



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2025-060**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Brian Parobec, 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 260 LOT 15** known municipally as **42 King St N** and is zoned “**Residential (R1)**”.

The applicant is seeking relief of section 3.3b) of the Zoning By-law which allows a maximum gross floor area of an accessory building or structure of up to 50m². The applicant is proposing to construct a detached garage with a gross floor area of approximately 118m².

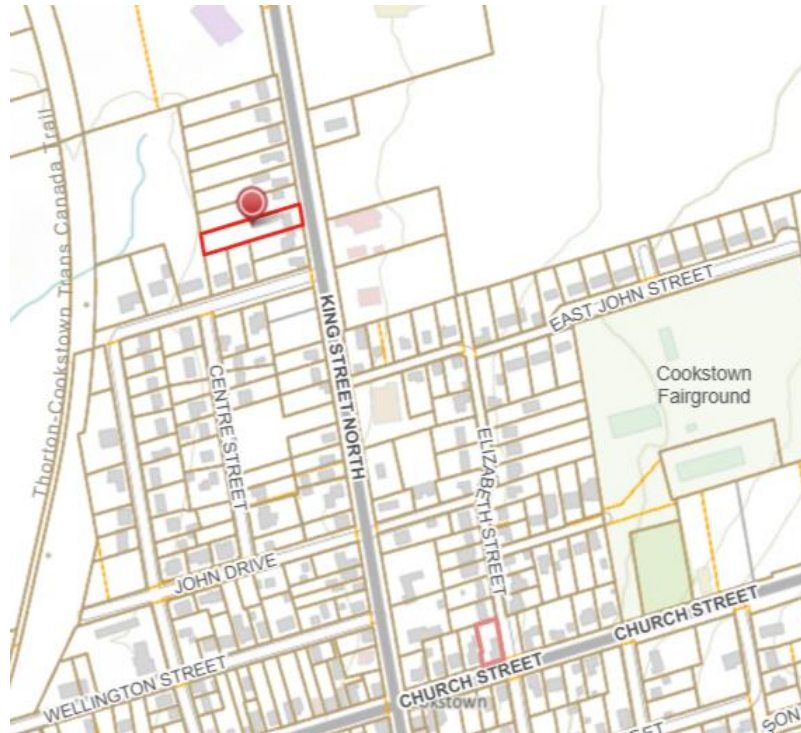
The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, November 20, 2025, at 6:30 PM.**

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.

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: **October 29, 2025**

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

Cover Letter for Minor Variance Application

Project address: 42 King St N. Cookstown, ON L0L 1L0

Date: September 22, 2025

Project Description: Proposed Garage addition on the rear side of the property.

Applicant/property owner: Brian Parobec

Required Minor Variance: The proposal involves the construction of a detached garage with a gross floor area of 118m². This exceeds the maximum permitted area of 50m² for accessory buildings under Section 3.3(b) of the Zoning By-law, and therefore requires a minor variance.

Justification for Variance Request:

- **Garage Size & Door Dimensions:** The proposed garage is a prefabricated structure, and as such, the size and door dimensions are predetermined by the manufacturer. There are no customization options available to reduce the door size or overall footprint.
- **Location Near Rear Lot Line:** The garage has been strategically placed near the rear lot line to minimize its visual impact on the property and surrounding area. This location ensures the structure is less imposing and maintains the aesthetic integrity of the lot.

I trust that the above rationale supports the intent of the minor variance and respectfully request your consideration of this application.

Sincerely,

Brian Parobec

Applicant / Property Owner

GARAGE ADDITION

42 King St N Cookstown, ON L0L 1L0



AcmEng Engineering
Consultants Inc.

ENGINEER . DESIGNERS

M : (647) -889-4768
T : (647) -748-4768
E : Ishfaq.ahmed@acmeng.ca

300A-201 Consumers Road, North York, ON, M2J 4G8, Canada

ISSUED FOR PERMIT

PROJECT NO.:	2025-08-83
DATE:	AUG,2025

AcmEng Engineering Consultants Inc.
ADDRESS: SUITE NO. 300A-201 CONSUMERS RD.
NORTH YORK, ONTARIO, M2J 4G8
TEL OFFICE: 647 748-4768 & TEL: 647 889-4768
EMAIL: acmeng.design@gmail.com
WEB: www.Acmeng.ca

04	ACMENG	17-09-2025	FOR ZONING REVIEW	I.A.
03	ACMENG	11-09-2025	FOR ZONING REVIEW	I.A.
02	ACMENG	08-09-2025	FOR ZONING REVIEW	I.A.
01	ACMENG	28-08-2025	CLIENT REVIEW	I.A.
NO.	BY	DATE	REVISIONS	CHECKED

2025-08-83

PROJECT DWG. NO.

