



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-004-2025**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Justin Sherry, Applicant**, on behalf of **Aldo Perrone 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 **PLAN 908 LOT 10** known municipally as **35 Campus Place** and is zoned “**Residential (R1)**”.

The applicant is seeking relief from Section 4.2a of the Zoning By-Law which requires a front yard setback of 8m and a maximum lot coverage of 35%. The applicant is proposing to construct a new dwelling and attached garage with a reduced front yard setback of 4.96m and an increased lot coverage of 36.13%.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, April 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: **March 26, 2025**

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



ISSUED FOR REVIEW
01.29.2025

GENERAL NOTES

- [1] DRAWINGS ARE TO BE READ NOT SCALED.
- [2] DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED.
- [3] UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION.
- [4] ALL DESIGN AND CONSTRUCTION DOCUMENTATION IS FINAL UNLESS REVISED BY THE DESIGNER.
- [5] IF ANY DISCREPANCIES ARE DISCOVERED HEREIN, THE DESIGNER SHALL BE NOTIFIED.
- [6] THE DRAWINGS AND DOCUMENTS PROVIDED HEREIN ARE THE EXCLUSIVE PROPERTY OF JUSTIN SHERRY DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

ENGINEER'S SEAL

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JUSTIN SHERRY 43529
[SIGNATURE] [B.C.I.N.]

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION 3.2.4. OF THE ONTARIO BUILDING CODE

JUSTIN SHERRY DESIGN STUDIO 124208
[FIRM NAME] [B.C.I.N.]

