



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-030-2025 & A-031-2025**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Nicole Sgrignuoli, Applicant** on behalf of **Innisfil Land Holdings LP, 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 properties are described legally as **INNISFIL CON 6 S PT LOT 23 RP 51R40460 PT PART 2** known municipally as **1150 6th Line** and is zoned **"Residential Townhouse Exception 14 (RT-14)"**.

The applicant is proposing to construct 3-storey townhouses and seeking relief from Section 4.2b of the Zoning By-Law which requires a minimum landscape open space of 35% and the applicant is proposing approximately 28%. The applicant is also seeking relief for building height as the maximum permitted is 11m and the applicant is proposing approximately 12.5m

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, July 17, 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: **June 27, 2025**

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

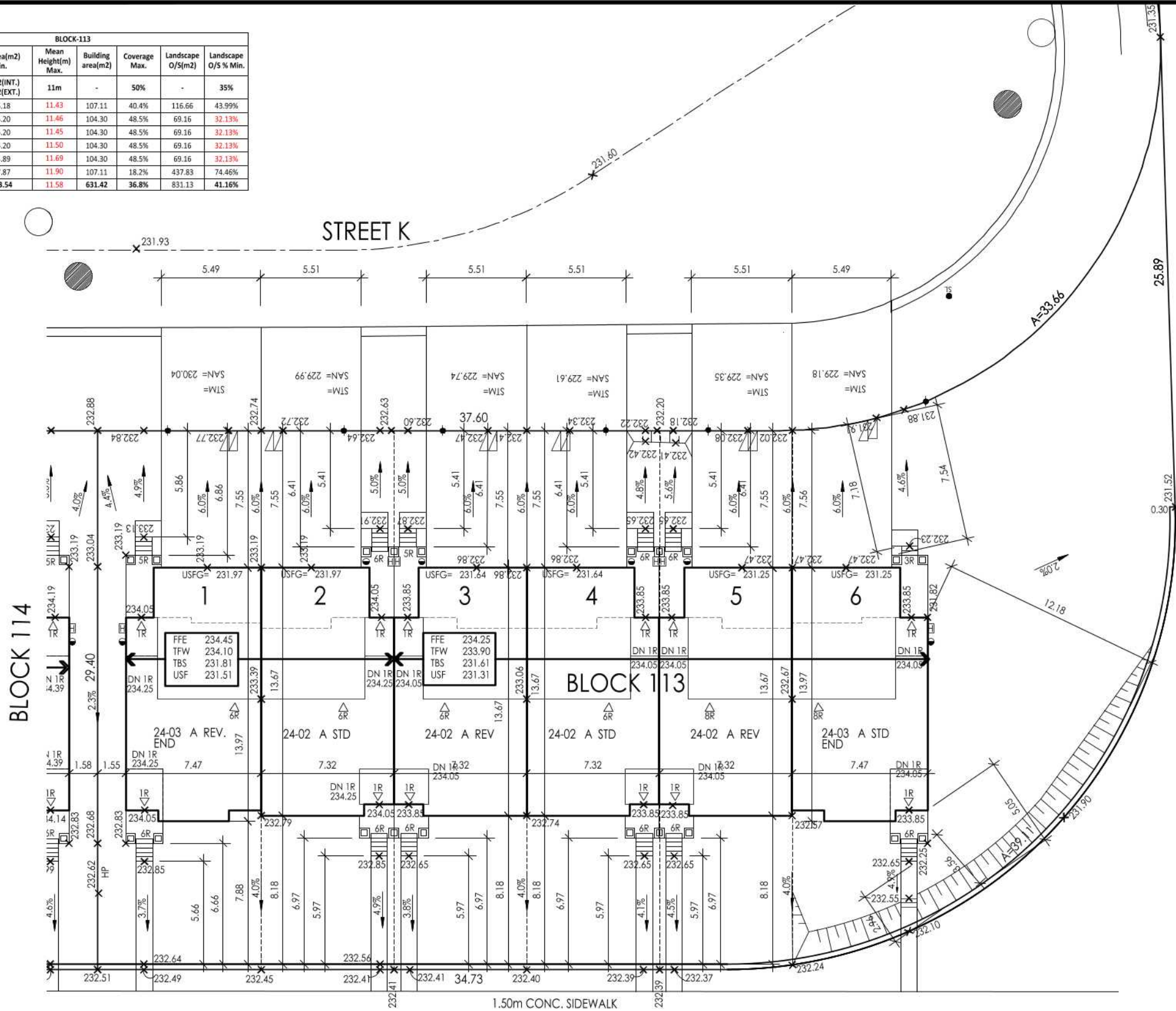


FRONT ELEVATION FOR TYPICAL BLOCK

client	Pristine Homes (Belleaire) Inc.
project	Belle Aire Shores, Ph. 4 Innisfil
model	TYPICAL BLOCK
project #	24081
scale	1/8" = 1'0"
page	B1

revisions	initials	date
1. ISSUED FOR REVIEW	MM	10-JUNE-2025

BLOCK-113						
UNIT	Lot area(m2) Min.	Mean Height(m) Max.	Building area(m2)	Coverage Max.	Landscape O/S(m2)	Landscape O/S % Min.
REQ.	180m2(INT.) 270m2(EXT.)	11m	-	50%	-	35%
1	265.18	11.43	107.11	40.4%	116.66	43.99%
2	215.20	11.46	104.30	48.5%	69.16	32.13%
3	215.20	11.45	104.30	48.5%	69.16	32.13%
4	215.20	11.50	104.30	48.5%	69.16	32.13%
5	214.89	11.69	104.30	48.5%	69.16	32.13%
6	587.87	11.90	107.11	18.2%	437.83	74.46%