ADDRESS:
42 KING STREET N.
COOKSTOWN, ON

DESCRIPTION:
COVER PAGE

PROJECT:
GARAGE ADDITION

SURVEYED BY: N/A	AUG 2025	CONTRACT NO.	
DRAWN BY: KHALID		FILE NO.	
DESIGNED BY: ISHFAQ			SHEET NO.
SCALE:	AUG 2025		C1

GENERAL REQUIREMENTS

- 1- EXCEPT WHERE NOTED OTHERWISE, PROVIDE ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE (OBC) AND ITS LATEST REGULATIONS.
- 2- USE ONLY THE LATEST ISSUES OF ANY GOVERNMENT CODES, STANDARDS, OR REGULATIONS MENTIONED IN THE FOLLOWING NOTES.
- 3- CONTRACTOR SHALL CROSS CHECK ALL STRUCTURAL DRAWINGS AND DIMENSIONS WITH ARCHITECTURAL DRAWING.
- 4- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN SITE.
- 5- CONTRACTOR SHALL CONSIDER AND PERFORM ALL SAFETY MEASURES TO PROTECT LABORS AND PUBLIC.
- 6- CONTRACTOR SHALL VERIFY ALL OPENING SIZES.
- 7- NOTES AND DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
- 8- CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY BEFORE PROGRESS, IN CASE OF ANY UNUSUAL CONSTRUCTION CONDITION THAT JEOPARDIZE SAFETY OF LABOR AND/OR PUBLIC, AT THE TIME AND/OR IN FUTURE.
- 9- IN CASE OF EXISTENCE OF DISCREPANCIES BETWEEN THE PROJECT SPECIFICATIONS AND THE GENERAL STRUCTURAL NOTES, THE MOST CONSERVATIVE OPTION WILL GOVERN, UNLESS ENGINEER REPLY OTHERWISE, AND THIS WILL NOT BE A BASIS FOR CONTRACTOR FAILURE OR ANY BACK CHARGE OR ADDITIONAL CLAIM.
- 10- PERMIT DRAWINGS ONLY COVER GENERAL SCOPE OF WORK AND DESIGN ENGINEER'S SITE SUPERVISIONS IS REQUIRED TO ADDRESS ALL STRUCTURAL ISSUES AS APPLICABLE TO THE PROJECT. SITE INSTRUCTION BY DESIGN ENGINEER SUPERSEDES DESIGN DRAWINGS.
- 11- READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL/MECHANICAL AND ALL OTHER SPECIFICATIONS.
- 12- LOADS DURING CONSTRUCTION SHALL NOT EXCEED DESIGN LOADS AS SPECIFIED.
- 13- TYPICAL STRUCTURAL DETAILS SHOWN ON DRAWINGS SHALL GOVERN THE WORK. IF DETAILS DIFFER ON OTHER DRAWINGS, THE MOST STRINGIEST SHALL GOVERN.
- 14- FLOOR JOISTS, STUDS AND ALL OTHER STRUCTURAL MEMBERS OTHER THAN SPECIFIED, SHALL COMPLY WITH MANUFACTURE'S SPECIFICATIONS.
- 15- A PRE CONSTRUCTION MEETING SHALL BE ARRANGED BY CONSTRUCTOR TO REVIEW PLANS WITH DESIGN ENGINEER.
- 16- STRUCTURAL PLANS ARE GENERAL AND ONLY SHOW ADEQUATE MEMBER SIZES. CONSTRUCTION DETAILS INCLUDING BUT NOT LIMITED TO LOCATION OF BEAMS/COLUMNS TO AVOID CONFLICT WITH OTHER MEMBERS OR HOW TO SUPPORT LVL BEAM ON STEEL POSTS ARE RESPONSIBILITY OF BUILDER.

