



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-005-2025**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Maryam Azimi, Applicant**, on behalf of **Sean Ryan, 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 1366 LOT 3** known municipally as **2314 Somers Blvd** and is zoned "**Residential (R1)**".

The applicant is seeking relief from Section 3.18.3(d) of the Zoning By-Law that describes lots with a lot frontage equal to or greater than 15m, to have a maximum interior width of a private garage up to 50% of the width of the main wall of the principal building, to a maximum of 9m when the garage doors open to face the front yard. The applicant is proposing an increased interior width of approximately 11m.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, May 15, 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.

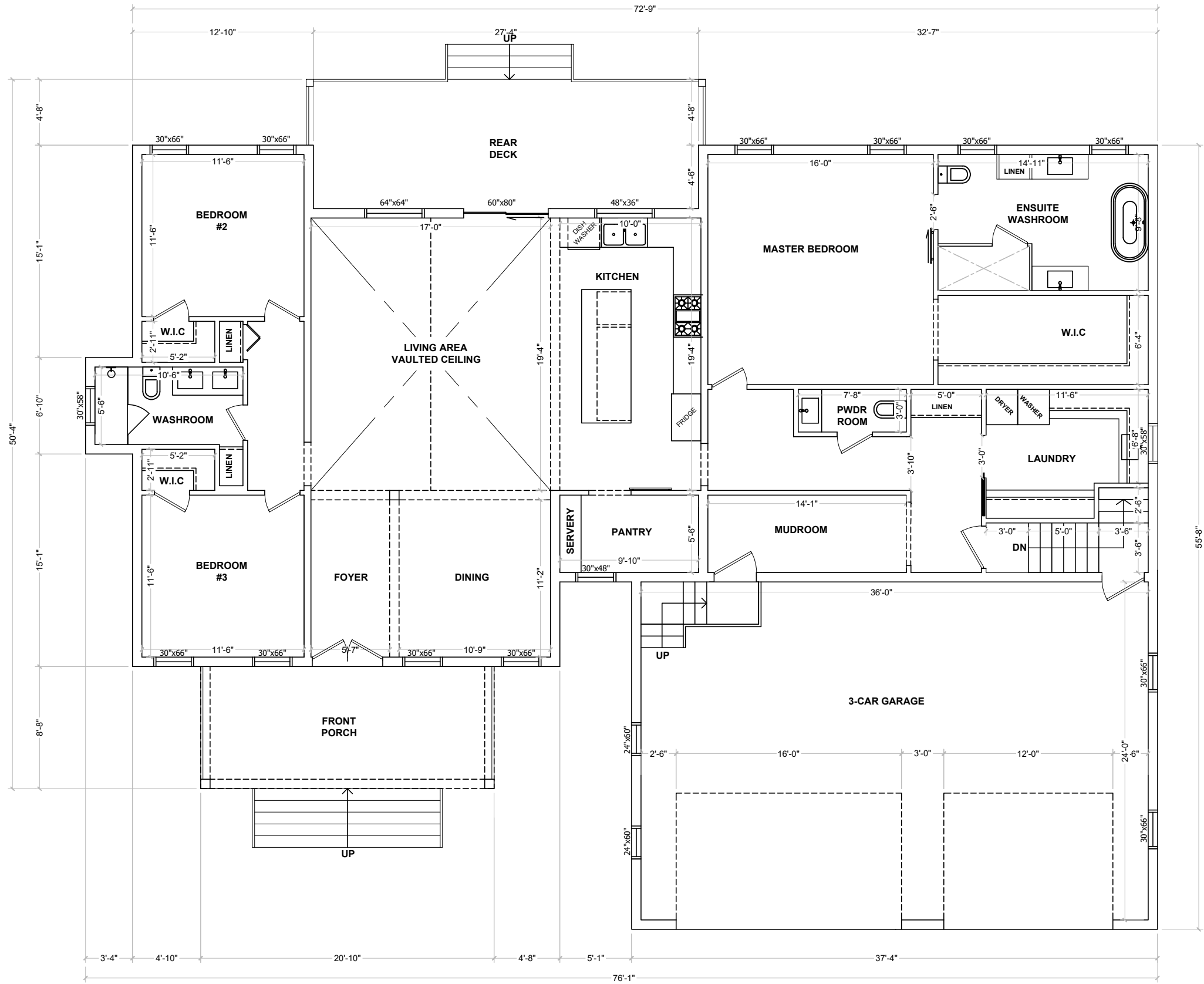


If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **April 24, 2025**

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



NOTES:
CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS PRIOR TO WORK INITIATION.
ALL MEASUREMENTS ARE IN FEET AND INCHES
UNLESS OTHERWISE NOTED.