REVISIONS

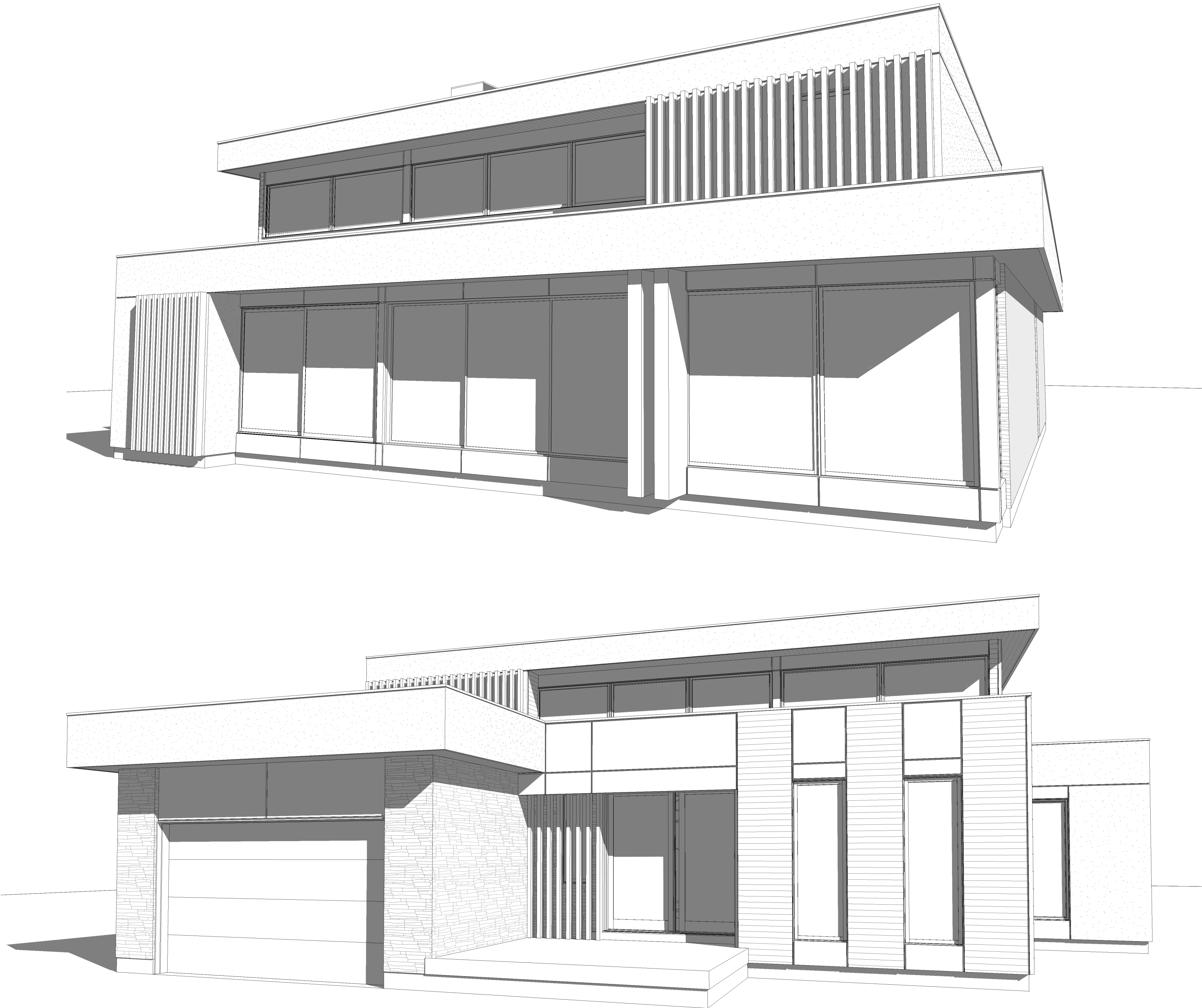
COVER PAGE

[DRAWN BY] J.S.
[CHECKED BY] J.S.
[SCALE]
[PROJECT NO.] 2024-001

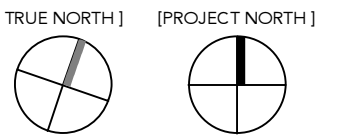
35 CAMPUS PLACE
INNISFIL, ONTARIO

[PAGE NO.]

[**A000**]



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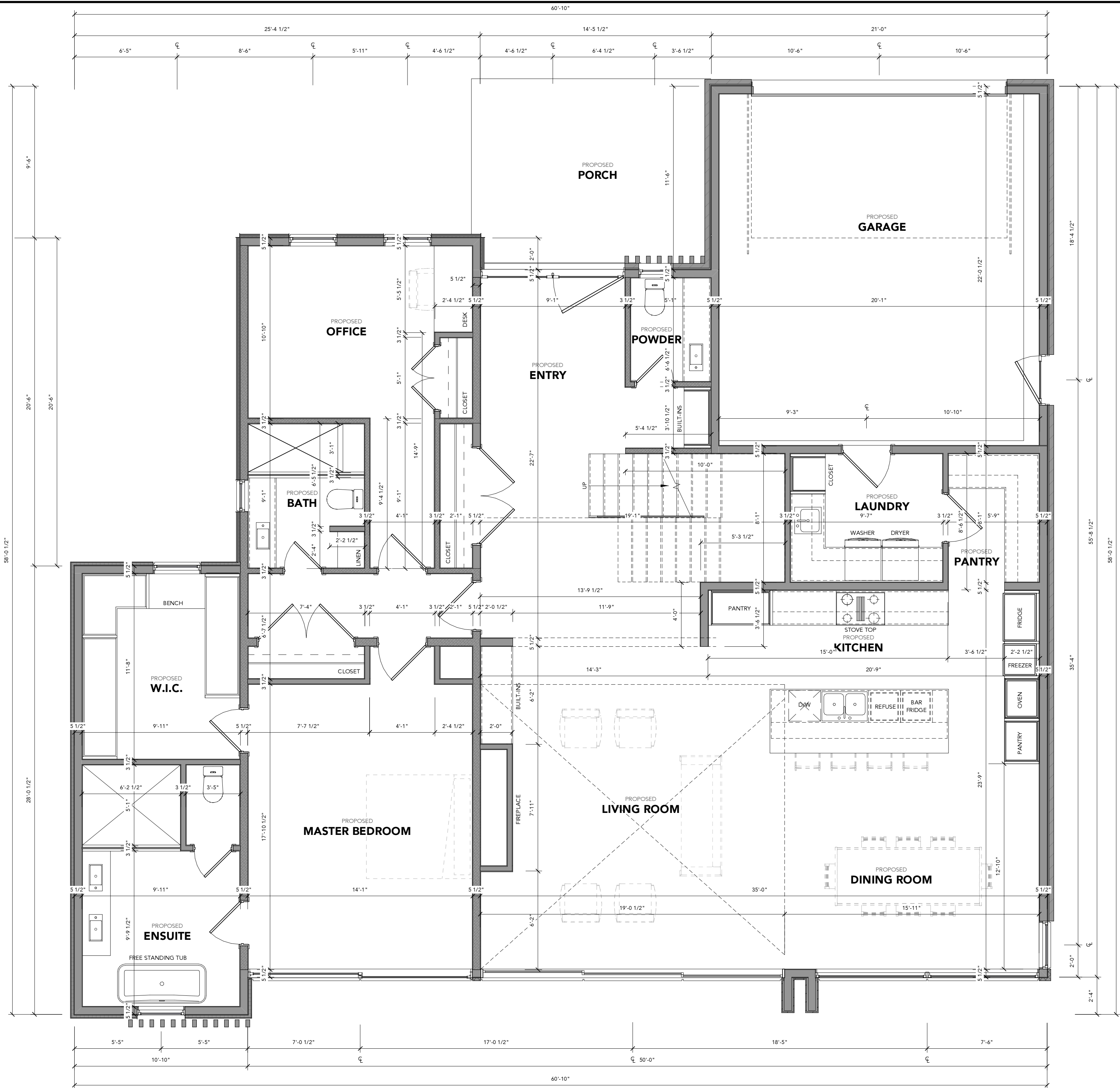
REVISIONS

GROUND FLOOR PLAN

[DRAWN BY] J.S.
[CHECKED BY] J.S.
[SCALE] 1/4" = 1'-0"
[PROJECT NO.] 2024-001

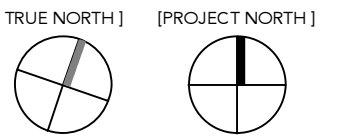
35 CAMPUS PLACE
INNISFIL, ONTARIO

[PAGE NO.]