CONCRETE

- 1- ALL CONCRETE SHALL BE NORMAL WEIGHT.
- 2- AS PER CL.9.3.1.6, OBC, MINIMUM 28 DAY STRENGTH OF CONCRETE SHALL BE:
- GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK - 32MPa
- INTERIOR FLOORS, OTHER THAN GARAGES AND CARPORT - 20 MPa
- ALL OTHER APPLICATIONS - 15MPa
- 3- MAX WATER CEMENT RATIO SHALL BE 0.45
- 4- SLUMP SHALL BE 80+/-20MM
- 5- PORTLAND CEMENT SHALL BE CONFORM TO CAN/CSA A23.1 & 23.3
- 6- ALL STAGES OF MIXING AND SHIPPING OF CONCRETE SHALL CONFORM TO CAN/CSA A23.1 OR A23.4 AS APPLICABLE.
- 7- FORM WORK SHALL CONFORM TO CAN/CSA A23.1 OR A23.4 AS APPLICABLE.
- 8- CONTRACTOR SHALL PROTECT CONCRETE DURING AND AFTER CASTING AGAINST HOT AND COLD WEATHER.

CONCRETE REINFORCEMENT:

- 1- PREPARING, BENDING AND PLACEMENT OF REBAR SHALL BE IN ACCORDANCE WITH CAN/CSA 23.3-04.
- 2- ALL REINFORCING BARS SHALL BE IN ACCORDANCE WITH CAN/CSI G30.18-M92 GRADE 400 (FY=400 MPA.) UNLESS OTHERWISE NOTED.
- 3- REBAR MINIMUM CONCRETE COVERAGE SHALL BE:

CAST AND PERMANENTLY AGAINST SOIL:	75MM
SLAB ON GRADE OR EXPOSED TO WEATHER WITH SMALLER REBAR:	15M AND 40MM
SLAB ON GRADE OR EXPOSED TO WEATHER WITH 20M AND LARGER REBAR:	50MM
INTERIOR CONCRETE WALLS, SLABS, AND JOISTS:	20MM
INTERIOR CONCRETE BEAM, COLUMNS PRIMARY REINFORCEMENT TIES, STIRRUPS, AND SPIRALS:	40MM

WOOD STRUCTURE:

- 1- WOOD DESIGN AND CONSTRUCTION SHALL CONFORM TO CAN/CSA-086-01 SPF N01/N02
- 2- ALL STEEL MADE WOOD CONNECTORS, BASE PLATES, AND FASTENERS SHALL BE CORROSION RESISTANT (GALVANIZED, ZINC COATED, STAINLESS STEEL, TREATED).
- 3- ALL WOOD CONNECTORS SHALL BE FROM APPROVED MANUFACTURERS AND SHALL BE USED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.
- 4- NO WOOD EMBEDMENT IN CONCRETE IS PERMITTED.
- 5- ENGINEERED LVL BEAMS SHALL BE 2.0E 3100 FB.
- 6- BEAMS GROUP (DOUBLED, TRIPLED,...) SHALL BE IN CONFORMANCE OF MANUFACTURER STANDARDS.
- 7- NO NOTCH OR HOLES IN JOIST AND BEAMS WITHOUT PRIOR APPROVAL OF ENGINEER IS PERMITTED.
- 8- MINIMUM SIZE OF ANCHOR BOLTS HOLDING WOOD STRUCTURE ON CONCRETE 16M (5/8") AND 1' EMBEDMENT.
- 9- MINIMUM DISTANCE BETWEEN ANCHOR BOLTS SHALL BE 1800 FOR INTERIORS AND 1200 FOR EXTERIORS.
- 10- ROOF WOOD TRUSSES TO BE DESIGNED, ENGINEERED, AND, SUPPLIED BY APPROVEDMANUFACTURER.

STEEL STRUCTURE:

- 1- ALL STRUCTURAL STEEL MEMBERS SHALL BE DESIGNED, MADE, AND INSTALLED IN CONFORMANCE WITH CAN/CSA S16-09 AND CAN/CSA G40.20/G40.21
- 2- STRUCTURAL MEMBERS SHALL CONFORM:
- W BEAMS: GRADE 350W
- CHANNEL AND ANGLES: GRADE 350W
- BARS AND PLATES: GRADE 350W
- HSS, ROUND OR RECTANGULAR: GRADE 350W
- BOLTS: ASTM A325
- NUTS: ASTM A563
- HARDENED STEEL WASHERS: ASTM F436
- LOAD INDICATOR WASHERS: ASTM F959
- ANCHOR BOLT/RODS: ASTM F1554
- SHEAR STUDS: ASTM A307
- THREADED RODS: ASTM A36
- REINFORCING STEEL- GRADE 400W AS PER CSA G30.18
- 3- ALL STEEL WORK SHALL BE COMPLETED BY APPROVED STEEL FABRICATOR, CERTIFIED WELDER.
- 4- GROUT BENEATH BASE PLATES TO BE NON-SHRINK FLOWABLE.

