



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. B-001-2025**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Trevor Gain & Associates, Applicant**, on behalf of **Emanuele & Marie Cappello, Owners**, 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.

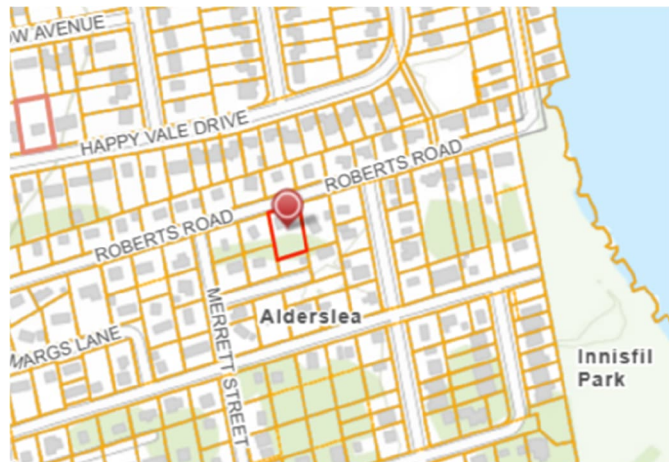
The subject properties are described legally as **PLAN 891 LOT 29**, known municipally as **715 Roberts Rd**, and is zoned "**R1 – Residential**".

**The applicant is proposing to sever a portion of the subject lands for the purpose of creating a new residential lot. The severed land is proposed to have a lot frontage of 15.24m and a total lot area of 697.29m<sup>2</sup>. The retained land is proposed to have a lot frontage of 15.24m and a total lot area of 699.74m<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 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](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).

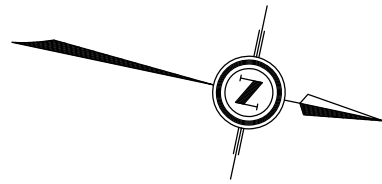
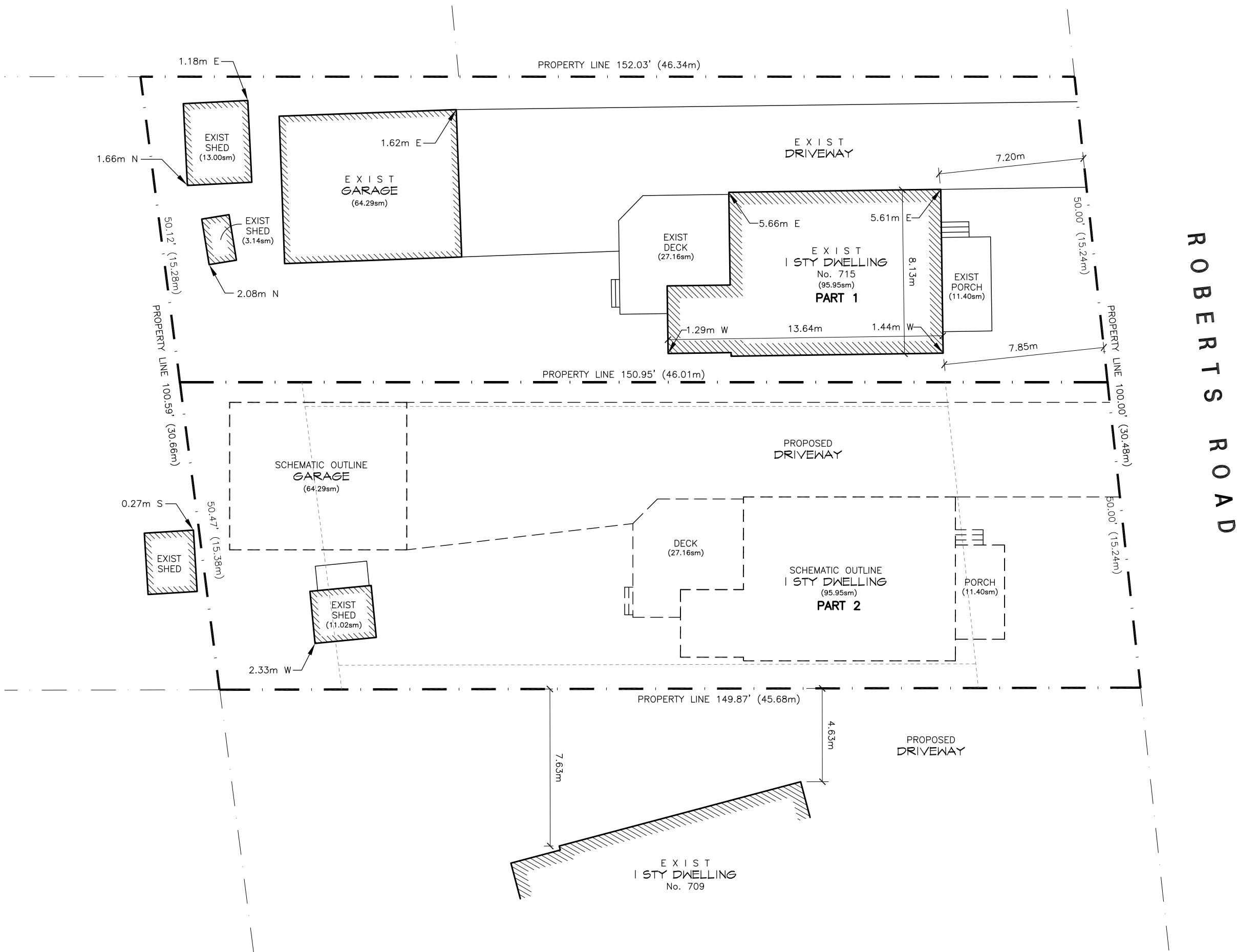
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