OVERALL	1713.54	11.58	631.42	36.8%	831.13	41.16%



IMPORTANT FOOTING NOTE:
- IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION, WHETHER ADDITIONAL THICKNESS MAY BE REQUIRED.
- LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP TO 6'.
- IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE LOWERED BY THE FOLLOWING AMOUNTS:
- UP TO 9' FOOTING, LOWER USF BY 0.07
- 10' FOOTING, LOWER USF BY 0.10
- 11' FOOTING, LOWER USF BY 0.13
- 12' FOOTING, LOWER USF BY 0.15
- 13' FOOTING, LOWER USF BY 0.18
- 14' FOOTING, LOWER USF BY 0.20

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

BUILDING STATISTICS

REG. PLAN No.	
ZONE	
LOT NUMBER	BLOCK113
LOT AREA(m) ²	.
BLDG AREA(m) ²	.
LOT COVERAGE(%)	.
No. OF STOREYS	3
MEAN HEIGHT(m)	.
PEAK HEIGHT(m)	.
DECK LINE(m)	.

LEGEND	
FFE FINISHED FLOOR ELEVATION	SP SUMP PUMP
TFW TOP OF FOUNDATION WALL	BP BELL PEDESTAL
TBS TOP OF BASEMENT SLAB	CP CABLE PEDESTAL
USF UNDER SIDE FOOTING	CB CATCH BASIN
USFR UNDER SIDE FOOTING @ REAR	DBL CATCH BASIN
USFG UNDER SIDE FOOTING @ GARAGE	ENG ENGINEERED FILL
TEF TOP OF ENGINEERED FILL	HC HYDRO CONNECTION
R NUMBER OF RISERS TO GRADE	HL FIRE HYDRANT
WOD WALKOUT DECK	SL STREET LIGHT
LOB LOOKOUT BASEMENT	MB MAIL BOX
WOB WALK OUT BASEMENT	TR TRANSFORMER
WUB WALK UP BASEMENT	SC2 SEWER CONNECTIONS 2 LOTS
REV REVERSE PLAN	SC1 SEWER CONNECTIONS 1 LOT
STD STANDARD PLAN	WC WATER CONNECTION
DOOR	WV WATER VALVE CHAMBER
WINDOW	HA HYDRANT AND VALVE
AC AIR CONDITIONING	HM HYDRO METER
DS DOWN SPOUT TO SPLASH PAD	GM GAS METER
DSP DOWN SPOUT CONNECTED TO STM	MS MANHOLE - STORM
SD SWALE DIRECTION	MS SANITARY
XX CHAINLINK FENCE	
XXX PRIVACY FENCE	
FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE	