FOUNDATION:

- 1- FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL WITH MIN. SLS BEARING CAPACITY OF 100 kPa. IF THESE CONDITIONS DO NOT PREVAIL, CONTACT DESIGN ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 2- BEFORE PLACING FOOTINGS ON SUBGRADE, A QUALIFIED GEOTECHNICAL SPECIALIST SHALL VERIFY THAT THE PROPOSED SUBGRADE ALLOWABLE BEARING CAPACITY HAS ATTAINED.
- 3- FOUND EXTERIOR FOOTINGS AND OTHER FOOTINGS SUSCEPTIBLE TO DAMAGE FROM FROST ACTION A MIN. OF 4 FEET BELOW FINISHED GRADE IF NOT NOTED TO BE FOUNDED LOWER.
- 4- PROVIDE TEMPORARY FROST PROTECTION DURING CONSTRUCTION FOR ALL FOOTINGS WHICH ARE NOT FOUNDED A MIN. OF 4 FEET BELOW FINISHED GRADE.
- 5- FOUND NEW FOOTINGS WHICH ARE LOCATED ADJACENT TO EXISTING FOOTINGS, AT THE SAME ELEVATION AS THE EXISTING FOOTINGS, UNLESS NOTED OTHERWISE.
- 6- THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10.
- 7- DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS AND RETAINING WALLS UNTIL THE FLOOR CONSTRUCTION AT TOP AND BOTTOM OF WALLS HAVE BEEN CONSTRUCTED.
- 8- GROUND WATER LEVEL MUST BE INSPECTED DURING THE CONSTRUCTION. FOR FOOTINGS CLOSER THAN WIDTH OF THE FOOTING TO THE TOP OF THE GROUND WATER LEVEL, THE WIDTH AND THICKNESS MUST BE DOUBLE UNLESS OTHERWISE INSTRUCTED BY A GEOTECHNICAL ENGINEER .



AcmEng Engineering Consultants Inc.
ADDRESS: SUITE NO. 300A-201 CONSUMERS RD.
NORTH YORK, ONTARIO, M2J 4G8
TEL OFFICE: 647 748-4768 & TEL: 647 889-4768
EMAIL: acmeng.design@gmail.com
WEB: www.Acmeng.ca

04	ACMENG	17-09-2025	FOR ZONING REVIEW	I.A.	
03	ACMENG	11-09-2025	FOR ZONING REVIEW	I.A.	
02	ACMENG	08-09-2025	FOR ZONING REVIEW	I.A.	
01	ACMENG	28-08-2025	CLIENT REVIEW	I.A.	
NO.	BY	DATE	REVISIONS	CHECKED	

	 L.I.CENCED PROFESSIONAL ENGINEER I.AHMED 100061104 17SEP2025 PROVINCE OF ONTARIO
2025-08-83	
PROJECT	DWG. NO.

ADDRESS:

42 KING STREET N.
COOKSTOWN, ON

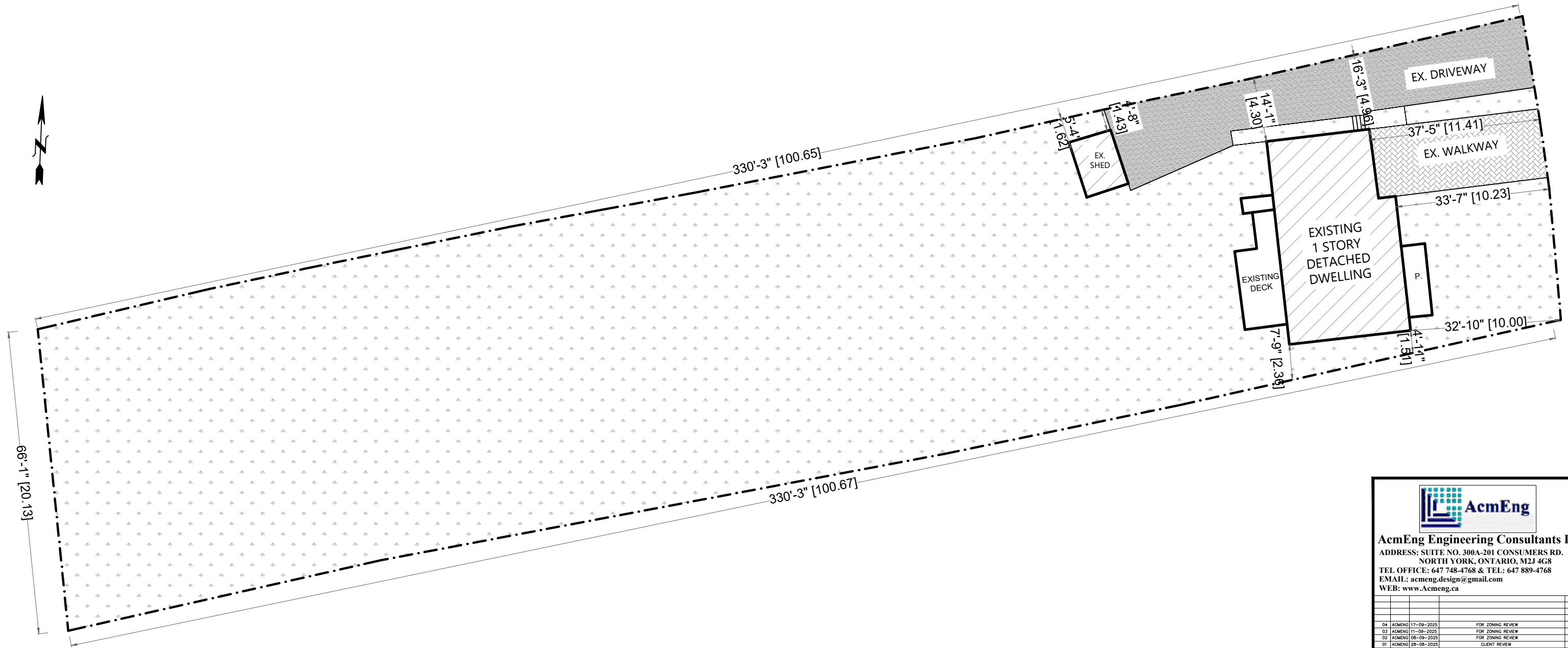
DESCRIPTION:

GENERAL NOTES

PROJECT:

GARAGE ADDITION

SURVEYED BY: N/A	AUG 2025	CONTRACT NO.	
DRAWN BY: KHALID		FILE NO.	
DESIGNED BY: ISHFAQ			SHEET NO.
SCALE:	AUG 2025		N00



S00 **EX. SITE PLAN**
Scale: 1/32"-1-0"



AcmEng Engineering Consultants Inc.
ADDRESS: SUITE NO. 300A-201 CONSUMERS RD.
NORTH YORK, ONTARIO, M2J 4G8
TEL OFFICE: 647 748-4768 & TEL: 647 889-4768
EMAIL: acmeng.design@gmail.com
WEB: www.Acmeng.ca

NO.	BY	DATE	REVISIONS	CHECKED
04	ACMENG	17-09-2025	FOR ZONING REVIEW	I.A.
03	ACMENG	11-09-2025	FOR ZONING REVIEW	I.A.
02	ACMENG	08-09-2025	FOR ZONING REVIEW	I.A.
01	ACMENG	28-08-2025	CLIENT REVIEW	I.A.

2025-08-83

PROJECT DWG. NO.