1
A1 **PROPOSED MAIN FLOOR PLAN**
1/8" = 1'-0"

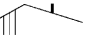
Project PF-2314SOMERSBLVD-2024

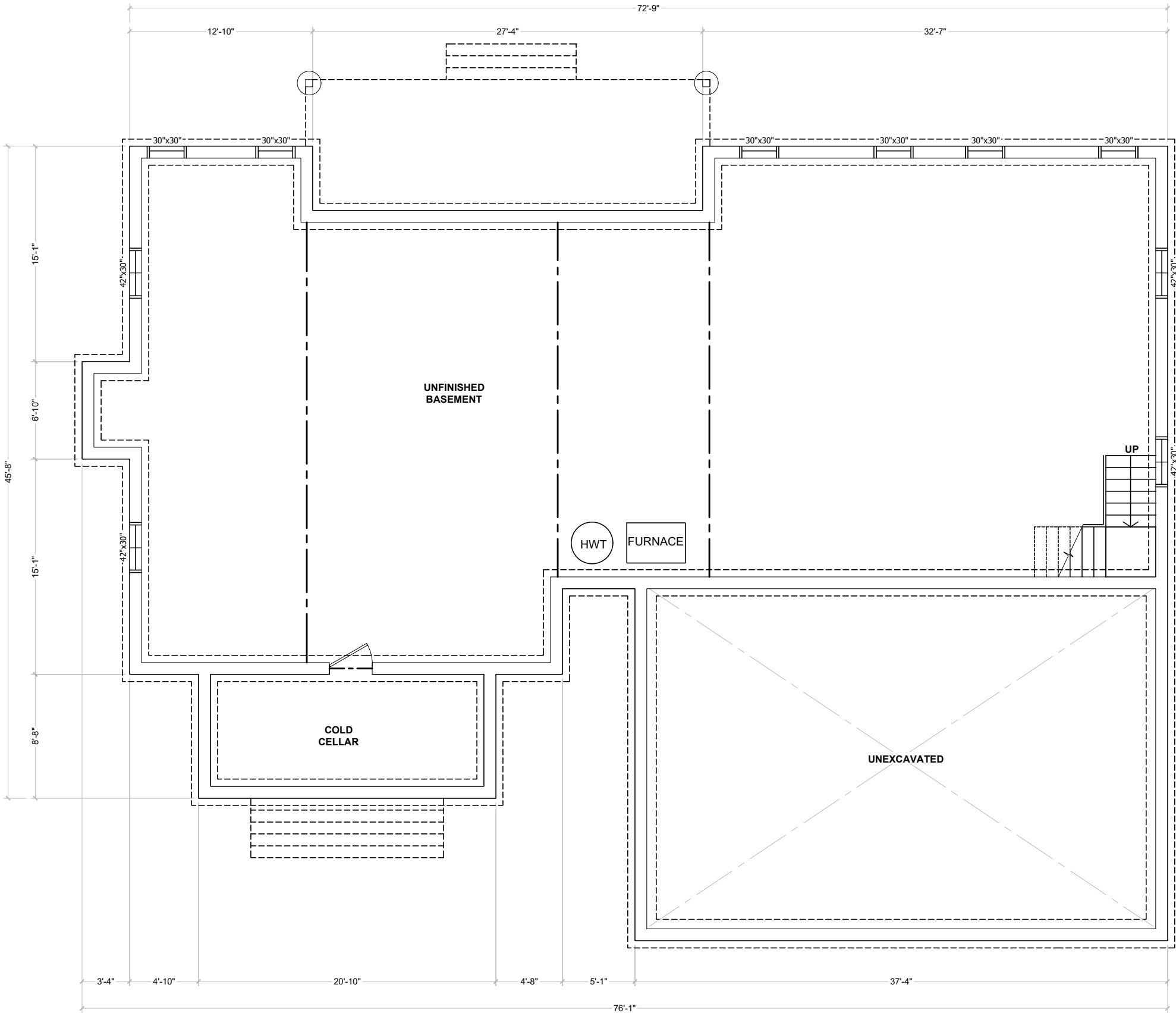
Drawing Number A1 Date NOV 2024

Scale AS NOTED

PROJECT DESCRIPTION:
**PROPOSED 1 STOREY
CUSTOM HOME WITH 3-CAR
ATTACHED GARAGE**

Municipal Address
2314 SOMERS BLVD


PERMIT FIRST
BUILDING PERMIT, CONSTRUCTION & RENOVATION
info@permitfirst.ca
647 879 9375



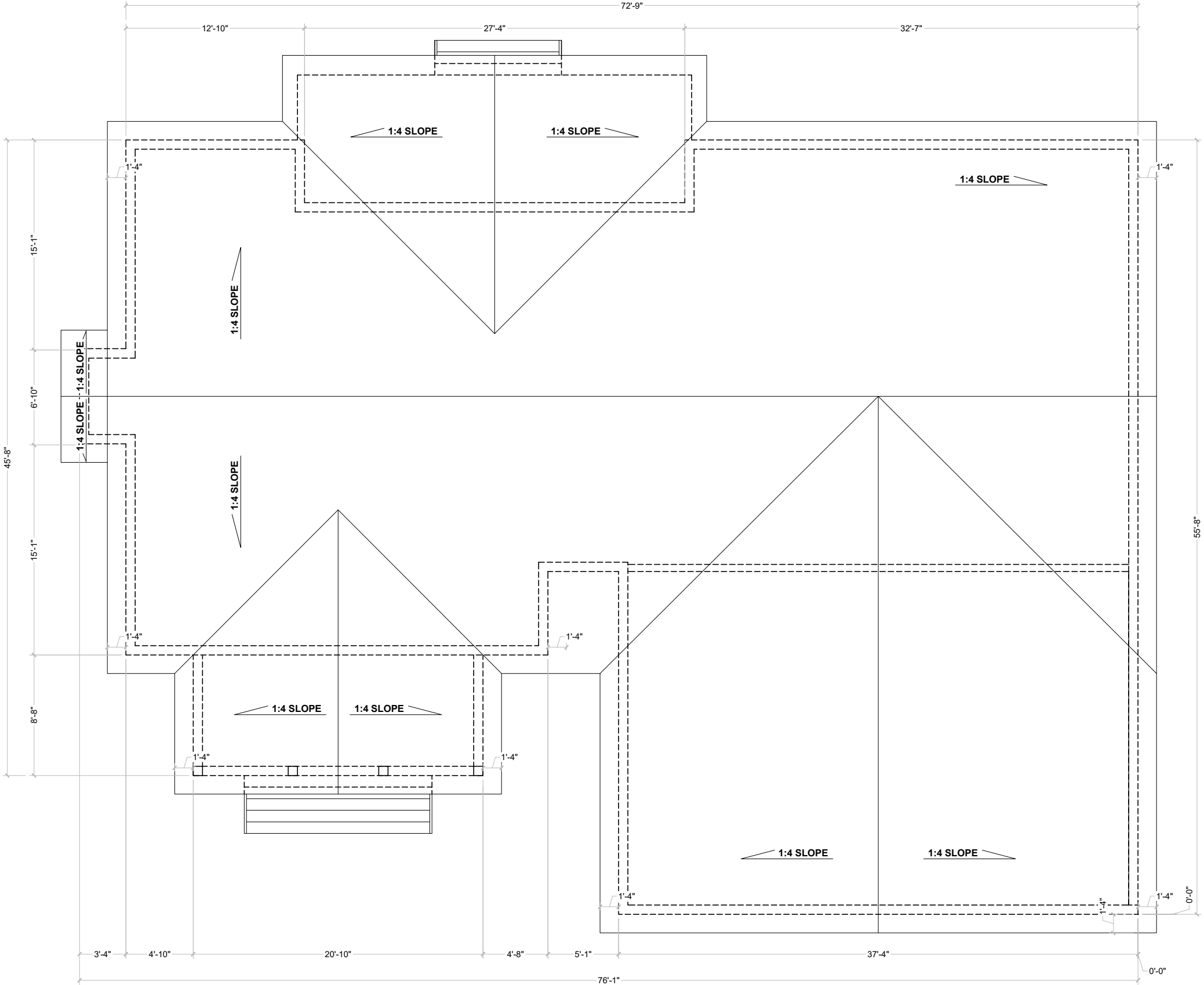
1
A2 **PROPOSED BASEMENT FLOOR PLAN**
1/8" = 1'-0"