ISSUED OR REVISION COMMENTS				
NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	06-JUN-25	PP	AG
2	ISSUED FOR C OF A	19-JUN-25	AG	AL

RN DESIGN

WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA

I, **DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.**

QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE: 14-NOV-2024

SIGNATURE:

CLIENT
PRISTINE HOMES (BELLELAIRE) INC.

PROJECT/LOCATION
BELLE AIRE SHORES, PH.4

DRAWING
SITE PLAN

DRAWN BY PP	SCALE 1:250
PROJECT No. 24081	LOT NUMBER BLOCK 113

BLOCK-114						
UNIT	Lot area(m2) Min.	Mean Height(m) Max.	Building area(m2)	Coverage Max.	Landscape O/S(m2)	Landscape O/S % Min.
REQ.	180m2(INT.) 270m2(EXT.)	11m	-	50%	-	35%
1	395.52	11.52	107.11	27.1%	247.00	62.45%
2	215.20	11.52	104.30	48.5%	69.15	32.13%
3	215.20	11.54	104.30	48.5%	69.15	32.13%
4	215.20	11.55	104.30	48.5%	69.15	32.13%
5	215.20	11.46	104.30	48.5%	69.15	32.13%
6	215.20	11.42	104.30	48.5%	69.15	32.13%
7	265.18	11.46	107.11	40.4%	117.15	44.18%
OVERALL	1736.7	11.42	628.61	36.2%	700.1	38.18%

IMPORTANT FOOTING NOTE:
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- LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED ON FOOTING THICKNESS UP TO 6".
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- 10" FOOTING, LOWER USF BY 0.10
- 11" FOOTING, LOWER USF BY 0.13
- 12" FOOTING, LOWER USF BY 0.15
- 13" FOOTING, LOWER USF BY 0.18
- 14" FOOTING, LOWER USF BY 0.20

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

BUILDING STATISTICS

REG. PLAN No.	
ZONE	
LOT NUMBER	BLOCK114
LOT AREA(m) ²	.
BLDG AREA(m) ²	.
LOT COVERAGE(%)	.
No. OF STOREYS	3
MEAN HEIGHT(m)	.
PEAK HEIGHT(m)	.
DECK LINE(m)	.

LEGEND	
FFE FINISHED FLOOR ELEVATION	☒ SUMP PUMP
TFW TOP OF FOUNDATION WALL	☒ BELL PEDESTAL
TBS TOP OF BASEMENT SLAB	☒ CABLE PEDESTAL
USF UNDER SIDE FOOTING	☐ CATCH BASIN
USFR UNDER SIDE FOOTING @ REAR	☒ DBL. CATCH BASIN
USFG UNDER SIDE FOOTING @ GARAGE	☒ ENGINEERED FILL
TEF TOP OF ENGINEERED FILL	☒ HYDRO CONNECTION
R NUMBER OF RISERS TO GRADE	☒ FIRE HYDRANT
WOD WALKOUT DECK	☒ STREET LIGHT
LOB LOOKOUT BASEMENT	☒ MAIL BOX
WOB WALK OUT BASEMENT	☒ TRANSFORMER
WUB WALK UP BASEMENT	☒ SEWER CONNECTIONS 2 LOTS
REV REVERSE PLAN	☒ SEWER CONNECTIONS 1 LOT
STD STANDARD PLAN	☒ WATER CONNECTION
△ DOOR	☒ WATER VALVE CHAMBER
○ WINDOW	☒ HYDRANT AND VALVE
AC AIR CONDITIONING	☒ HYDRO METER
☒ DOWN SPOUT TO SPLASH PAD	☒ GAS METER
☒ DOWNSPOUT CONNECTED TO STM	☒ MANHOLE - STORM
→ SWALE DIRECTION	☒ MANHOLE - SANITARY
XX CHAINLINK FENCE	
XXX PRIVACY FENCE	
--- SOUND BARRIER	
--- FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.	