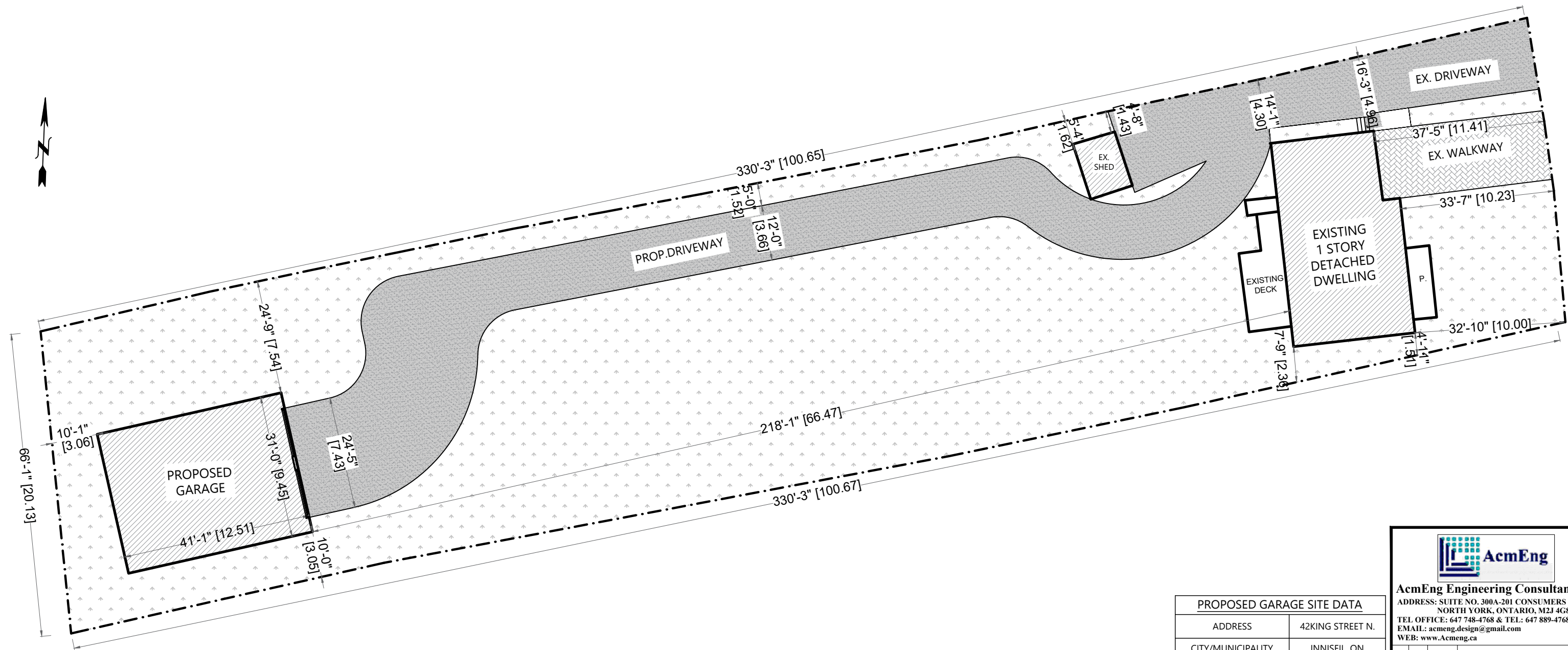
LICENSED PROFESSIONAL ENGINEER
LAHMED
100061104
17SEP2025
PROVINCE OF ONTARIO

ADDRESS:
**42 KING STREET N.
COOKSTOWN, ON**

DESCRIPTION:
EX. SITE PLAN

PROJECT:
GARAGE ADDITION

SURVEYED BY: N/A	AUG 2025	CONTRACT NO.	
DRAWN BY: KHALID		FILE NO.	
DESIGNED BY: ISHFAQ			SHEET NO.
SCALE:	AUG 2025		S00



PROPOSED GARAGE SITE DATA	
ADDRESS	42KING STREET N.
CITY/MUNICIPALITY	INNISFIL, ON
LOT WIDTH	66'-1" (20.13m)
LOT LENGTH	330'-5" (100.67m)
LOT AREA	21664.52ft ² (2012.70m ²)
PROP. GARAGE WIDTH	31'-0" (9.45m)
PROP. GARAGE LENGTH	41'-1" (12.51m)
PROP. GARAGE AREA	1272.3ft ² (118.20m ²)
DISTANCE BETWEEN MAIN BUILDING AND PROP. GARAGE	218'-1" (66.47m)
PROP. GARAGE REAR SETBACK	10'-0" (3.05m)
PROP. GARAGE NORTH SETBACK	24'-9" (7.54m)
PROP. GARAGE SOUTH SETBACK	10'-0" (3.05m)



AcmEng Engineering Consultants Inc.
ADDRESS: SUITE NO. 300A-201 CONSUMERS RD.
NORTH YORK, ONTARIO, M2J 4G8
TEL OFFICE: 647 748-4768 & TEL: 647 889-4768
EMAIL: acmeng.design@gmail.com
WEB: www.Acmeng.ca

04	ACMENG	17-09-2025	FOR ZONING REVIEW	I.A.
03	ACMENG	11-09-2025	FOR ZONING REVIEW	I.A.
02	ACMENG	08-09-2025	FOR ZONING REVIEW	I.A.
01	ACMENG	28-08-2025	CLIENT REVIEW	I.A.
NO.	BY	DATE	REVISIONS	CHECKED

2025-08-83

PROJECT DWG. NO.

