



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. B-2026-003**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **John Raimondi, Applicant** on behalf of **Chris Brand, Owner**, for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property for residential purposes.

The subject properties are described legally as **PLAN 51M788 LOT 6**, known municipally as **1130 Shoreview Dr**, and is zoned “**Shoreline Residential (SR)**”.

The applicant is proposing to grant a right-of-way easement over a portion of the subject lands to provide access to an adjacent property. The owner holds title to both properties. The easement area is shown on the submitted reference plan and is intended to formalize access between the two lands.

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 19, 2026, 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 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).

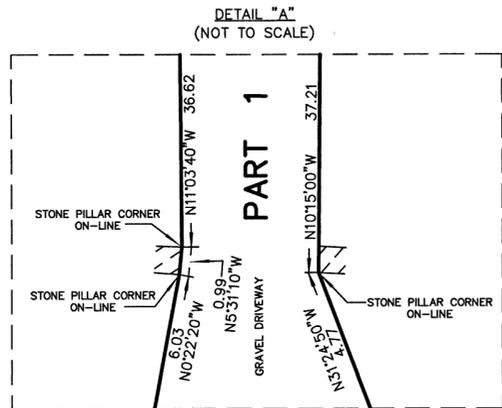
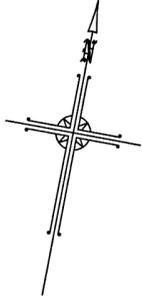
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

Dated: **March 3, 2026**

Sarah Burton Hopkins,  
Secretary Treasurer  
[sburtonhopkins@innisfil.ca](mailto:sburtonhopkins@innisfil.ca)  
705-436-3710 ext. 3504

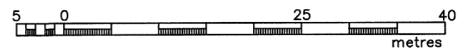


| SCHEDULE |               |                 |                               |             |
|----------|---------------|-----------------|-------------------------------|-------------|
| PART     | LOT           | REGISTERED PLAN | P.I.N.                        | AREA(sq.m.) |
| 1        | PART OF LOT 6 | 51M-788         | PART OF P.I.N. 58089-0120(LT) | 356.1       |



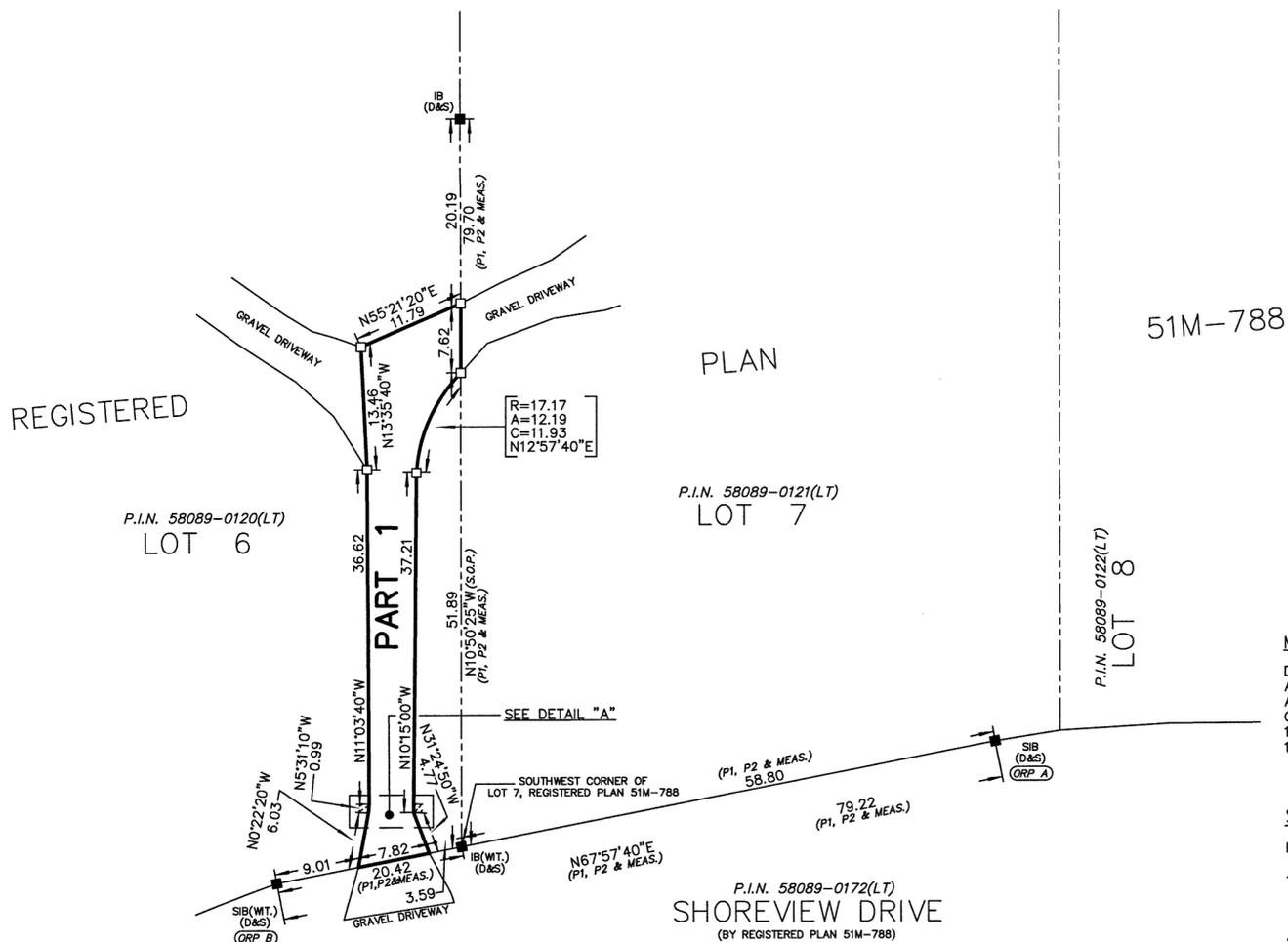
PLAN OF SURVEY OF  
**PART OF LOT 6**  
**REGISTERED PLAN 51M-788**  
GEOGRAPHIC TOWNSHIP OF INNISFIL  
**TOWN OF INNISFIL**  
**COUNTY OF SIMCOE**