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DIMENSIONS PRIOR TO WORK INITIATION.
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Project		PF-2314SOMERSBLVD-2024	
Drawing Number		A2	Date NOV 2024
Scale		AS NOTED	
PROJECT DESCRIPTION:			
PROPOSED 1 STOREY CUSTOM HOME WITH 3-CAR ATTACHED GARAGE			
Municipal Address			
2314 SOMERS BLVD			

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Project		PF-2314SOMERSBLVD-2024	
Drawing Number		A3	Date
			NOV 2024
Scale			
AS NOTED			
PROJECT DESCRIPTION:			
PROPOSED 1 STOREY CUSTOM HOME WITH 3-CAR ATTACHED GARAGE			
Municipal Address			
2314 SOMERS BLVD			
 PERMIT FIRST BUILDING PERMIT, CONSTRUCTION & RENOVATION info@permitfirst.ca 647 879 9375			



1
A3

PROPOSED ROOF PLAN

1/8" = 1'-0"

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Project
PF-2314SOMERSBLVD-2024

Drawing Number	A4	Date	NOV 2024
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Scale
AS NOTED

PROJECT DESCRIPTION:
PROPOSED 1 STOREY
CUSTOM HOME WITH 3-CAR
ATTACHED GARAGE

Municipal Address
2314 SOMERS BLVD


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1
A4

RESERVED

1/8" = 1'-0"



1
A5 PROPOSED EAST ELEVATION
3/16" = 1'-0"

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PROJECT DESCRIPTION:
PROPOSED 1 STOREY CUSTOM
HOME WITH 3-CAR ATTACHED
GARAGE

Municipal Address
2314 SOMERS BLVD

Project
PF-2314SOMERSBLVD-2024

Drawing Number
A5

Date
NOV 2024

Scale
AS NOTED

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1
A6

PROPOSED WEST ELEVATION

3/16" = 1'-0"

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PROPOSED 1 STOREY CUSTOM
HOME WITH 3-CAR ATTACHED
GARAGE

Municipal Address
2314 SOMERS BLVD

Project
PF-2314SOMERSBLVD-2024

Drawing Number
A6

Date
NOV 2024

Scale
AS NOTED


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1
A7 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

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PROJECT DESCRIPTION:
PROPOSED 1 STOREY CUSTOM
HOME WITH 3-CAR ATTACHED
GARAGE

Municipal Address
2314 SOMERS BLVD

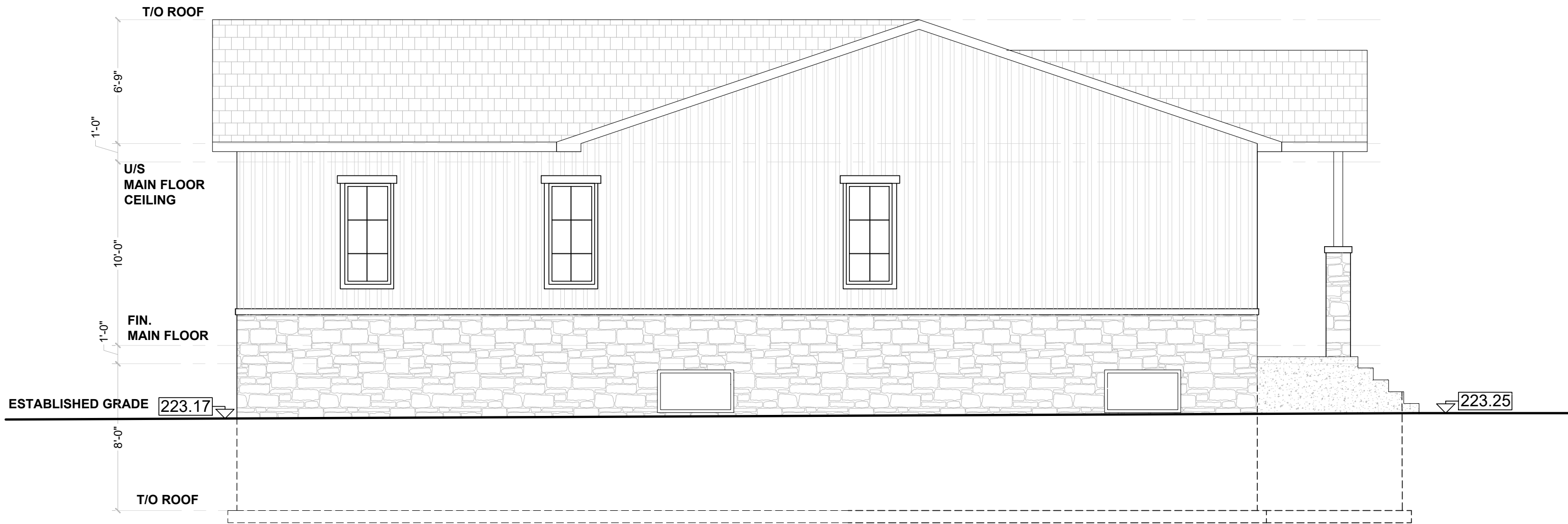
Project
PF-2314SOMERSBLVD-2024

Drawing Number
A7

Date
NOV 2024

Scale
AS NOTED

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1
A8 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

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PROJECT DESCRIPTION:
PROPOSED 1 STOREY CUSTOM
HOME WITH 3-CAR ATTACHED
GARAGE

Municipal Address
2314 SOMERS BLVD

Project
PF-2314SOMERSBLVD-2024

Drawing Number
A8

Date
NOV 2024

Scale
AS NOTED


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647 879 9375

PART 2 (SURVEY REPORT)

THERE ARE NO REGISTERED EASEMENTS FOUND ON TITLE.

ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AND DITCHES ALONG THE PERIMETER OF SUBJECT PROPERTY.

NOTE THE OVERHEAD WIRES PROJECTING ACROSS THE SUBJECT PROPERTY.

THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

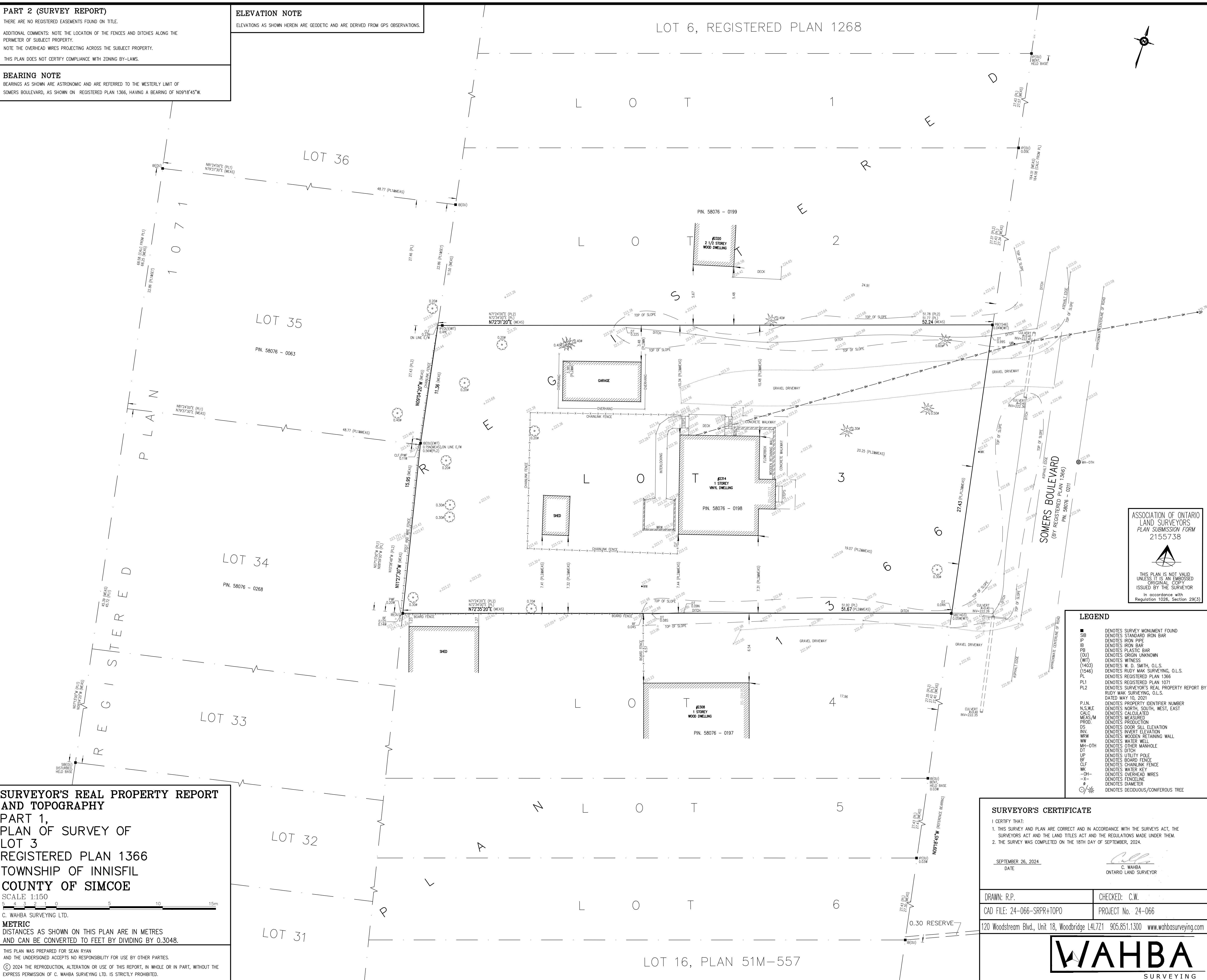
BEARING NOTE

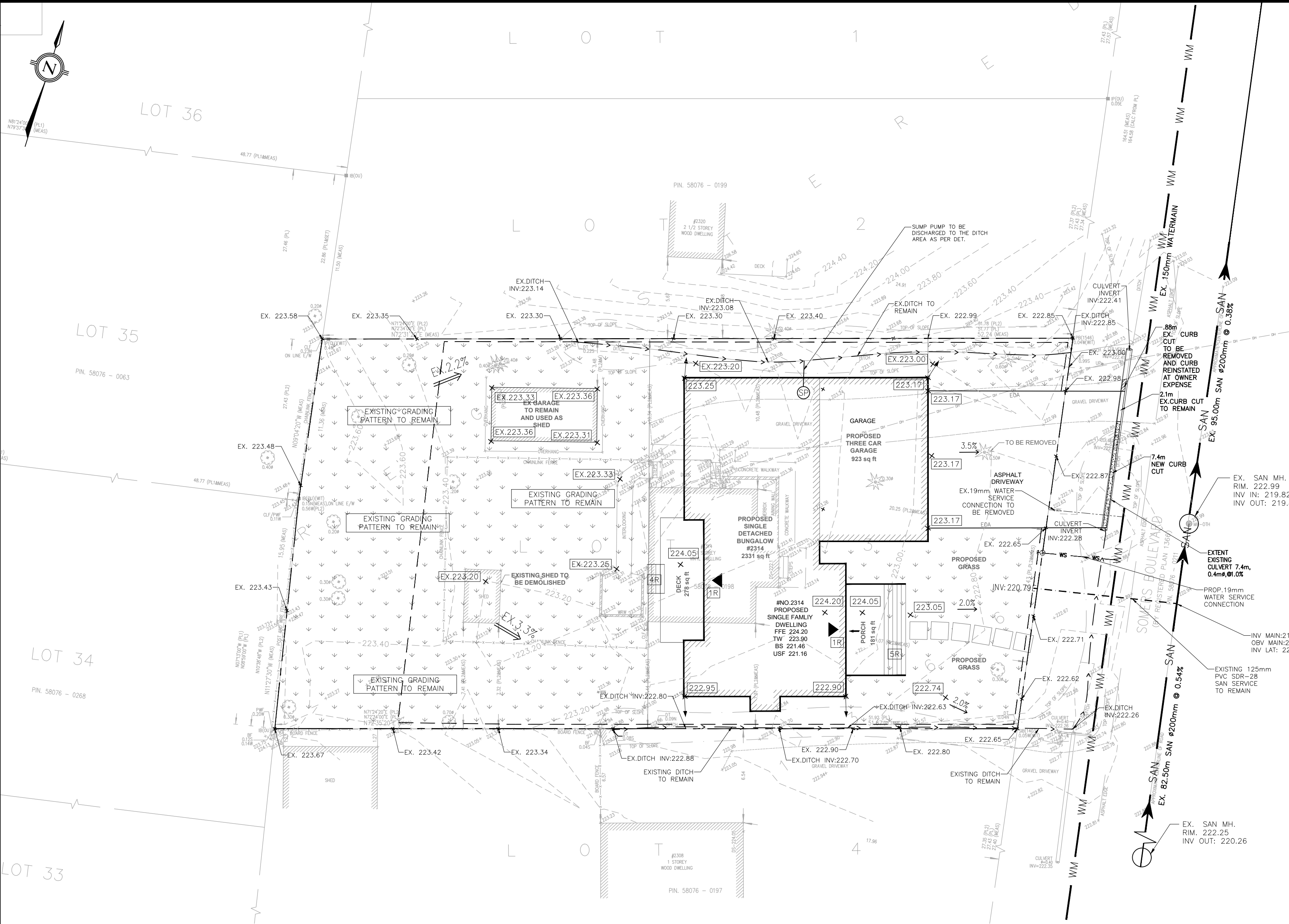
BEARINGS AS SHOWN ARE ASTROMOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF SOMERS BOULEVARD, AS SHOWN ON REGISTERED PLAN 1366, HAVING A BEARING OF N09°18'45"W.

ELEVATION NOTE

ELEVATIONS AS SHOWN HEREIN ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS.

LOT 6, REGISTERED PLAN 1268





NOTES

1. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CONSTRUCTION ACTIVITY AND FINAL PRODUCT CONFORMS TO ALL TOWN BYLAWS.
2. THE MINIMUM GRADIENT ON ANY DRIVEWAY SHALL BE 2.0%.
3. THE MAXIMUM GRADIENT ON ANY DRIVEWAY SHALL BE 7.5%.
4. MINIMUM SWALE DEPTH IS 0.15M.
5. PERFORATED SUBDRAIN FOR SWALE SHOULD BE LESS THAN 2.0%.