ISSUED OR REVISION COMMENTS				
NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	06-JUN-25	PP	AG
2	ISSUED FOR C.O.F.A	19-JUN-25	AG	AL



WWW.RNDESIGN.COM
T:905-738-3177
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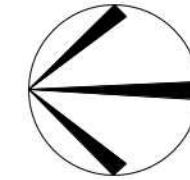
I, **RN DESIGN LTD.** DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **PRISTINE HOMES (BELLEAIRE) INC.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE: 14-NOV-2024
SIGNATURE:

CLIENT	PRISTINE HOMES (BELLEAIRE) INC.
PROJECT/LOCATION	BELLE AIRE SHORES, PH.4
DRAWING	SITE PLAN

DRAWN BY	SCALE
PP	1:250
PROJECT No.	LOT NUMBER
24081	BLOCK 113

STREET K

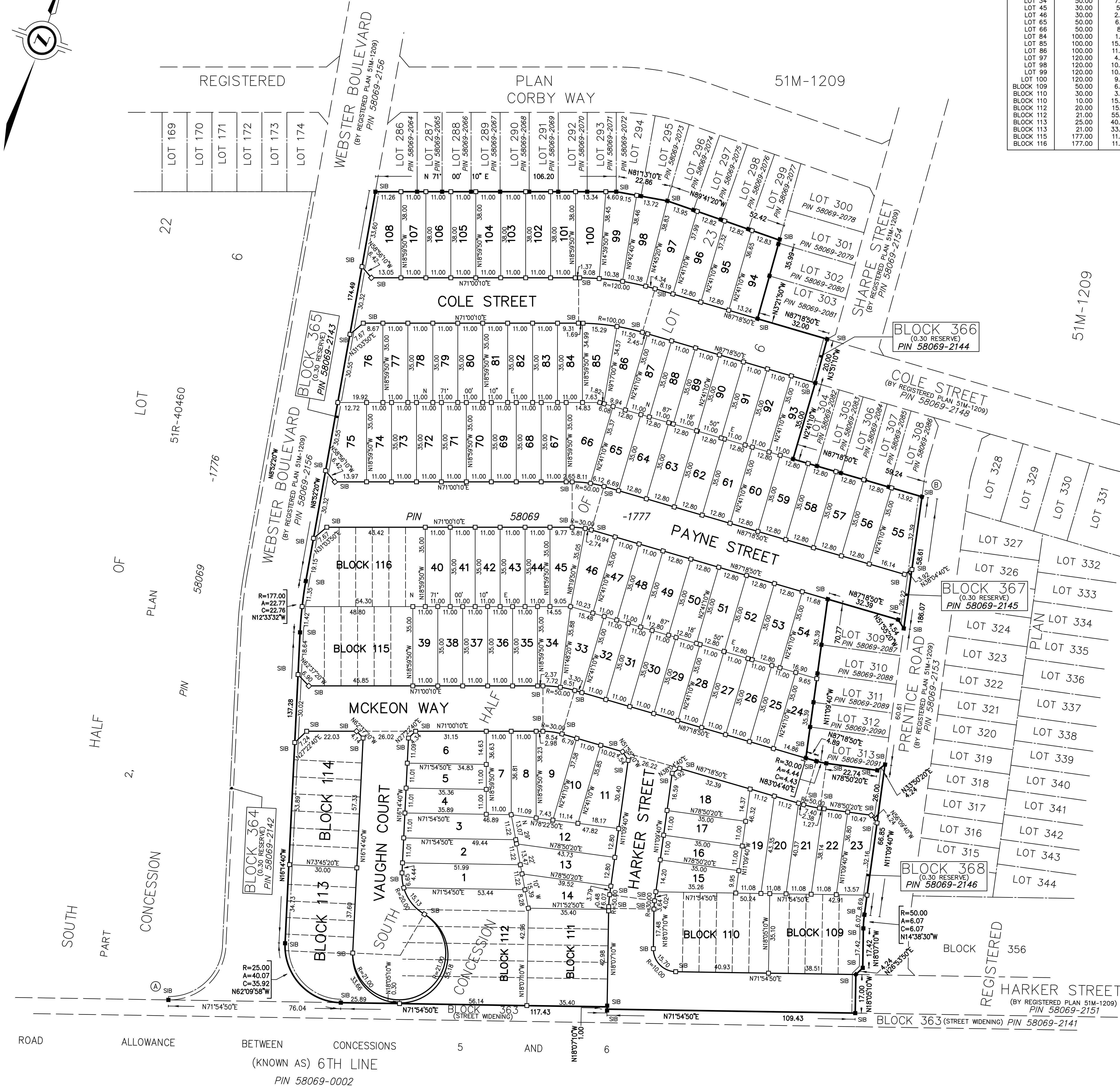
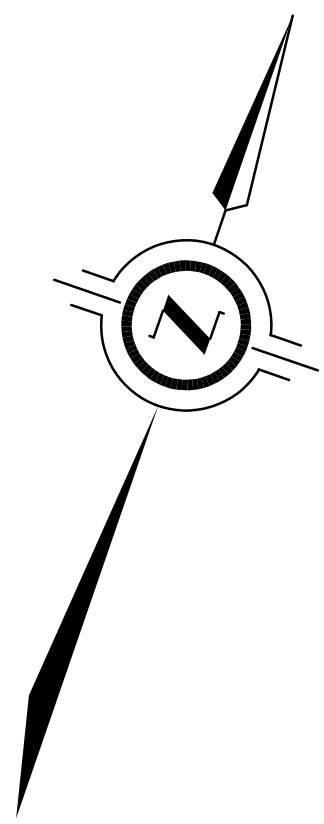