SCALE: 1/4" = 1'-0"

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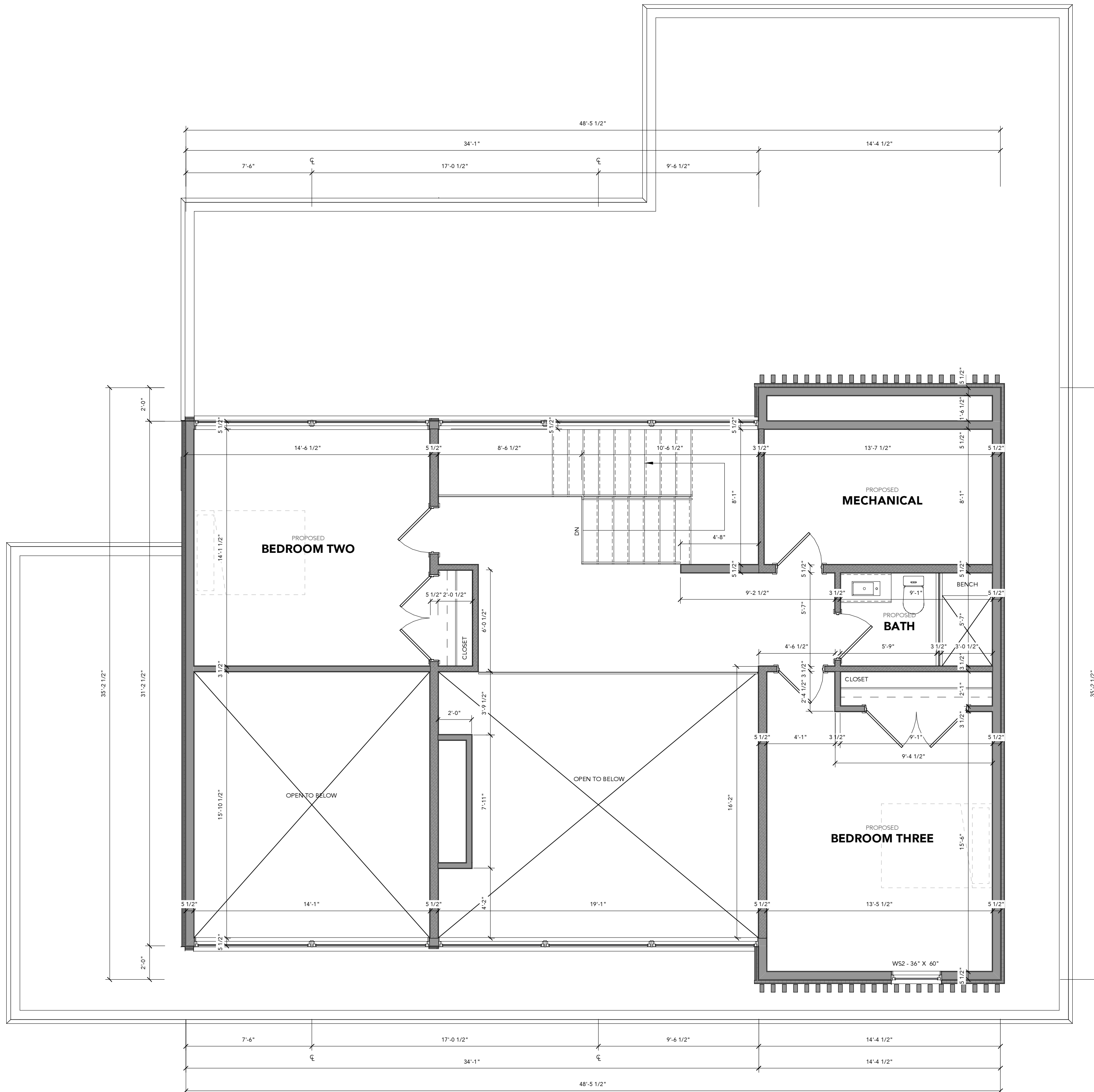
REVISIONS

SECOND FLOOR PLAN

[DRAWN BY] J.S.
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[SCALE] 1/4" = 1'-0"
[PROJECT NO.] 2024-001