6. ALL EXISTING SERVICES TO BE DECOMMISSIONED AT OWNER EXPENSE.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UTILITIES DURING CONSTRUCTION, ALL EXISTING UTILITIES MUST BE LOCATED PRIOR TO COMMENCEMENT OF THE WORK. ANY VARIANCE IN LOCATION (VERTICAL OR HORIZONTAL) IS TO BE REPORTED TO THE DESIGN ENGINEER 48 HRS PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL DEVICES PRIOR TO THE COMMENCEMENT OF SITE GRADING WORK. SILT LADEN WATER WILL NOT BE PERMITTED TO ENTER INTO ANY EXISTING CATCH BASINS, INLETTING STRUCTURES, OR WATERCOURSES. ADDITIONAL CONTROLS AS DEEMED REQUIRED BY THE AUTHORITIES.
9. INVERT ELEVATIONS AND ALL SURVEY POINTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE LAYOUT SHALL BE REPORTED TO THE CONSULTANT AND THE CONSULTANT SHALL NOTIFY THE CITY FOR THE NECESSARY CHANGES.
10. ALL PROPOSED WORKS WITHIN THE TOWN'S RIGHT-OF-WAY SHALL BE COMPLETED BY THE TOWN'S FORCES AT THE OWNER'S EXPENSE.
11. EXISTING PEDESTRIAN SIDEWALK TO BE FULLY ACCESSIBLE DURING CONSTRUCTION OF THIS HOUSE.