STREET J

BLOCK 113

BLOCK 114

WEBSTER BOULEVARD



CURVE TABLE				
LOT/BLOCK	RADIUS	ARC	CHORD	BEARING
LOT 1	20.00	6.65	6.62	N25°46'20"W
LOT 9	30.00	8.54	8.51	N79°09'30"E
LOT 14	50.00	6.07	6.07	N14°38'30"W
LOT 21	50.00	7.40	7.39	N83°04'40"E
LOT 33	50.00	6.51	6.51	N63°35'00"E
LOT 34	50.00	7.72	7.71	N75°25'30"E
LOT 45	30.00	5.81	5.80	N76°32'50"E
LOT 46	30.00	2.74	2.73	N84°42'10"E
LOT 65	50.00	6.12	6.12	N83°48'30"E
LOT 66	50.00	8.11	8.10	N75°39'00"E
LOT 84	100.00	1.69	1.69	N71°29'00"E
LOT 85	100.00	15.29	15.28	N76°20'50"E
LOT 86	100.00	11.50	11.49	N84°01'20"E
LOT 97	120.00	4.34	4.34	N86°16'50"E
LOT 98	120.00	10.38	10.37	N82°46'00"E
LOT 99	120.00	10.38	10.37	N77°48'50"E
LOT 100	120.00	9.08	9.07	N73°10'10"E
BLOCK 109	50.00	6.07	6.07	N14°38'30"W
BLOCK 110	30.00	3.64	3.64	N14°38'30"W
BLOCK 111	10.00	15.70	14.14	N63°06'10"W
BLOCK 112	20.00	15.13	14.77	N56°58'00"W
BLOCK 113	21.00	55.18	40.62	N32°14'00"W
BLOCK 114	25.00	40.07	35.92	N62°10'00"W
BLOCK 115	177.00	11.42	11.42	N14°23'40"W
BLOCK 116	177.00	11.35	11.35	N10°42'40"W

