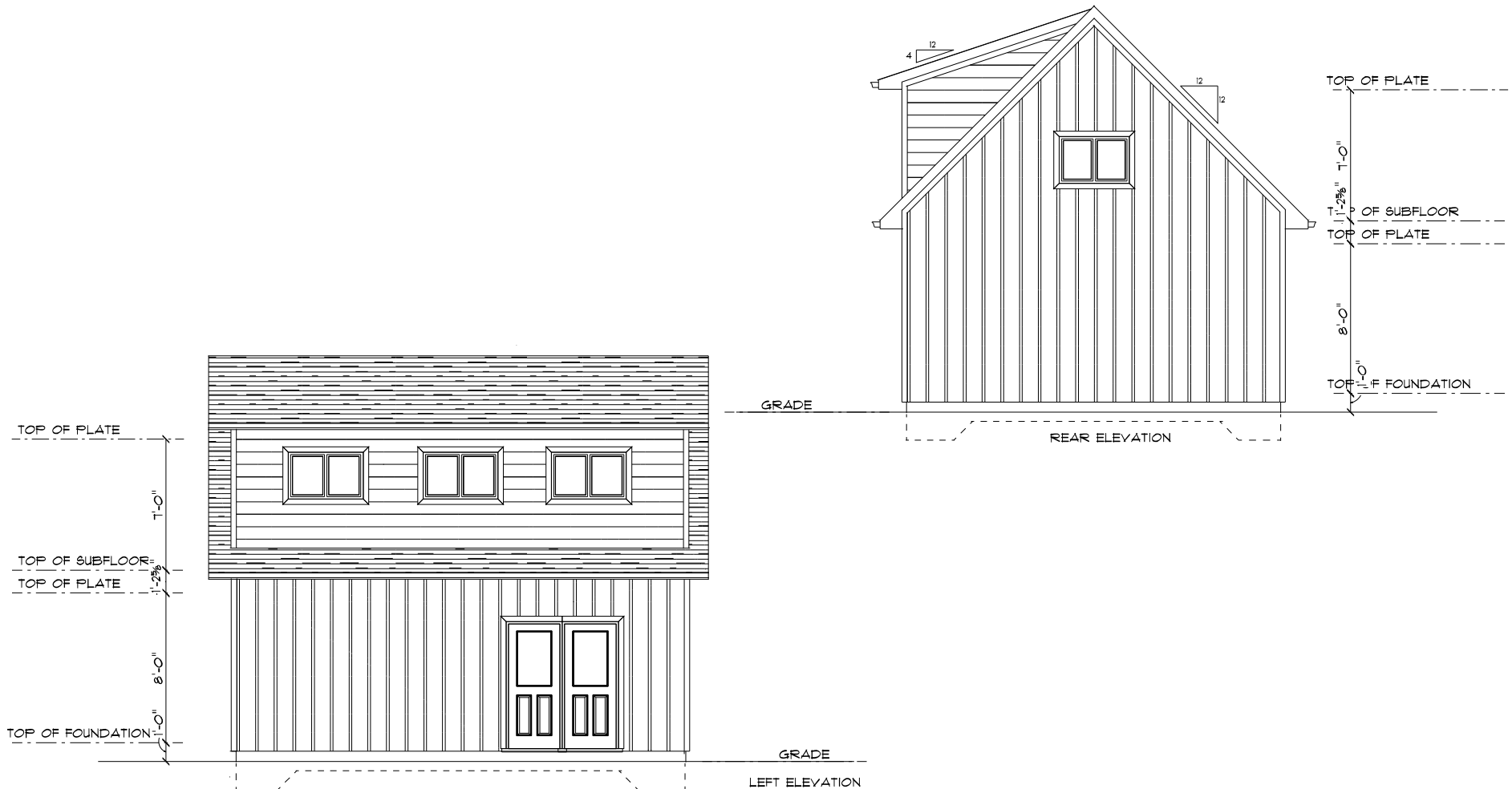
1/8"=1'-0"

JOB NUMBER:

25-070

DRAWING
NUMBER:

A1



**FINE LINE DESIGN
SERVICES**
GLENN & HEATHER MIDDLEBROOK
1866 Old Second Rd N
Springwater On L0L 2K0
PHONE (705) 322 5588 CELL (705) 796 8380
E-MAIL: heather@finelinedrafting.ca
www.finelinedrafting.ca

NOTE: THE CONTRACTOR IS RESPONSIBLE
TO CONFIRM ALL DIMENSIONS PRIOR TO
THE COMMENCEMENT OF CONSTRUCTION,
AND REPORT ANY DISCREPANCIES TO THE
DESIGNER. THE CONTRACTOR MUST COMPLY
WITH ALL LOCAL AND PROVINCIAL BUILDING
CODES

INDIVIDUAL
BCIN: 14607
FIRM BCIN: 108381
DRAWN
BY: H.M.