SCALE 1 : 500



RUDY MAK SURVEYING LTD.

THE INTENDED PLOT SIZE OF THIS PLAN IS  
610MM IN WIDTH BY 915MM IN HEIGHT  
WHEN PLOTTED AT A SCALE OF 1:500



**METRIC**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO IMPERIAL USING THE FOLLOWING CONVERSIONS:  
1 Ha. = 10,000 Sq.m = 2.471 Ac.  
1 Ac. = 43,560 Sq.ft

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ TH DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_, 2025  
DATE

**GURJIT MAHANT**  
ONTARIO LAND SURVEYOR

**BEARING NOTE**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A TO B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 0°54'45" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON (P1).

**DISTANCES**

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999730

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE LEICA SMARTNET NETWORK, UTM ZONE 17, NAD 83 (CSRS) (2010 EPOCH). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

| POINT ID | NORTHING   | EASTING   |
|----------|------------|-----------|
| ORP A    | 4915618.82 | 613633.36 |
| ORP B    | 4915589.09 | 613559.94 |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

**LEGEND**

- DENOTES FOUND SURVEY MONUMENT
- DENOTES PLANTED SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- (D&S) DENOTES DEARDEN & STANTON LTD.
- (WIT.) DENOTES WITNESS
- (P1) DENOTES REGISTERED PLAN 51M-788
- (P2) DENOTES PLAN OF SURVEY BY: RUDY MAK SURVEYING LTD. DATED: NOVEMBER 20, 2023.

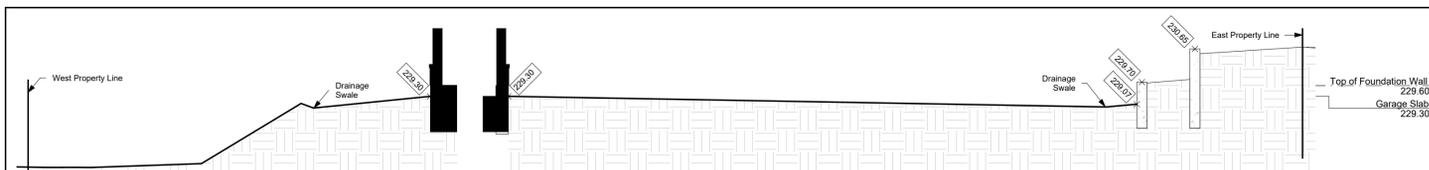
| REVISION    | BY | DATE     |
|-------------|----|----------|
| FIRST ISSUE | TM | 12/10/25 |
|             |    |          |
|             |    |          |