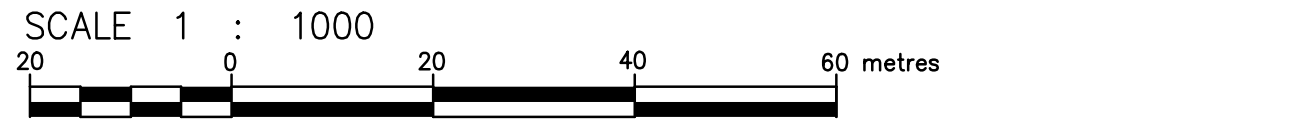
PLAN 51M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN
THE LAND REGISTRY OFFICE FOR THE LAND TITLES
DIVISION OF SIMCOE (No. 51)
AT _____ O'CLOCK ON THE _____ DAY
OF _____, 2023 AND ENTERED IN THE PARCEL
REGISTER FOR PROPERTY IDENTIFIER _____
58069-1777, 58069-2143, 58069-2144, 58069-2145, 58069-2146
AND THE REQUIRED CONSENTS ARE
REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR THE LAND REGISTRAR
FOR THE LAND TITLES DIVISION OF SIMCOE (No. 51)

THIS PLAN COMPRISES ALL OF PINS: 58069-1772, 58069-1776, 58069-1777,
58069-2142, 58069-2143, 58069-2144, 58069-2145 AND 58069-2146

PLAN OF SUBDIVISION OF
BLOCK 365(0.30 RESERVE), AND
BLOCK 366(0.30 RESERVE), AND
BLOCK 367(0.30 RESERVE), AND
BLOCK 368(0.30 RESERVE)
REGISTERED PLAN 51M-1209
AND
PART OF THE SOUTH HALF OF
LOT 23, CONCESSION 6
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
NOW IN THE
TOWN OF INNISFIL
COUNTY OF SIMCOE



J. D. BARNES LIMITED 2023

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

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION
THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 108 BOTH INCLUSIVE, BLOCKS 109 TO 116 BOTH INCLUSIVE,
THE STREETS NAMELY: COLE STREET, HARKER STREET, MCKEON WAY,
VAUGHN COURT, AND PAYNE STREET,
HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS ARE HEREBY DEDICATED TO THE
CORPORATION OF THE TOWN OF INNISFIL AS PUBLIC HIGHWAY.

DATED THIS _____ DAY OF _____ 2023

1602850 ONTARIO LTD.

MARIO CORTELLUCCI
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CP	DENOTES	CONCRETE PIN
IB	DENOTES	IRON BAR
P1	DENOTES	PLAN 51R-40460
P2	DENOTES	REGISTERED PLAN 51M-1055
JDB	DENOTES	J. D. BARNES LIMITED
738	DENOTES	R.C. KIRKPATRICK O.L.S.
1423	DENOTES	R. KRUPOWICZ O.L.S.
1493	DENOTES	YOUNG & YOUNG SURVEYING INC.
1546	DENOTES	R. MAK, O.L.S.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,
BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)
(2010.0).

SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.

DISTANCES SHOWN ON CURVED LINES ARE ARC MEASUREMENTS.

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO
GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999727

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEY'S ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON _____

DATE _____

PIER DE ROSA
ONTARIO LAND SURVEYOR

PRELIMINARY

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	615 404.52	4 904 935.97	
ORP (B)	615 646.37	4 905 253.88	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 399.56 N 37°15'40" E			

APPROVED UNDER SECTION 51(58) OF THE
PLANNING ACT, R.S.O. 1990, CHAPTER P.13, AS AMENDED

THIS _____ DAY OF _____, 2023

DATED: _____

TIM CANE
MANAGER OF PLANNING
TOWN OF INNISFIL

J.D. BARNES
LIMITED
SURVEYING
MAPPING
GIS
LAND INFORMATION SPECIALISTS
142 COMMERCIAL PARK DRIVE, UNIT V, BARRIE, ON L4N 8W8
T: (705) 739-6770 F: (705) 739-6771 www.jdbarnes.com

DRAWN BY: MIKE WALDOCK	CHECKED BY: PDR	REFERENCE NO.: 15-11-415-00-PH4A
PLOTTED: 5/29/24	DATED: May 29, 2024	