The undersigned has reviewed and takes responsibility for this design, and meets the requirements set out in the 2024 Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless exempt under 3.2.5.1 Division C of the Building Code
HEATHER MIDDLEBROOK 14607
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless exempt under 3.2.4.1 Division C of the Building Code
FINE LINE DESIGN SERVICES 108381
FIRM NAME BCIN

ELEVATIONS

PROJECT
ADDRESS:

1 East John St
Cookstown
Innisfil

CLIENT NAME:

Sandhar

PROJECT:

PROPOSED
DETACHED
GARAGE

START DATE:

July 9 2025

PRINT DATE:

Aug 5 2025

SCALE:

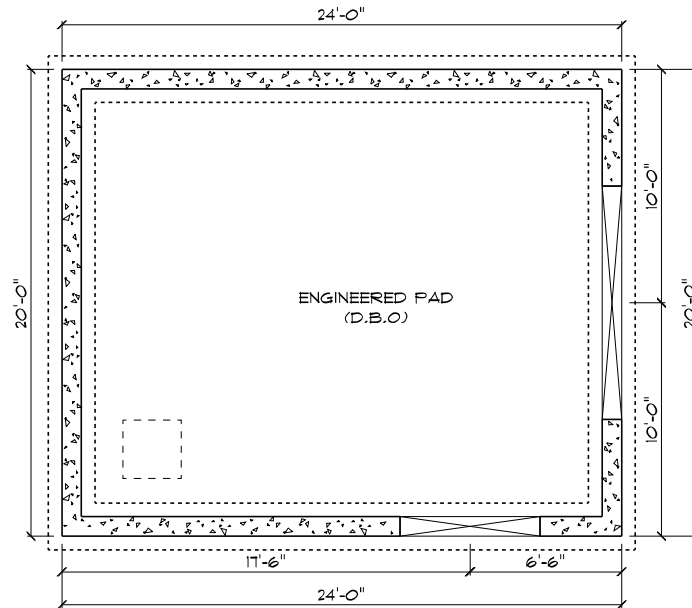
1/8"=1'-0"

JOB NUMBER:

25-070

DRAWING
NUMBER:

A2



FINE LINE DESIGN SERVICES
GLENN & HEATHER MIDDLEBROOK
1866 Old Second Rd N
Springwater On L0L 2K0
PHONE (705) 322 5588 CELL (705) 796 8380
E-MAIL: heather@finelinedrafting.ca
www.finelinedrafting.ca

NOTE: THE CONTRACTOR IS RESPONSIBLE
TO CONFIRM ALL DIMENSIONS PRIOR TO
THE COMMENCEMENT OF CONSTRUCTION,
AND REPORT ANY DISCREPANCIES TO THE
DESIGNER. THE CONTRACTOR MUST COMPLY
WITH ALL LOCAL AND PROVINCIAL BUILDING
CODES

INDIVIDUAL
BCIN: 14607

FIRM BCIN: 108381

DRAWN
BY: H.M.

The undersigned has reviewed and takes responsibility for this design, and meets the requirements set out in the 2024 Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless exempt under 3.2.5.1 Division C of the Building Code

HEATHER MIDDLEBROOK
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

Required unless exempt under 3.2.4.1 Division C of the Building Code

FINE LINE DESIGN SERVICES
FIRM NAME BCIN

SLAB

PROJECT ADDRESS:
1 East John St
Cookstown
Innisfil

CLIENT NAME:
Sandhar

PROJECT:
PROPOSED
DETACHED
GARAGE

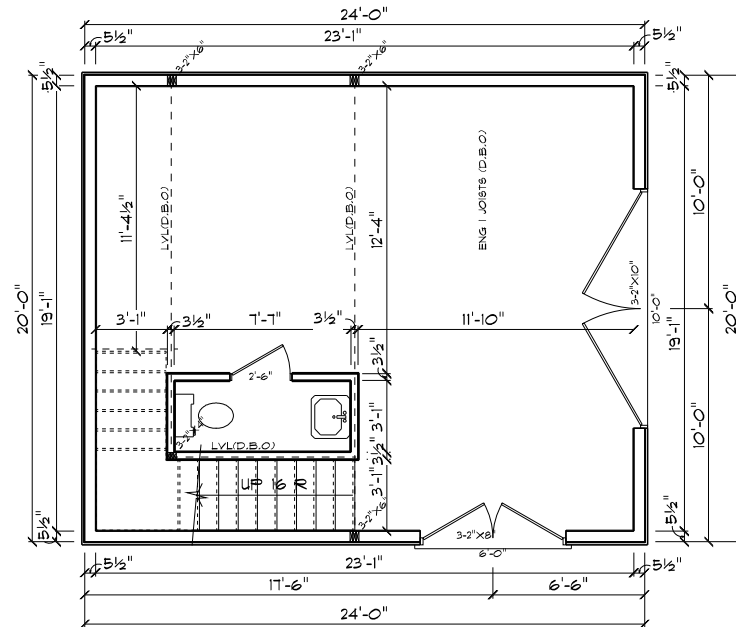
START DATE: July 9 2025

PRINT DATE: Aug 5 2025

SCALE:
1/8"=1'-0"