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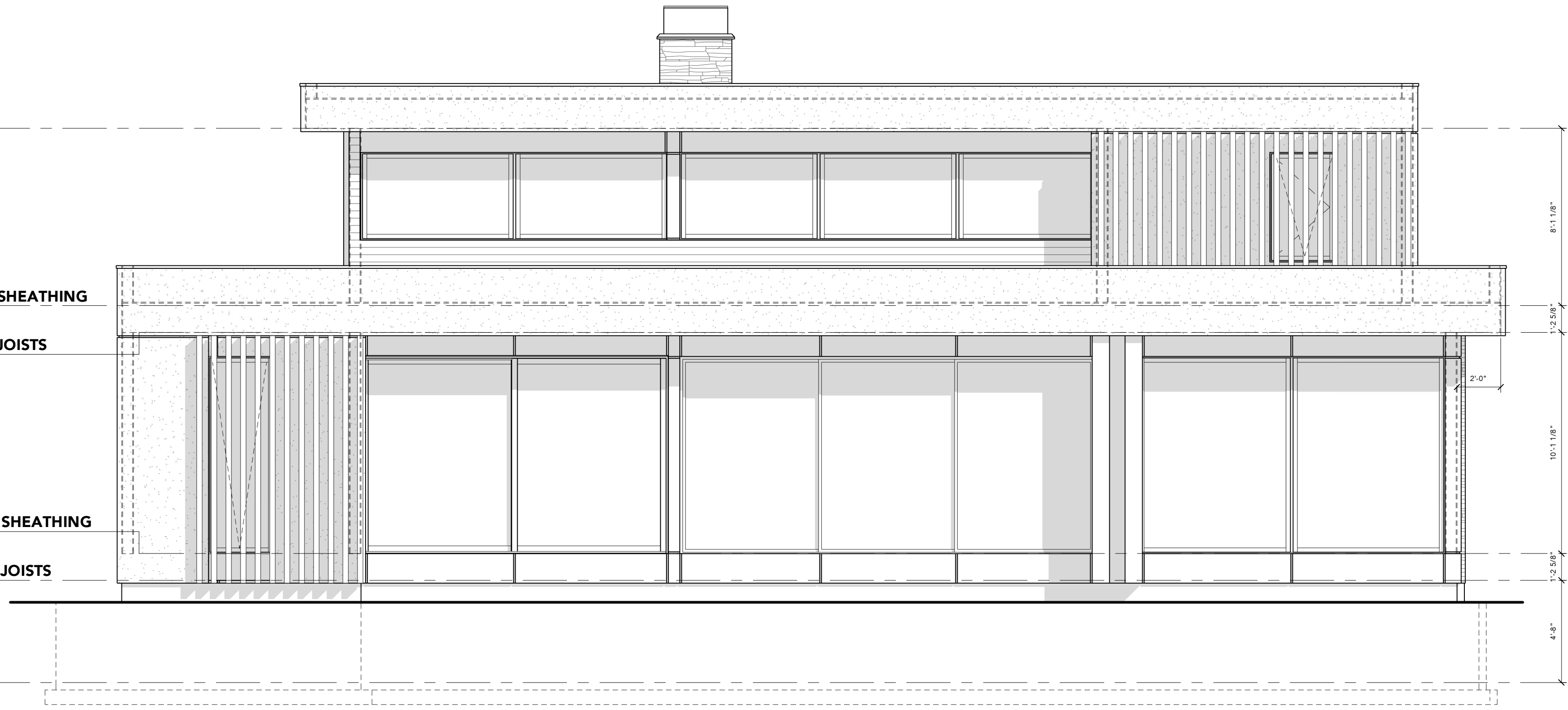
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REAR & RIGHT ELEVATION

[DRAWN BY] J.S.
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[SCALE] 1/4" = 1'-0"
[PROJECT NO.] 2024-001