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER \_\_\_\_\_

**RUDY MAK SURVEYING LTD.**  
ONTARIO LAND SURVEYORS

732 DUNLOP STREET WEST  
BARRIE, ONTARIO L4N 9X1 (705) 722-3845  
E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: TM      CHECK BY:      FILE No. 16328\_R



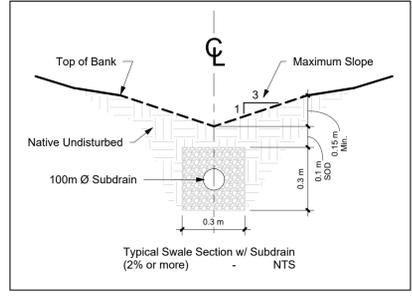
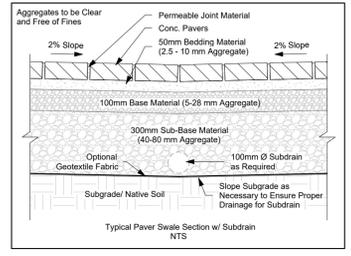
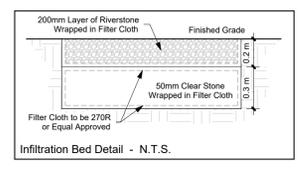
**6 Grading Section**  
S0.1 1/8" = 1'-0"

- Notes:**
- All landscaped areas to be reinstated with 150mm top-soil and sod or seed.
  - Existing elevations as noted, ie. (228.90).
  - Proposed swale elevations as noted, ie. (229.25).
  - Existing slopes shown, ie. (2:2%).
  - Maintain maximum slopes at 3 horizontal to 1 vertical. Provide new swales as detailed.
  - All site grading to be in accordance with OBC & Town of Innisfil requirements.

**Sediment & Erosion Control Measures:**

- All erosion & sediment control fencing shall be built in accordance with Town of Innisfil TOISD 503 Standard Detail.
- All erosion & sediment controls must be installed prior to commencement of site grading.
- Erosion & sediment controls must be inspected on a regular basis & after every rainfall event and must be repaired in a timely manner to prevent sediment from leaving the site.
- It is required to stabilize all areas that will remain disturbed for more than 30 days.
- All existing sediment and erosion control measures must be inspected and replaced or repaired as necessary.
- Sediment fencing to remain in place until new grass and finish grading has been stabilized.

The contractor is responsible to inspect all erosion and sedimentation control measures before and after all storm events. The contractor is responsible to ensure all excavations are properly shored, so that they do not damage any private property or natural features.



**TYPICAL SILT FENCE SET-UP**

**REPLACEMENT FENCE LOCATION**

**SILT FENCE PROFILE**

**NOTES:**

- SILT CONTROL FENCE SHALL BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
- SILT CONTROL FENCE SHALL BE USED IN AREAS OF LOW SEDIMENT YIELD ON SLOPE THAT CONFORM TO MTO DRAINAGE MANUAL VOLUME 2 "CHART F-3-C TOPOGRAPHIC FACTOR LS BASED ON SLOPE LENGTH AND GRADE".
- SILT CONTROL FENCE SHALL BE INSTALLED WITH FILTER FABRIC EXTENDING TO A HEIGHT OF 300mm AND TIED INTO THE SOIL. A MINIMUM DEPTH OF 300mm BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% IN-SITU SOIL STRENGTH.
- STEEL "TEE" BAR POSTS ARE TO BE SPACED MAX. 2.0m ON CENTRE.
- FILTER FABRIC SHALL BE BACKFILLED WITH COMPACTED 19mm CRUSHER RUN LIMESTONE IN FROZEN CONDITIONS.
- GEOTEXTILE FABRIC SHALL BE TERRATEX 50 NON-WOVEN OR APPROVED EQUIVALENT COMPOSED OF NON-WOVEN U.V. STABILIZED MATERIAL.
- FILTER FABRIC SHALL BE FOLDED OVER THE TOP OF THE FENCE AND FASTENED AT 300mm INTERVALS.

**Innisfil** DRAWN: A.A. SCALE: N.T.S. DATE: APRIL 2015

**SILTATION CONTROL FENCING** METRIC TOISD 503

Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc. before proceeding with the work.