JOB NUMBER:
25-070

DRAWING
NUMBER:
A3



FINE LINE DESIGN SERVICES

GLENN & HEATHER MIDDLEBROOK
1866 Old Second Rd N
Springwater On L0L 2K0
PHONE (705) 322 5588 CELL (705) 796 8380
E-MAIL: heather@finelinedrafting.ca
www.finelinedrafting.ca

NOTE: THE CONTRACTOR IS RESPONSIBLE
TO CONFIRM ALL DIMENSIONS PRIOR TO
THE COMMENCEMENT OF CONSTRUCTION,
AND REPORT ANY DISCREPANCIES TO THE
DESIGNER. THE CONTRACTOR MUST COMPLY
WITH ALL LOCAL AND PROVINCIAL BUILDING
CODES

INDIVIDUAL
BCIN: 14607

FIRM BCIN: 108381

DRAWN
BY: H.M.

The undersigned has reviewed and takes responsibility for this design, and meets the
requirements set out in the 2024 Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless exempt under 3.2.5.1 Division C of the Building Code

HEATHER MIDDLEBROOK
NAME

SIGNATURE

14607
BCIN

REGISTRATION INFORMATION

Required unless exempt under 3.2.4.1 Division C of the Building Code

FINE LINE DESIGN SERVICES

108381

FIRM NAME

BCIN

MAIN FLOOR

PROJECT
ADDRESS:

1 East John St
Cookstown
Innisfil

CLIENT NAME:

Sandhar

PROJECT:

PROPOSED
DETACHED
GARAGE

START DATE:

July 9 2025

PRINT DATE:

Aug 5 2025

SCALE:

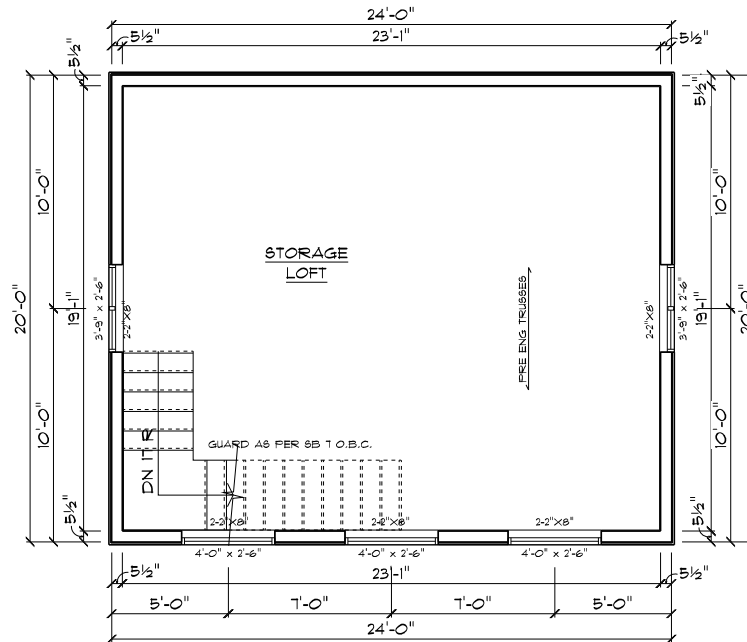
1/8"=1'-0"

JOB NUMBER:

25-070

DRAWING
NUMBER:

A4



FINE LINE DESIGN SERVICES

GLENN & HEATHER MIDDLEBROOK
1866 Old Second Rd N
Springwater On L0L 2K0
PHONE (705) 322 5588 CELL (705) 796 8380
E-MAIL: heather@finelinedrafting.ca
www.finelinedrafting.ca

NOTE: THE CONTRACTOR IS RESPONSIBLE
TO CONFIRM ALL DIMENSIONS PRIOR TO
THE COMMENCEMENT OF CONSTRUCTION,
AND REPORT ANY DISCREPANCIES TO THE
DESIGNER. THE CONTRACTOR MUST COMPLY
WITH ALL LOCAL AND PROVINCIAL BUILDING
CODES

INDIVIDUAL
BCIN: 14607

FIRM BCIN: 108381

DRAWN
BY: H.M.

