



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2025-038**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Jon Johnson & Julie Sandhar, Owners**, 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 1331 LOT 37** known municipally as **1 East John St** and is zoned “**Residential (R1)**”

The applicant is seeking relief of section 3.3f) of the Zoning By-law which states that no accessory building shall exceed the height of the principal building on the lot or 5.0m, whichever is the lesser. The proposed height of the garage is approximately 6.6m.

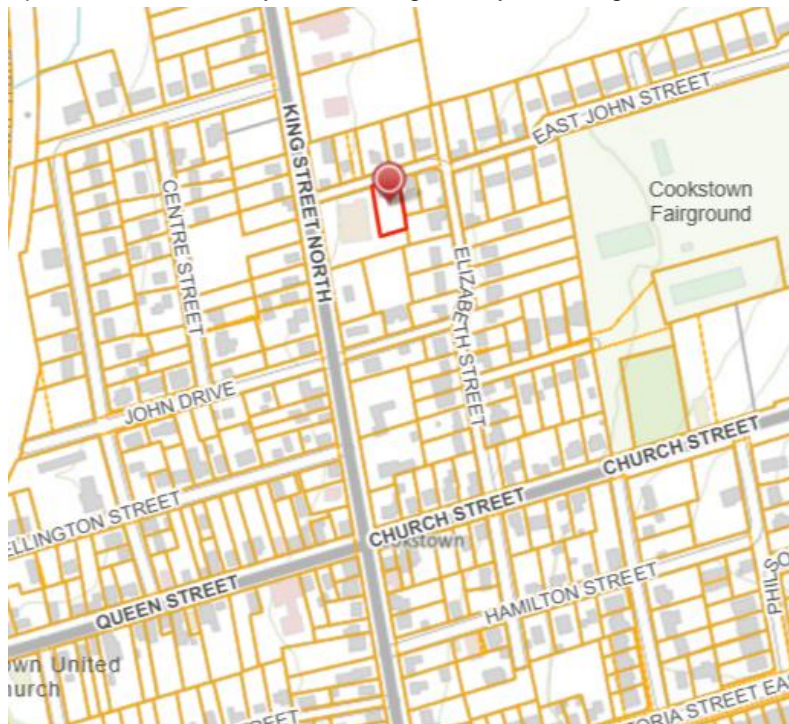
The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, September 18, 2025, at 6:30 PM.**

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.