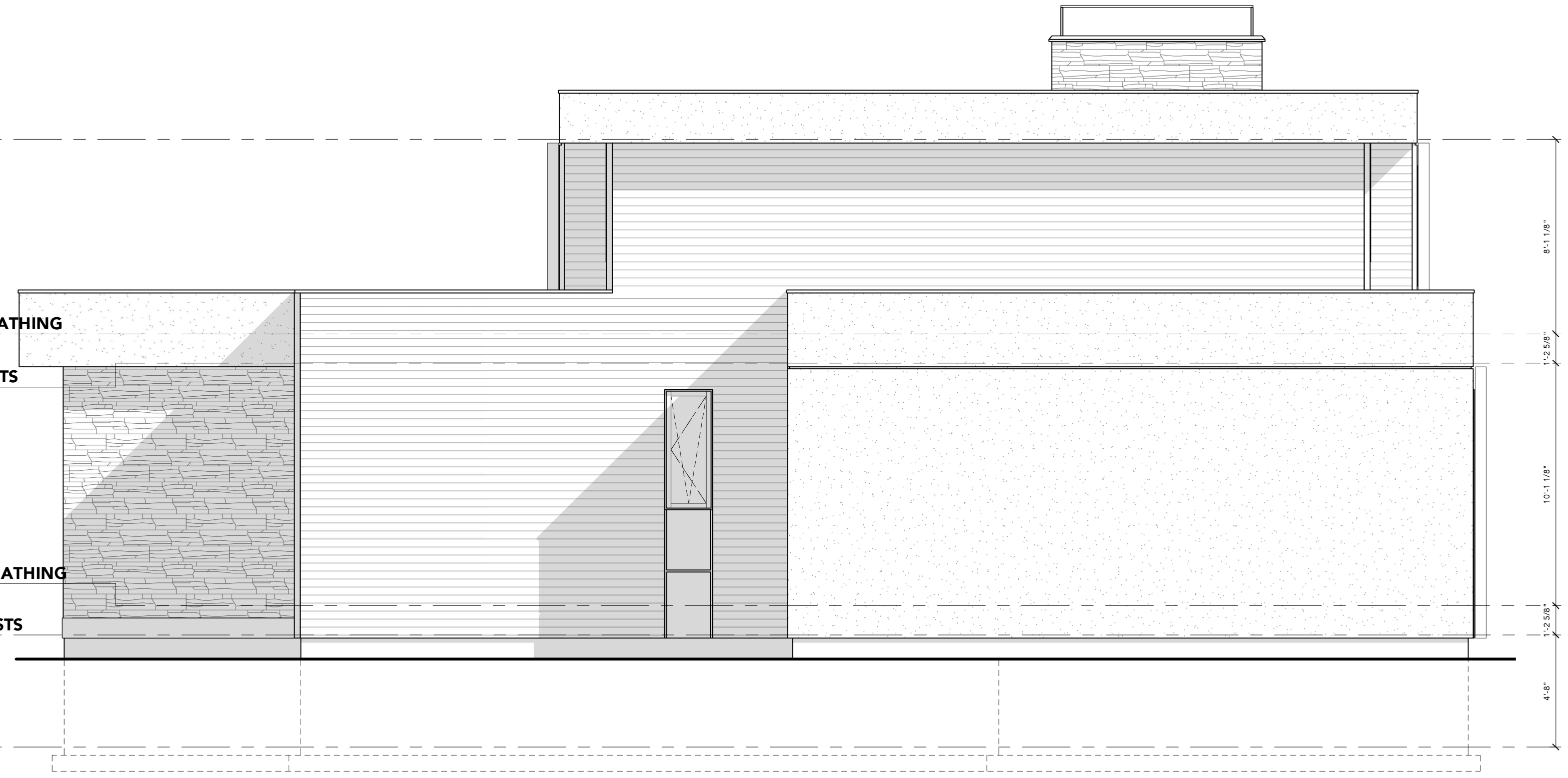
35 CAMPUS PLACE
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[PAGE NO.]



SCALE: 1/4" = 1'-0"

[FRONT ELEVATION]



SCALE: 1/4" = 1'-0"

[RIGHT ELEVATION]

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FRONT & LEFT ELEVATION

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[CHECKED BY] J.S.
[SCALE] 1/4" = 1'-0"
[PROJECT NO.] 2024-001

35 CAMPUS PLACE
INNISFIL, ONTARIO

[PAGE NO.]

T.O. TOP PLATE

[19' - 7"]

T.O. SECOND FLOOR SHEATHING

[11' - 5 7/8"]

U.S. SECOND FLOOR JOISTS

[10' - 3 1/4"]

T.O. GROUND FLOOR SHEATHING

[0' - 2 1/8"]

U.S. GROUND FLOOR JOISTS

[-1' - 0 1/2"]

T.O. FOOTING

[-5' - 8 1/2"]

SCALE: 1/4" = 1'-0"

[**FRONT ELEVATION**]

T.O. TOP PLATE

[19' - 7"]

T.O. SECOND FLOOR SHEATHING

[11' - 5 7/8"]

U.S. SECOND FLOOR JOISTS

[10' - 3 1/4"]