STANDARD NOTES

1. EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
2. DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.
3. ALL IN WATER AND NEAR WATER WORKS WILL BE CONDUCTED IN THE DRY WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
4. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREAS. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, INCLUDING SEDIMENT, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS. TRCA ENFORCEMENT OFFICER SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED, AS NECESSARY.
5. AN ENVIRONMENTAL MONITOR WILL ATTEND THE SITE TO INSPECT ALL NEW CONTROLS IMMEDIATELY AFTER INSTALLATION. INSPECTION OF ESC MEASURES TO BE WILL OCCUR, AT MINIMUM:
 - ON A WEEKLY BASIS;
 - PRIOR TO SIGNIFICANT RAINFALL EVENTS (MINIMUM PREDICTED 25MM OVER 24 HOURS);
 - AFTER EVERY RAINFALL/SNOWMELT EVENT; AND
 - DAILY DURING EXTENDED RAINFALL PERIODS.INSPECTIONS WILL FOCUS ON MEASURES RELATED TO EROSION AND SEDIMENT CONTROLS, DEWATERING OR UNWATERING, RESTORATION AND IN OR NEAR WATER WORKS SHOULD CONCERNS ARISE ON SITE THE ENVIRONMENTAL MONITOR WILL CONTACT THE TRCA ENFORCEMENT OFFICER AS WELL AS THE PROPONENT.
6. ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED A MINIMUM OF 30 METRES FROM THE WATER.
7. ALL GRADES WITHIN THE REGULATORY FLOOD PLAIN WILL BE MAINTAINED OR MATCHED TORONTO AND REGION CONSERVATION AUTHORITY | 2
8. THE PROPONENT/CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS WILL BE CONDUCTED DURING FAVOURABLE WEATHER CONDITIONS. SHOULD AN UNEXPECTED STORM ARISE, THE CONTRACTOR WILL REMOVE ALL UNFIXED ITEMS FROM THE REGIONAL STORM FLOOD PLAIN THAT WOULD HAVE THE POTENTIAL TO CAUSE A SPILL OR AN OBSTRUCTION TO FLOW, E.G., FUEL TANKS, PORTAPOTTIES, MACHINERY, EQUIPMENT, CONSTRUCTION MATERIALS, ETC.
9. ALL DEWATERING/UNWATERING SHALL BE TREATED AND RELEASED TO THE ENVIRONMENT AT LEAST 30 METRES FROM A WATERCOURSE OR WETLAND AND ALLOWED TO DRAIN THROUGH A WELL VEGETATED AREA. NO DEWATERING EFFLUENT SHALL BE SENT DIRECTLY TO ANY WATERCOURSE, WETLAND OR FOREST, OR ALLOWED TO DRAIN ONTO DISTURBED SOILS WITHIN THE WORK AREA. THESE CONTROL MEASURES SHALL BE MONITORED FOR EFFECTIVENESS AND MAINTAINED OR REVISED TO MEET THE OBJECTIVE OF PREVENTING THE RELEASE OF SEDIMENT LADEN WATER.

LEGEND

- 299.28 EXISTING ELEVATION
- 301.10 PROPOSED ELEVATION
- 301.70 PROPOSED SWALE INVERT ELEVATION
- FFE FINISHED FIRST FLOOR ELEVATION
- TW TOP OF WALL ELEVATION
- BS BASEMENT SLAB ELEVATION
- UFE UNDERSIDE OF FOOTING ELEVATION
- WB/EB WEST/EAST BOTTOM ELEVATION
- PROPOSED SWALE
- PROPERTY LINE
- SILT FENCE
- PROP. ROOF DOWNSPOUTS & SPLASH PAD

Contractor to check and verify all dimensions and conditions on the job and report discrepancies to the designer before proceeding with the This drawing is the property of "Elmid Design Inc." and any use of it should have the Drawings are not to be scaled Drawings are not to be scaled

BENCHMARK ELEVATION: ELEVATIONS AS SHOWN HEREIN ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS. METRIC DISTANCES AS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. BEARINGS: BEARINGS AS SHOWN ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF SOMERS BOULEVARD, AS SHOWN ON REGISTERED PLAN 1368, HAVING A BEARING OF N09°18'45"W.	SURVEYOR INFORMATION WAHBA SURVEYING. 120 Woodstream Blvd., Unit 18, Woodbridge L4L7Z1 TEL: (905) 851 1300 www.wahbasurveying.com			
	LIST OF THE DRAWINGS			

REV	DATE	REVISION	INITIAL	SIGNED

ELMID DESIGN
119 English Oak Dr.
Richmond Hill, ON L4E 3X4
Tel: 416-754-6597
E-mail: info@elmid.ca
www.elmid.ca