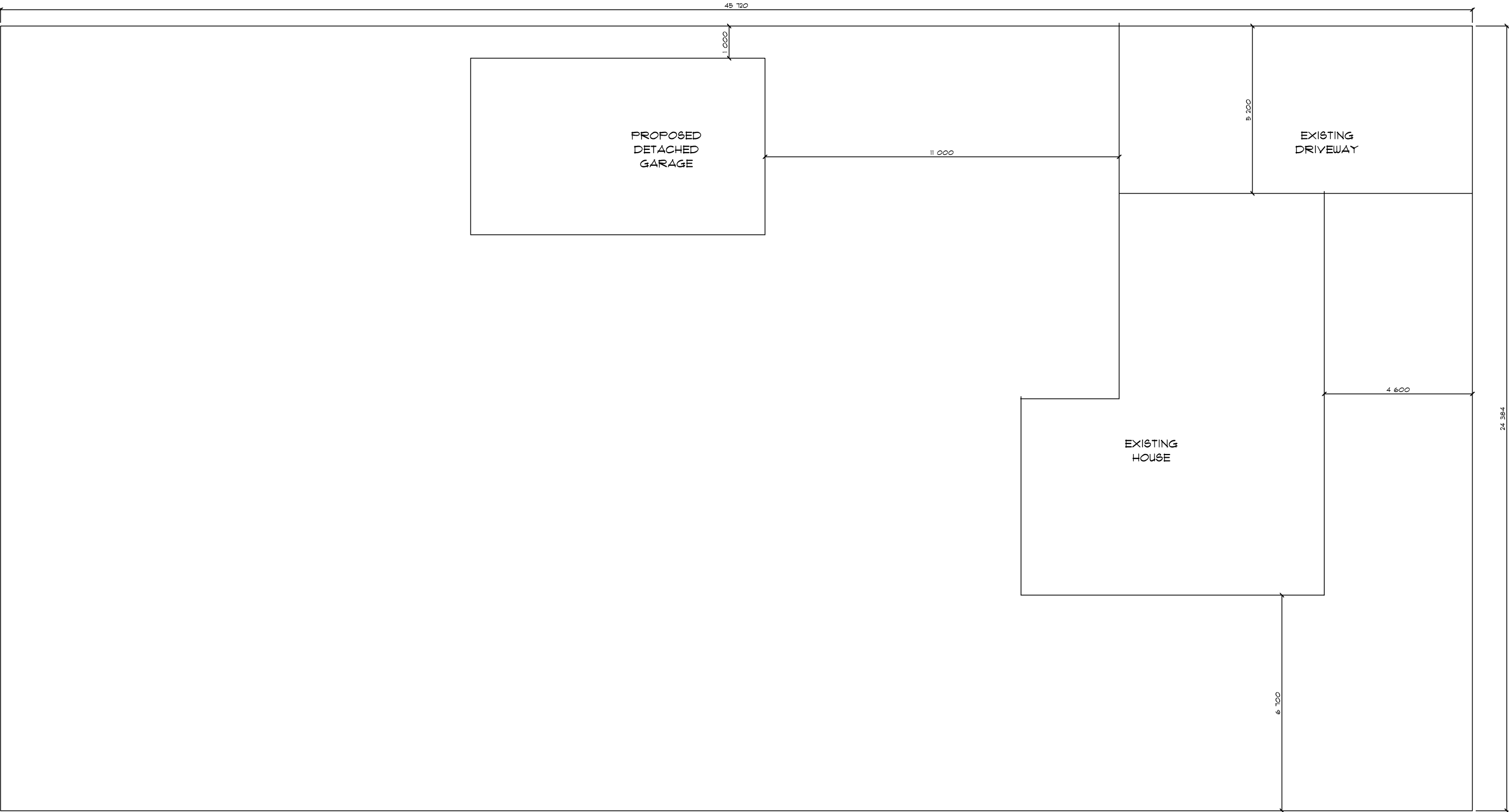
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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