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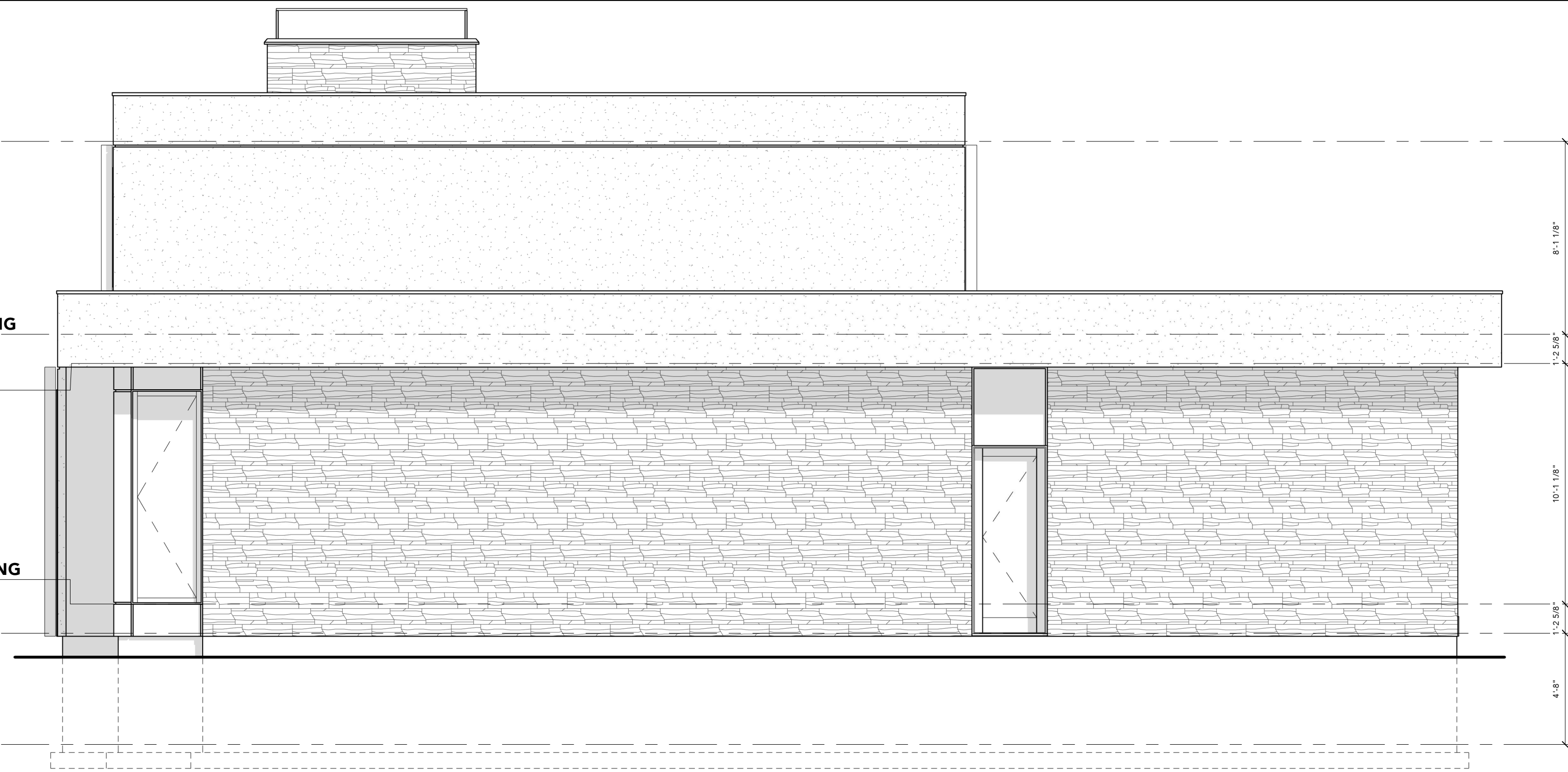
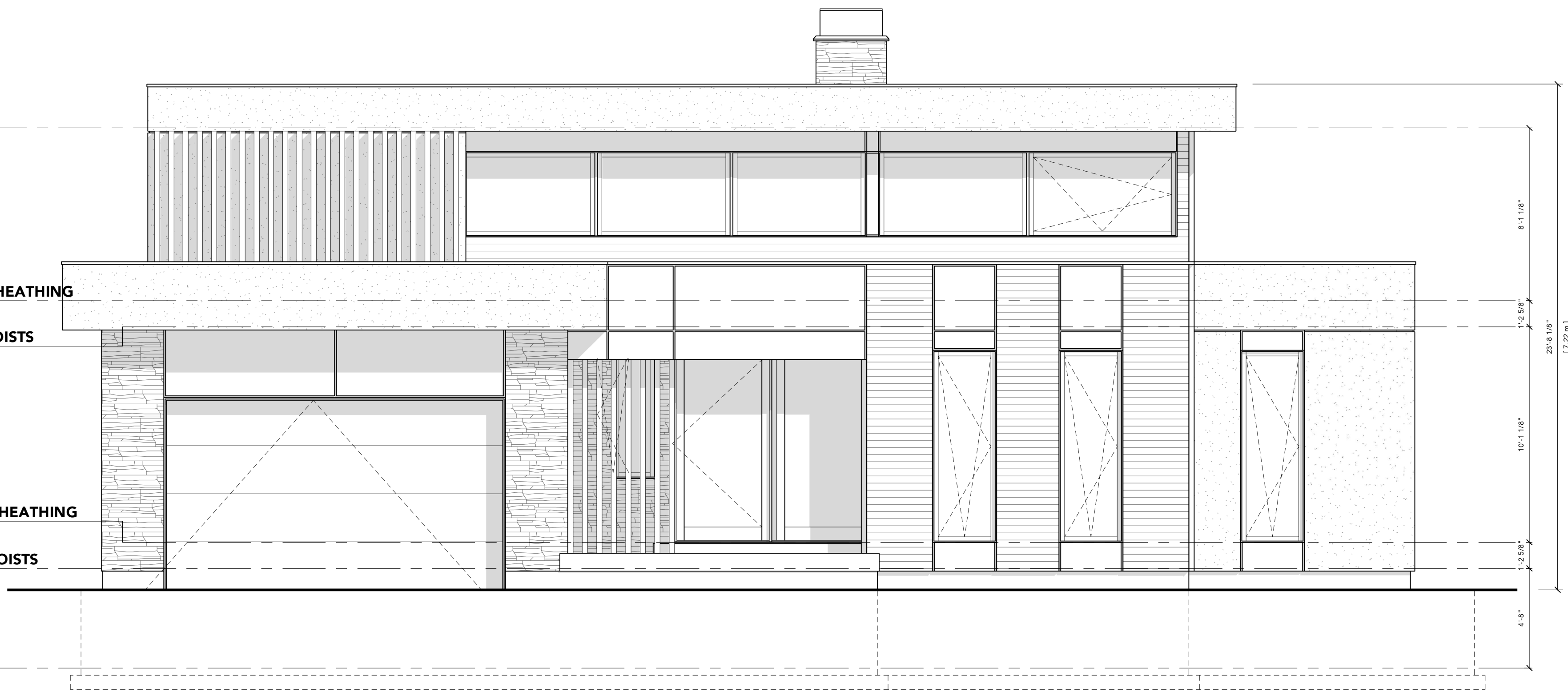
[-1' - 0 1/2"]