PROFESSIONAL ENGINEER
26.03.2025
H. AKGARI
100180660
PROVINCE OF ONTARIO

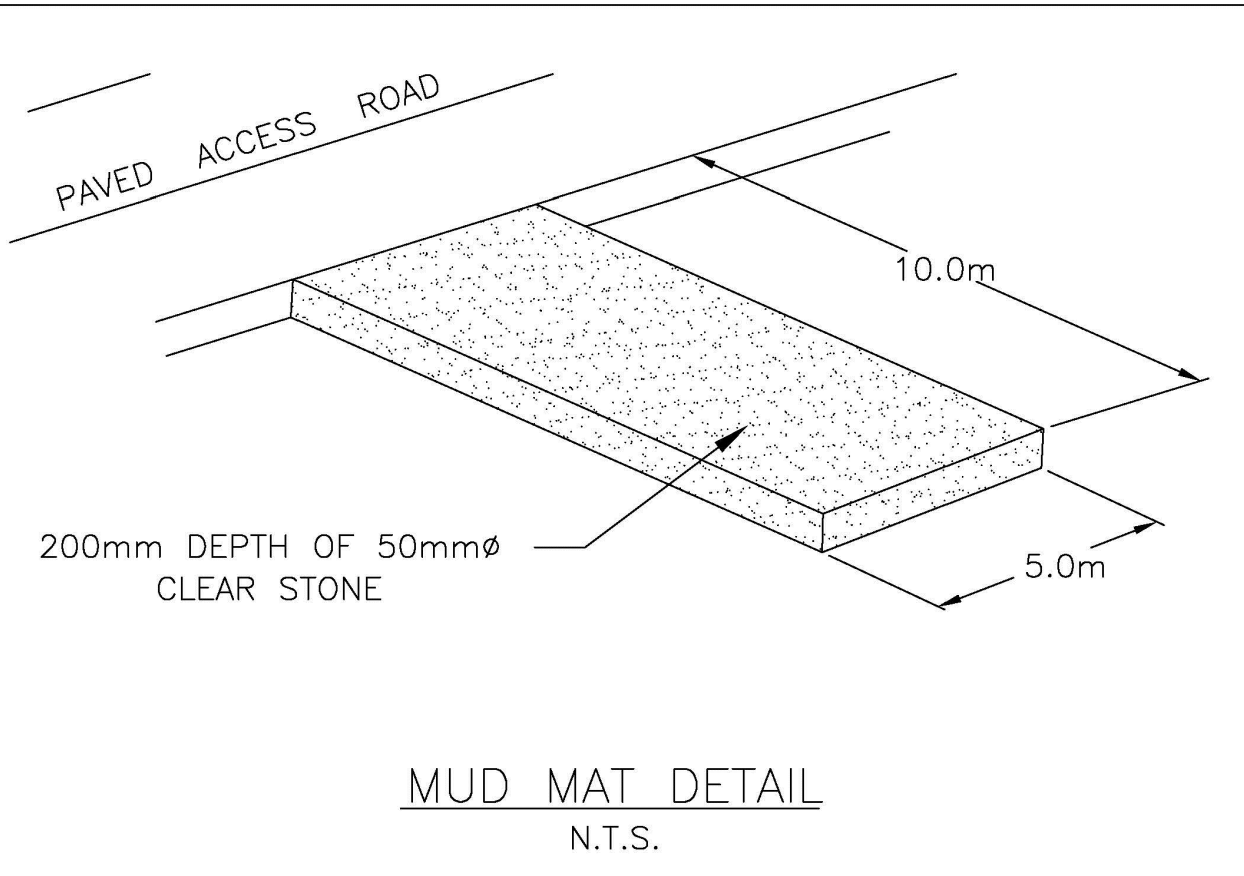
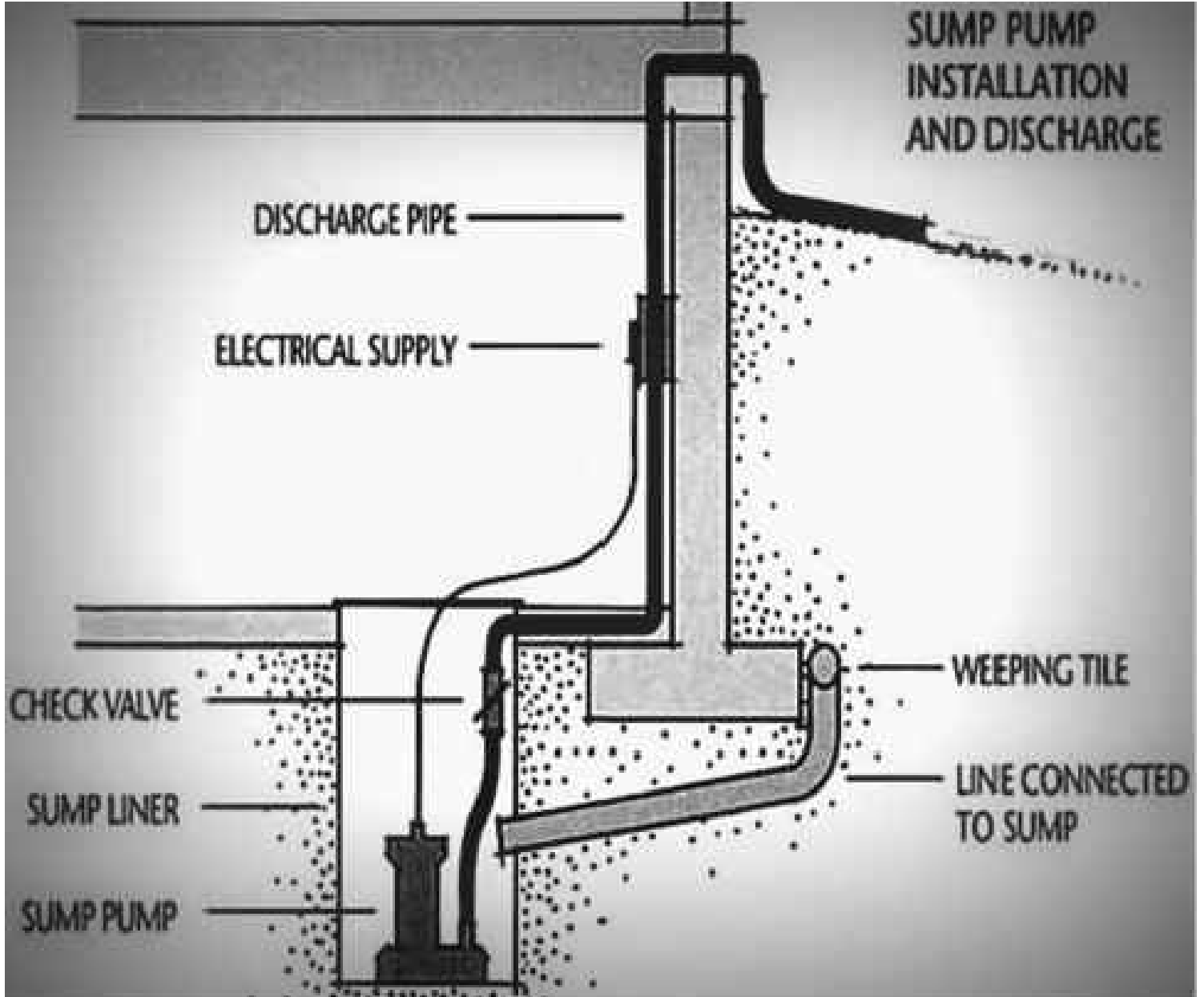
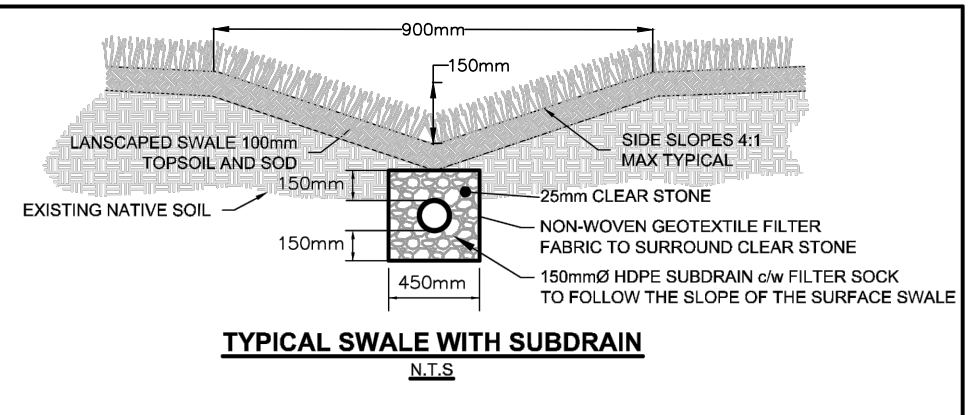
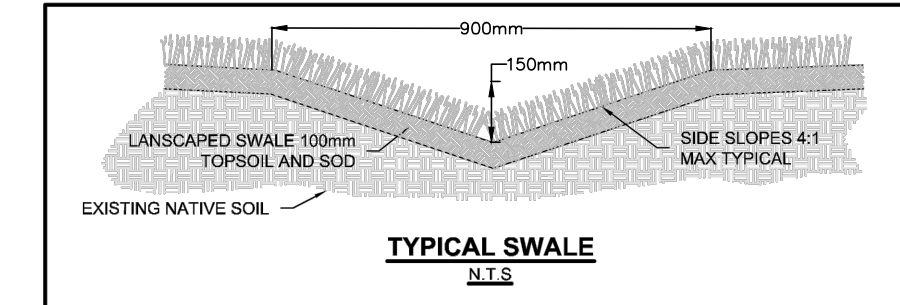
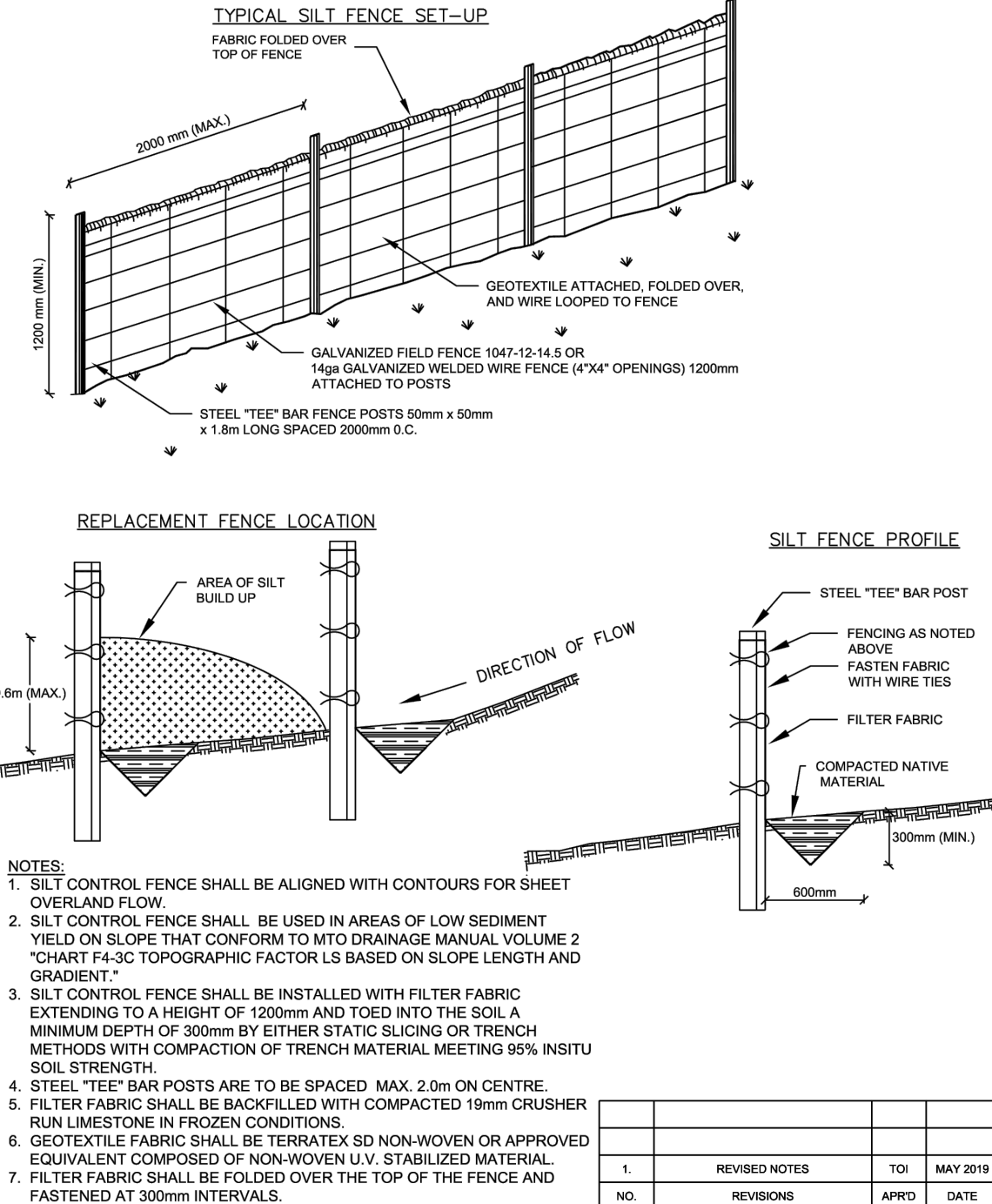
PROJECT ADDRESS

2314 SOMERS BLVD,
INNISFIL BEACH, ON

GRADING PLAN

PROPOSED 1-STOREY
RESIDENTIAL DWELLING

DESIGN:	H.A	DRAFTING:	E.S	CHECK:	H.A
SCALE:	1:200	DRAWING NUMBER:	G-1		
DATE:	26.03.2025				



INNISFIL

SILTATION CONTROL FENCING
DRAWN: A.A.
SCALE: N.T.S.
APPROVED: DATE: APRIL 2015

METRIC
ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED
TOISD 503