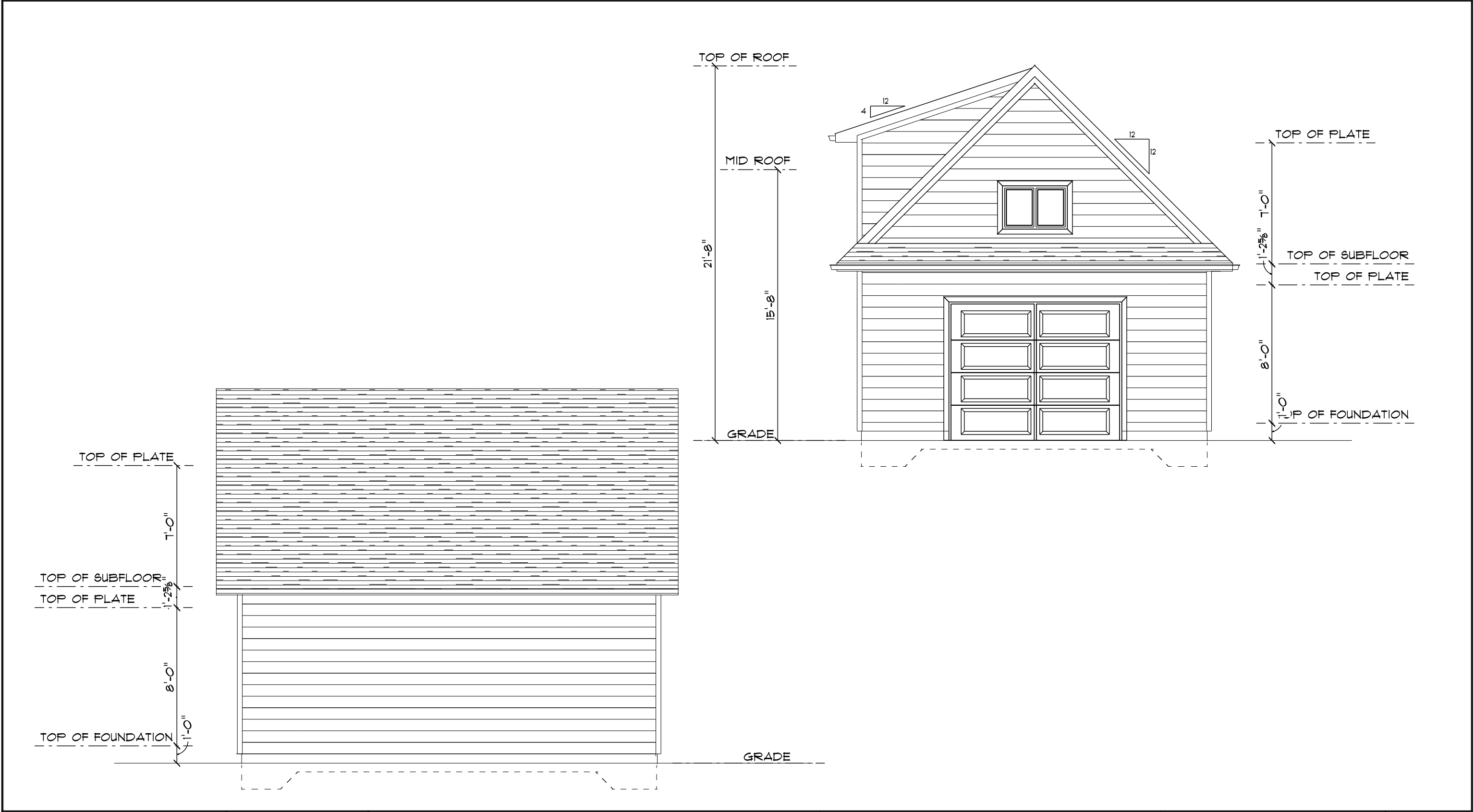
Dated: **August 28, 2025**

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

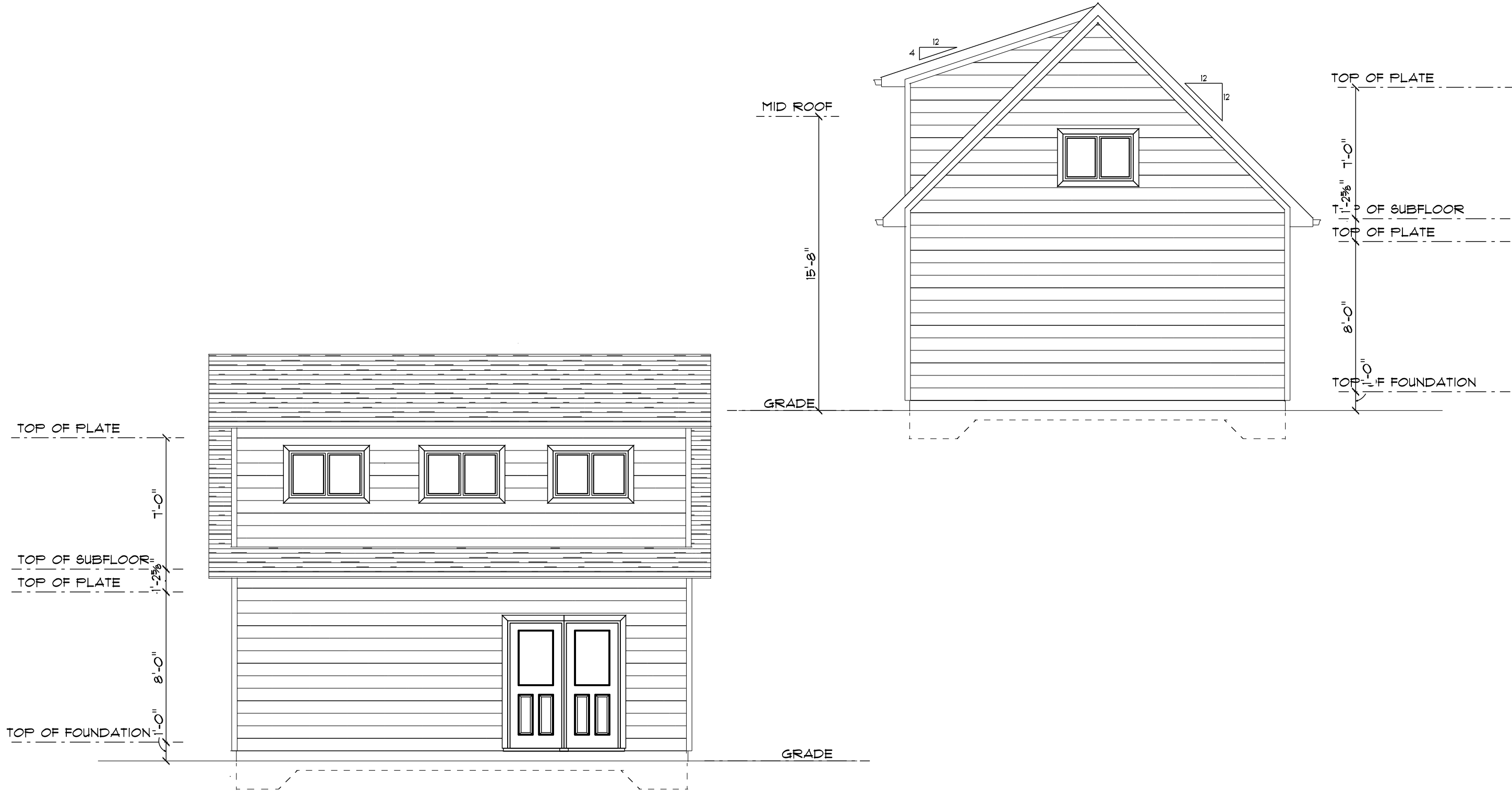


LOT AREA: 12000 SQFT 1115 M2
EXISTING HOUSE FOOT PRINT: 1040 SQFT 96.6 M2
PROPOSED GARAGE: 480 SQFT 44.6 M2
PROPOSED LOT COVERAGE: 12%

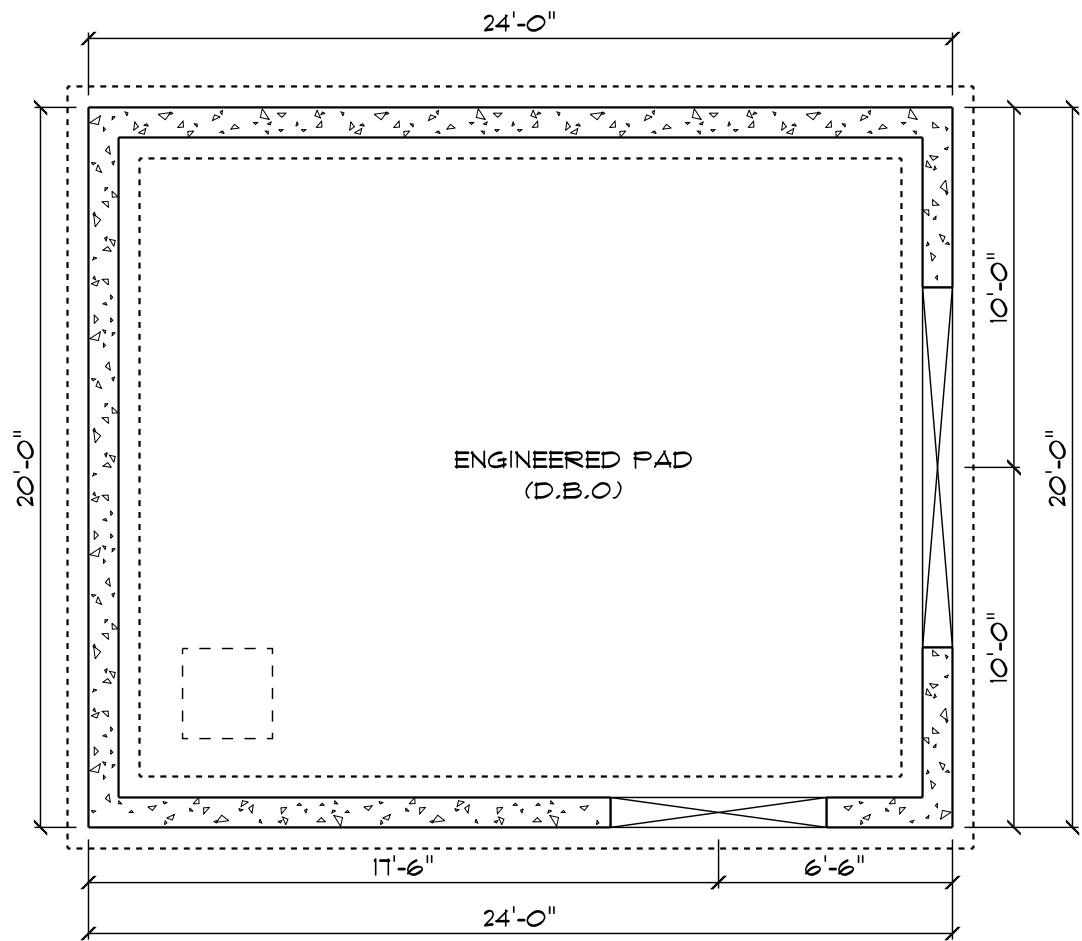
<div>FINE LINE DESIGN SERVICES</div> <div>GLENN & HEATHER MIDDLEBROOK</div> <div>1866 Old Second Rd N Springwater On L0L 2K0</div> <div>PHONE (705) 322 5588 CELL (705)796 8380</div> <div>E-MAIL: heather@finelinedrafting.ca</div> <div>www.finelinedrafting.ca</div>	NOTE: THE CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE DESIGNER. THE CONTRACTOR MUST COMPLY WITH ALL LOCAL AND PROVINCIAL BUILDING CODES		The undersigned has reviewed and takes responsibility for this design, and meets the requirements set out in the 2024 Ontario Building Code to be a designer.		SITE PLAN		CLIENT NAME: Sandhar		SCALE: n.t.s	
	INDIVIDUAL BCIN: 14607		HEATHER MIDDLEBROOK				PROJECT: PROPOSED DETACHED GARAGE		JOB NUMBER: 25-070	
	FIRM BCIN: 108381		NAME SIGNATURE				START DATE: July 9 2025		DRAWING NUMBER: S1	
	DRAWN BY: H.M.		REGISTRATION INFORMATION Required unless exempt under 3.2.4.1 Division C of the Building Code FINE LINE DESIGN SERVICES 108381 FIRM NAME BCIN		PROJECT ADDRESS: 1 East John St Cookstown Innisfil		PRINT DATE: Aug 5 2025			