T.O. FOOTING

[-5' - 8 1/2"]

SCALE: 1/4" = 1'-0"

[**LEFT ELEVATION**]



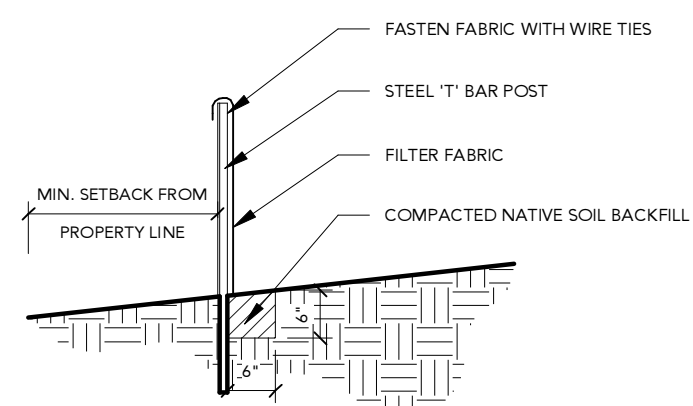
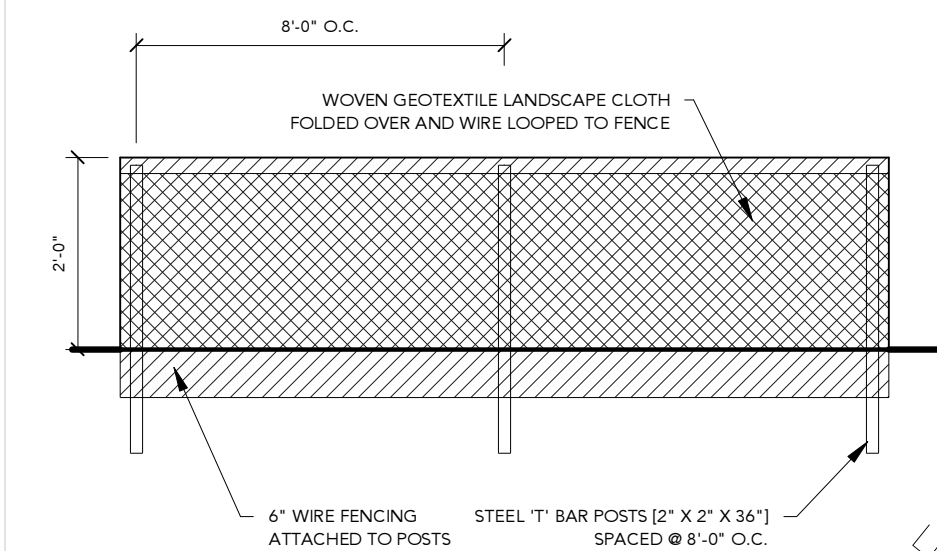
[ZONING LEGEND]

[DWELLING REQUIREMENTS]

ADDRESS: 35 CAMPUS PLACE, INNISFIL, ONTARIO	ZONING: R1	
STANDARDS	PERMITTED	PROVIDED
LOT AREA [MIN.]	1400.00 SQ. M.	790.12 SQ. M.
LOT FRONTAGE [MIN.]	17.00 M	22.09 M
FRONT YARD SETBACK [MIN.]	8.00 M	4.96 M
SIDE YARD SETBACK [MIN.]	1.50 M	1.50 M
INTERIOR SIDE YARD SETBACK [MIN.]	1.50 M	1.51 M
EXTERIOR/CORNER SIDE YARD SETBACK [MIN.]	6.00 M	N/A
REAR YARD SETBACK [MIN.]	6.00 M	11.12 M
WATERFRONT SETBACK [MIN.]	N/A	N/A
LOT COVERAGE [MAX.]	35.00 %	36.13 % (285.50 SQ. M.)
GROSS FLOOR AREA [MAX.]	N/A	N/A
BUILDING LENGTH [MAX.]	N/A	N/A
BUILDING DEPTH [MAX.]	N/A	N/A
BUILDING HEIGHT [MAX.]	7.50 M	7.22 M
MAIN WALL HEIGHT [MAX.]	N/A	N/A