The undersigned has reviewed and takes responsibility for this design, and meets the
requirements set out in the 2024 Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Required unless exempt under 3.2.5.1 Division C of the Building Code

HEATHER MIDDLEBROOK
NAME SIGNATURE BCIN 14607

REGISTRATION INFORMATION

Required unless exempt under 3.2.4.1 Division C of the Building Code

FINE LINE DESIGN SERVICES
FIRM NAME 108381 BCIN

SECOND FLOOR

PROJECT ADDRESS:
1 East John St
Cookstown
Innisfil

CLIENT NAME:
Sandhar

PROJECT:
PROPOSED
DETACHED
GARAGE

START DATE: July 9 2025

PRINT DATE: Aug 5 2025

SCALE:
1/8"=1'-0"

JOB NUMBER:
25-070

DRAWING
NUMBER:
A5



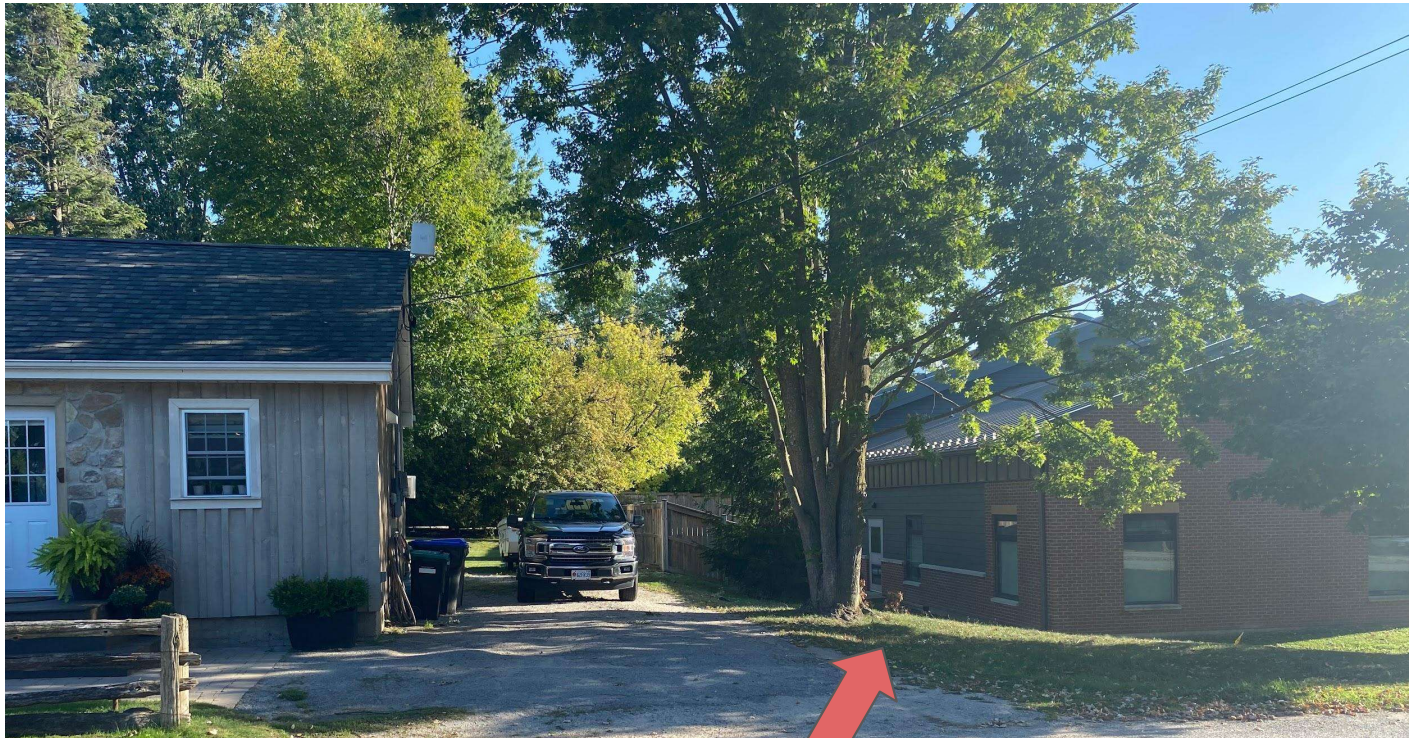
Our proposed detached garage will be located at the end of our driveway. We plan on using board and batten siding and shingles to match the current colour scheme. We plan on using similar style windows and finishings to match the style of our existing home.



Neighbours to the east



Neighbours to the west



Cookstown Firehall

**Proposed garage site facing west
towards the firehall**



**View from proposed garage facing
east towards our neighbour**