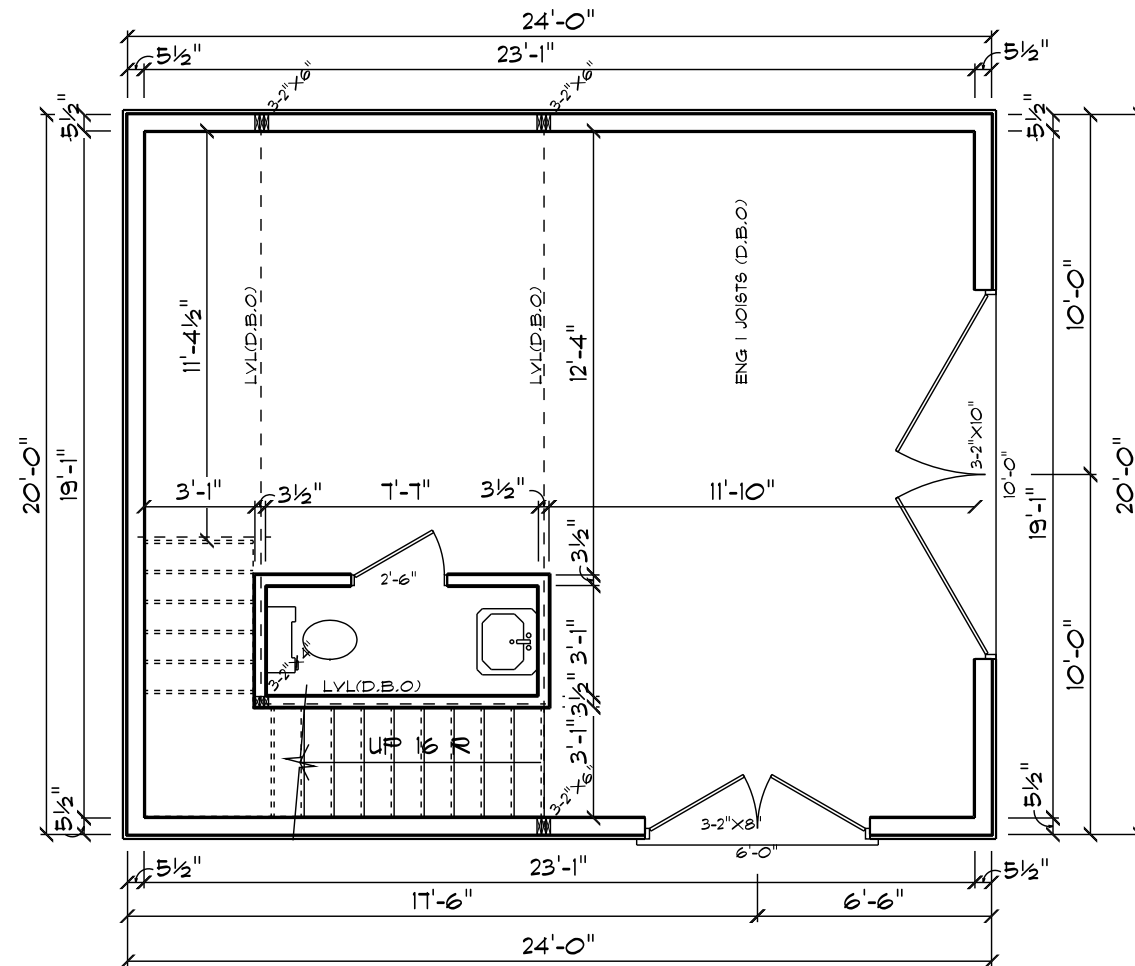
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	INDIVIDUAL BCIN: 14607		HEATHER MIDDLEBROOK NAME		14607 BCIN		PROJECT: PROPOSED DETACHED GARAGE	JOB NUMBER: 25-070
	FIRM BCIN: 108381		FINE LINE DESIGN SERVICES FIRM NAME		108381 BCIN		START DATE: July 9 2025	DRAWING NUMBER: A1
	DRAWN BY: H.M.		REGISTRATION INFORMATION Required unless exempt under 3.2.4.1 Division C of the Building Code		PROJECT ADDRESS: 1 East John St Cookstown Innisfil		PRINT DATE: Aug 5 2025	