The General Contractor shall check and verify all dimensions and report all errors and omissions to Custom CADD Inc.

Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

All drawings are not to be scaled.

**Lot Coverage Summary**

Lot Area = 15,719 m<sup>2</sup>  
 Building Area of Proposed Residence = 575.2 m<sup>2</sup>  
 Building Area of Accessory Buildings = N/A  
 Total Lot Coverage = 3.66%

**Building Elevation Summary**

|                               |            |
|-------------------------------|------------|
| Finished First Floor          | = 229.60 m |
| Top of Foundation Wall        | = 229.60 m |
| Finished Garage Floor         | = 229.30 m |
| Underside of Footing (Garage) | = 228.08 m |
| Underside of Footing (House)  | = 228.08 m |

**Symbol Legend**

- Existing Grade Elevation
- Proposed Grade Elevation
- Proposed Swale (flow direction & slope grade)
- Proposed Surface Drainage (flow direction & slope grade)

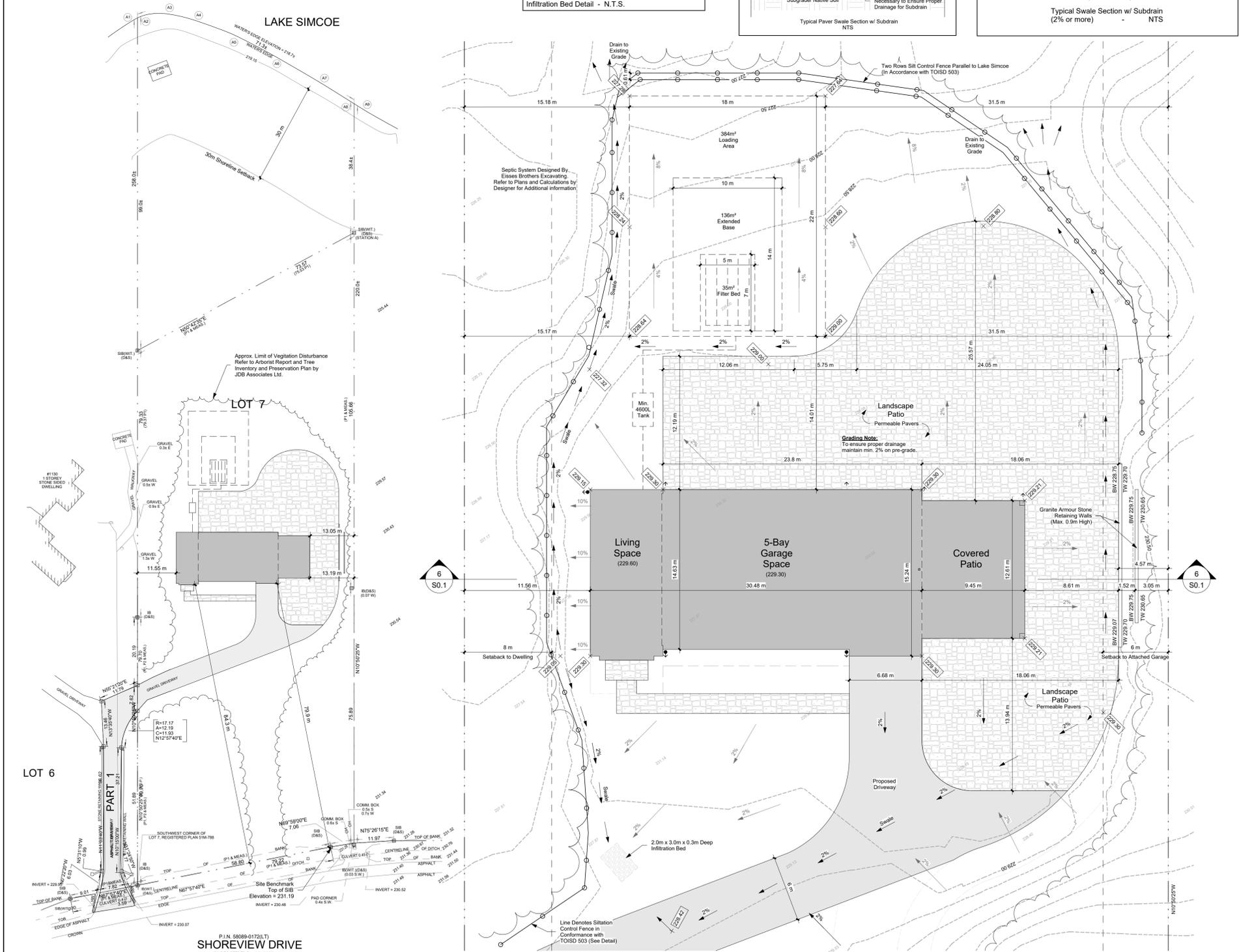
**DEVELOPMENT STANDARDS SUMMARY**

| Property Details   | Standard Requirement  | Proposal             |                          |
|--|---|----------------------|--------------------------|
| Lot Area (minimum)   | 7000 m <sup>2</sup>   | 15719 m <sup>2</sup> |                          |
| Lot Frontage (minimum)   | 61 m  | 65.86 m              |                          |
| Water Frontage (minimum)   | 55 m  | 64.69 m              |                          |
| Waterfront Yard  | 30 m  | 130.71 m             |                          |
| Waterfront Yard  | Attached structures (i.e. decks, porches, gazebos, pergolas) or Attached Garage | 20 m                 | 130.76 m                 |
| Front Yard (minimum)   | Dwelling unit   | 20 m                 | 79.84 m                  |
|  | Attached Garage   | 15 m                 | 79.84 m                  |
| Rear Yard (minimum)  | Attached Garage with doors facing the interior/exterior side yard               | 10 m                 | N/A                      |
|  | Attached decks, porches, balconies  | 10 m                 | 79.93 m                  |
| Side Yard (minimum)  | Dwelling unit   | 8 m                  | 11.56 m (W), 22.63 m (E) |
|  | Attached Garage with doors facing the interior side yard                        | 6 m                  | 22.63 m                  |
| Exclusive Side Yard (minimum)  | Attached decks, porches, balconies  | 6 m                  | 13.18 m                  |
|  | Dwelling unit   | 15 m                 | N/A                      |