Dated: **February 4, 2025**

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

SITE STATISTICS - LOT 1:	
ZONING	= R1
SITE AREA	= 7531.91 SF (699.74 SM)
ALLOWED COVERAGE	= 2636.17 SF (244.91 SM)
	= 35%
PROPOSED COVERAGE	= 2313.59 SF (214.94 SM)
	= 31%
ALLOWED LANDSCAPE OPEN SPACE	= 2259.73 SF (209.92 SM)
	= 30%
PROPOSED LANDSCAPE OPEN SPACE	= 3532.90 SF (328.22 SM)
	= 47%

SITE STATISTICS - LOT 2:	
ZONING	= R1
SITE AREA	= 7505.56 SF (697.29 SM)
ALLOWED COVERAGE	= 2626.95 SF (244.05 SM)
	= 35%
PROPOSED COVERAGE	= 2258.48 SF (209.82 SM)
	= 30%
ALLOWED LANDSCAPE OPEN SPACE	= 1017.78 SF (94.55 SM)
	= 30%
PROPOSED LANDSCAPE OPEN SPACE	= 3220.59 SF (299.20 SM)
	= 43%



INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM:

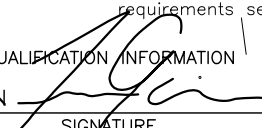
PLAN OF SURVEY OF ALL OF LOT 29 REGISTERED PLAN 891 GEOGRAPHIC TOWNSHIP OF INNISFIL TOWN OF INNISFIL COUNTY OF SIMCOE

PREPARED BY RUDY MAK SURVEYING LTD DATED: JULY 25, 2018

ALL INFORMATION ON THIS SITE PLAN TO BE CONFIRMED BY A QUALIFIED ONTARIO LAND SURVEYOR

**SCHEMATIC SITE PLAN**  
SCALE: 1:200

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

<p>QUALIFICATION INFORMATION</p> <p>TREVOR GAIN  25177</p> <p>NAME SIGNATURE BCIN</p>		<p>REGISTRATION INFORMATION</p> <p>HOUSE</p> <p>TREVOR GAIN &amp; ASSOCIATES 30844</p> <p>FIRM NAME BCIN</p>	
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**TREVOR GAIN & ASSOCIATES**  
residential & commercial design

10 CELEBRITY PLACE / MARKHAM / ON / L3P 7N5  
416/522-2624 905/209-1594 (fax)  
trevor.gain@rogers.com

LOT SEVERANCE AT:  
**715 ROBERTS ROAD**

INNISFIL, ONTARIO

DATE	DEC 9/24
SHEET	1
OF	1