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	<div>FIRM BCIN: 108381</div>	<div>HEATHER MIDDLEBROOK</div>		<div>START DATE: July 9 2025</div>	<div>DRAWING NUMBER: A2</div>
	<div>DRAWN BY: H.M.</div>	<div>HEATHER MIDDLEBROOK</div>	<div>PROJECT ADDRESS: 1 East John St Cookstown Innisfil</div>	<div>PRINT DATE: Aug 5 2025</div>	



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	INDIVIDUAL BCIN: 14607	HEATHER MIDDLEBROOK NAME				PROJECT: PROPOSED DETACHED GARAGE	JOB NUMBER: 25-070
	FIRM BCIN: 108381	REGISTRATION INFORMATION Required unless exempt under 3.2.4.1 Division C of the Building Code FINE LINE DESIGN SERVICES FIRM NAME		PROJECT ADDRESS: 1 East John St Cookstown Innisfil	START DATE: July 9 2025	DRAWING NUMBER: A3	
	DRAWN BY: H.M.	BCIN			PRINT DATE: Aug 5 2025		



FINE LINE DESIGN SERVICES
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INDIVIDUAL BCIN: 14607

FIRM BCIN: 108381

DRAWN BY: H.M.

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QUALIFICATION INFORMATION

Required unless exempt under 3.2.5.1 Division C of the Building Code

HEATHER MIDDLEBROOK
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

Required unless exempt under 3.2.4.1 Division C of the Building Code

FINE LINE DESIGN SERVICES
FIRM NAME 108381 BCIN

MAIN FLOOR

PROJECT ADDRESS: 1 East John St
Cookstown
Innisfil

CLIENT NAME: Sandhar

PROJECT: PROPOSED
DETACHED
GARAGE

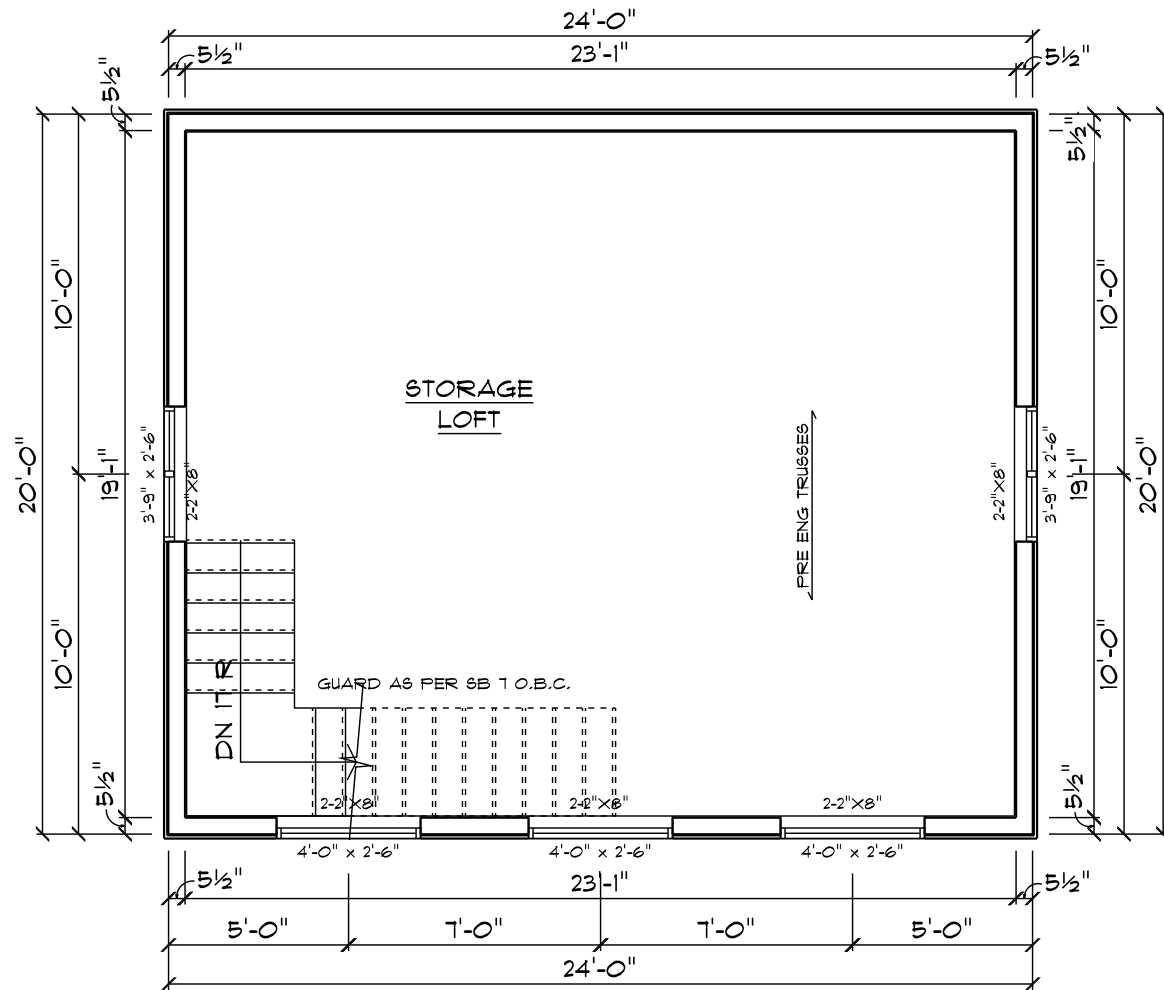
START DATE: July 9 2025

PRINT DATE: Aug 5 2025

SCALE: 1/8"=1'-0"

JOB NUMBER: 25-070

DRAWING NUMBER: A4



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INDIVIDUAL BCIN: 14607

FIRM BCIN: 108381

DRAWN BY: H.M.

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QUALIFICATION INFORMATION

Required unless exempt under 3.2.5.1 Division C of the Building Code

HEATHER MIDDLEBROOK

NAME

SIGNATURE

14607

BCIN

REGISTRATION INFORMATION

Required unless exempt under 3.2.4.1 Division C of the Building Code

FINE LINE DESIGN SERVICES

FIRM NAME

108381

BCIN

SECOND FLOOR

PROJECT ADDRESS:

1 East John St
Cookstown
Innisfil

CLIENT NAME:

Sandhar

PROJECT:

PROPOSED
DETACHED
GARAGE

START DATE:

July 9 2025

PRINT DATE:

Aug 5 2025

SCALE:

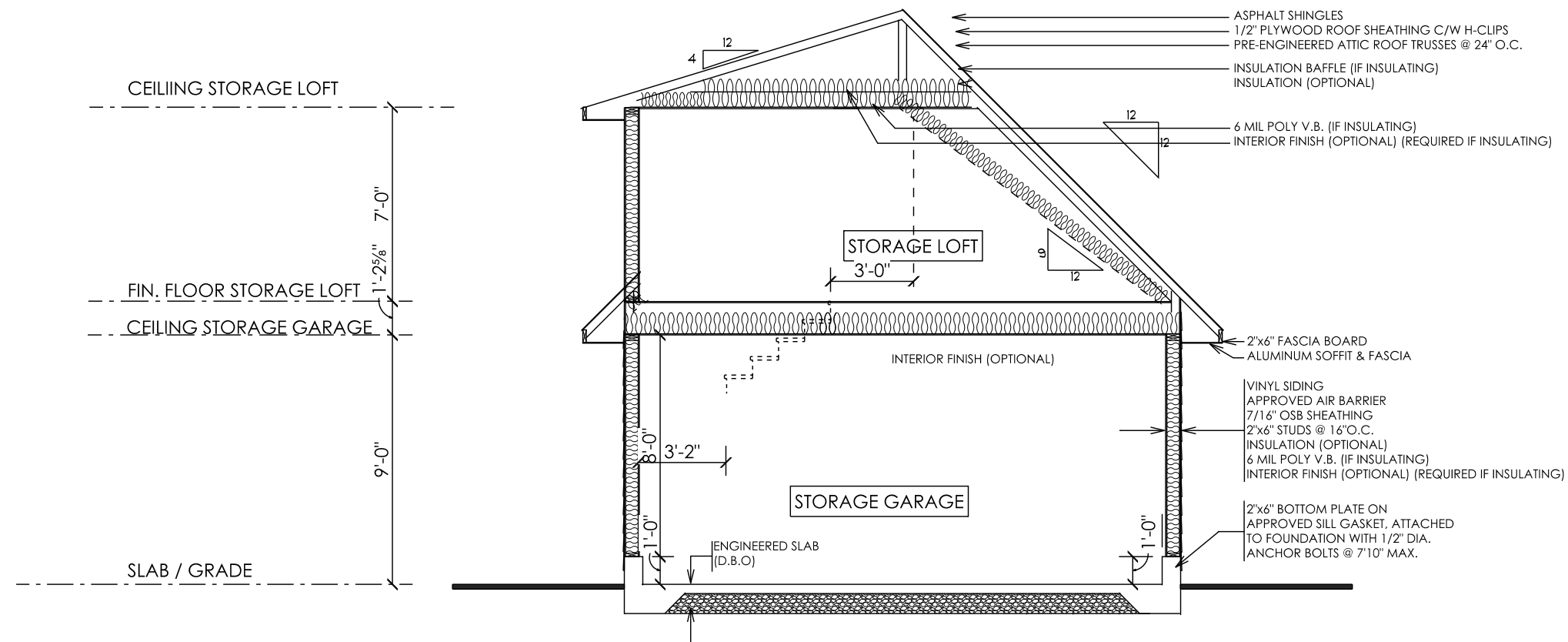
1/8"=1'-0"

JOB NUMBER:

25-070

DRAWING NUMBER:

A5



CROSS SECTION

<div><div>FINE LINE DESIGN SERVICES</div><div>GLENN & HEATHER MIDDLEBROOK</div><div>1866 Old Second Rd N Springwater On L0L 2K0</div><div>PHONE (705) 322 5588 CELL (705)796 8380</div><div>E-MAIL: heather@finelinedrafting.ca</div><div>www.finelinedrafting.ca</div></div>	<div>NOTE: THE CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE DESIGNER. THE CONTRACTOR MUST COMPLY WITH ALL LOCAL AND PROVINCIAL BUILDING CODES</div>	The undersigned has reviewed and takes responsibility for this design, and meets the requirements set out in the 2024 Ontario Building Code to be a designer.		SECTION		CLIENT NAME: Sandhar		SCALE: 1/8"=1'-0"	
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	<div>DRAWN BY: H.M.</div>				<div>PROJECT ADDRESS: 1 East John St Cookstown Innisfil</div>	<div>PRINT DATE: Aug 5 2025</div>			