| Front Yard (minimum)   | Attached Garage   | 6 m                  | N/A                      |
|  | Attached Garage with doors facing the exterior side yard                        | 10 m                 | N/A                      |
| Side Yard (minimum)  | Attached decks, porches, balconies  | 6 m                  | N/A                      |
|  | Dwelling unit   | 15 m                 | N/A                      |
| Total Lot Coverage (maximum)   | 15%   | 3.66%                |                          |
| Building Height (maximum)  | 10 m  | 9.18 m               |                          |
| Landscaped Open Space (minimum of lot area)                          | 60%   | 86%                  |                          |
| Landscaped Open Space (minimum of front yard and exterior side yard) | 60%   | 86%                  |                          |

**Key Map - N.T.S.**

**Revision Schedule**

| No. | Description                          | dd.mm.yyyy |
|-----|--------------------------------------|------------|
| 1   | Issued for Shoreline Preconsultation | 09.02.2027 |
| 2   | Issued for Shoreline Permit          | 15.03.2024 |
| 5   | Revised for Driveway Change          | 11.02.2026 |



**1 Site - Plan**  
S0.1 1:650

**2 Site - Grading Plan**  
S0.1 1:200

**Site Plan, Grading Plan & Statistics**

PROJECT NAME: Meridian Design-Build Brand Residence  
 1120 Shoreview Drive, Innisfil, ON

DRAWING TITLE: Site Plan, Grading Plan & Statistics

|             |                   |                 |       |
|-------------|-------------------|-----------------|-------|
| SCALE:      | As indicated      | PROJECT NUMBER: | 24-13 |
| START DATE: | October 2nd, 2023 | DRAWN BY:       | A.T.  |
| CHECKED BY: | P.L.              | DRAWING NUMBER: | S0.1  |



Planning Justification Report  
1130 Shoreview Drive  
Innisfil, Ontario

### Application for Easement

The owner of 1130 Shoreview Drive is Lao the owner of 1120 Shoreview Drive. Recently an SFD has been built on 1120 Shoreview Drive by the owner Chris Brand. The owner wishes to access the property at 1120 Shoreview via the existing driveway that is located on 1130 Shoreview Drive. This would eliminate the need to build a new driveway and would eliminate the need to cut down any trees on the road side of the newly developed 1120 Shoreview. In addition there would be no need to maintain a second driveway all the way to the road. Also there would be no need to introduce a crew culvert on the road which would be subject to maintenance and failure over time.