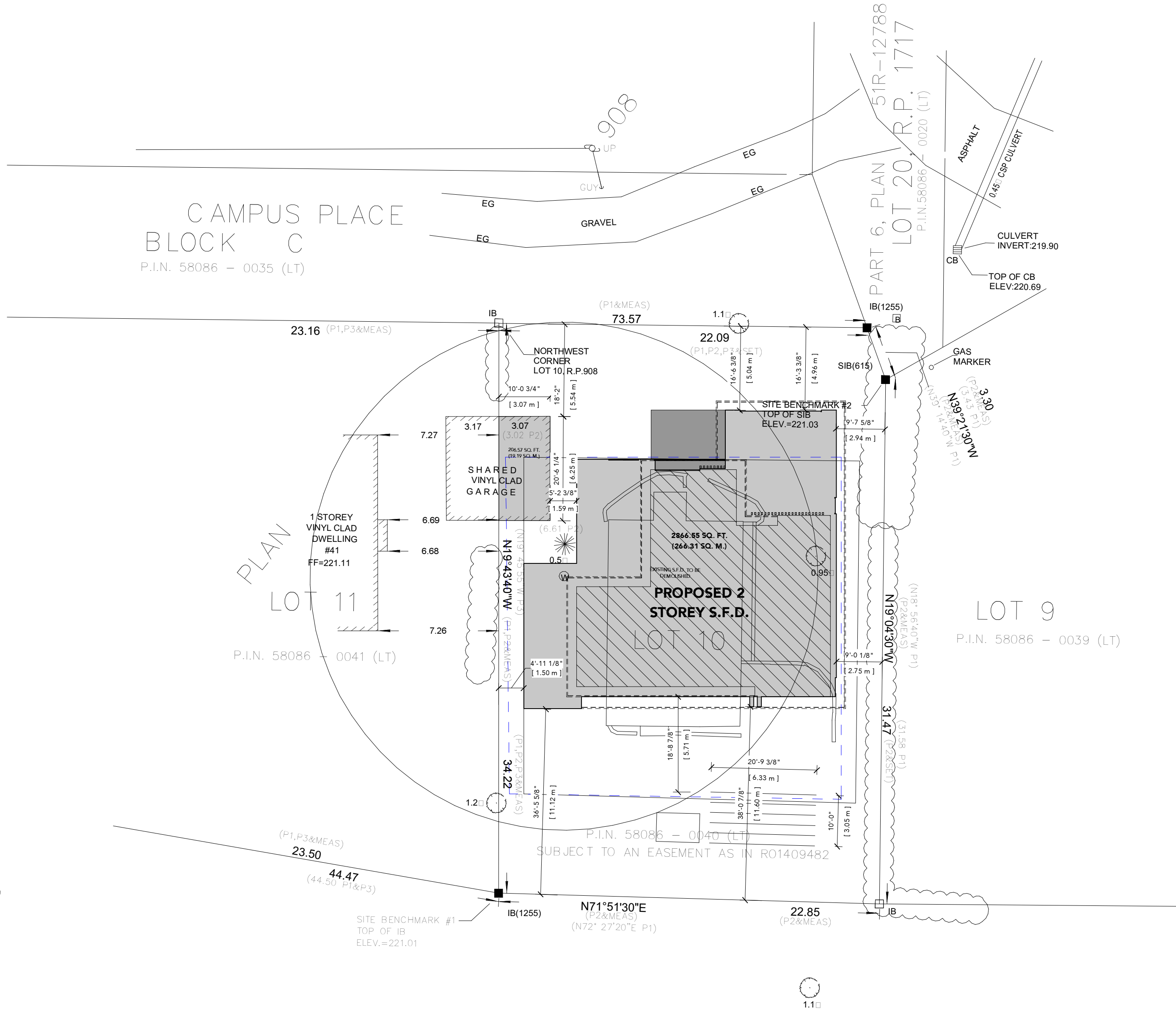
ADDITIONAL REQUIREMENTS [IF ANY]:

- STEELE POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH SHOULD BE A MINIMUM OF SIX INCHES DEEP AND SIX INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF SIX INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.
- FILTER FABRIC IS TO BE VERIFIED BY THE MUNICIPALITY PRIOR TO INSTALL.
- CONTRACTOR TO REMOVE SILT FENCE UPON COMPLETION OF PROJECT. DAMAGED AREAS TO BE REPAIRED INCLUDING RE-GRADING AND RE-GRASSING AS NECESSARY.
- ALL EROSION CONTROL DEVICES AND REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPALITY AND SHALL SUPERCEDE THE DETAILS HERE WITHIN IF THERE ARE ANY DISCREPANCIES.
- UNLESS APPROVED BY OWNER, EROSION CONTROL FENCING SHALL BE USED IN AREAS WITH NO TREES ONLY.



SCALE: N.T.S.

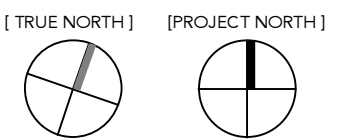
[SILT FENCING DETAIL]



SCALE: 1/16" = 1'-0"

[SITE PLAN]

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35 CAMPUS PLACE
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