ADDRESS:

42 KING STREET N.
COOKSTOWN, ON

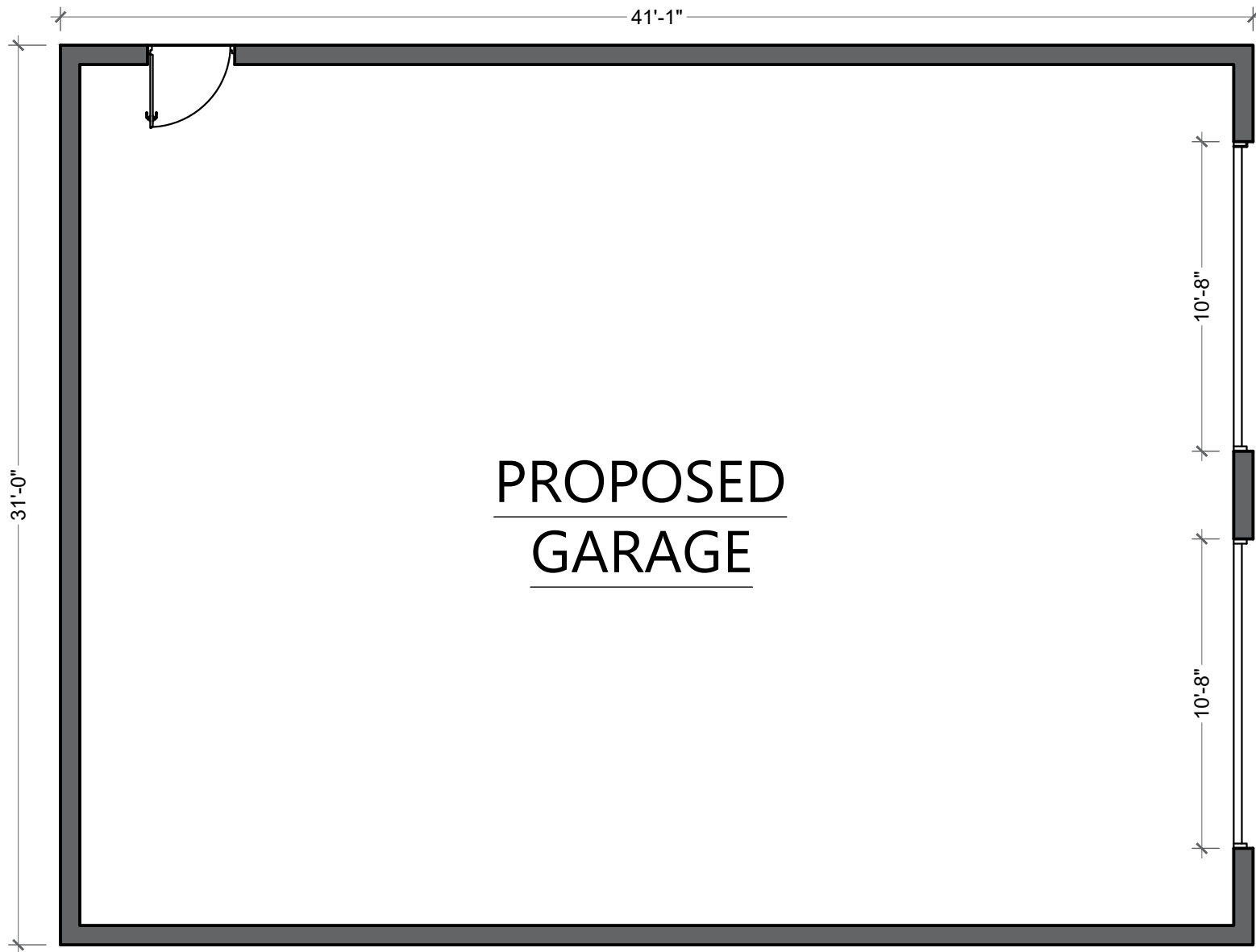
DESCRIPTION:

PROP. SITE PLAN

PROJECT:

GARAGE ADDITION

SURVEYED BY: N/A	AUG 2025	CONTRACT NO.	
DRAWN BY: KHALID		FILE NO.	
DESIGNED BY: ISHFAQ			SHEET NO.
SCALE:	AUG 2025		S01



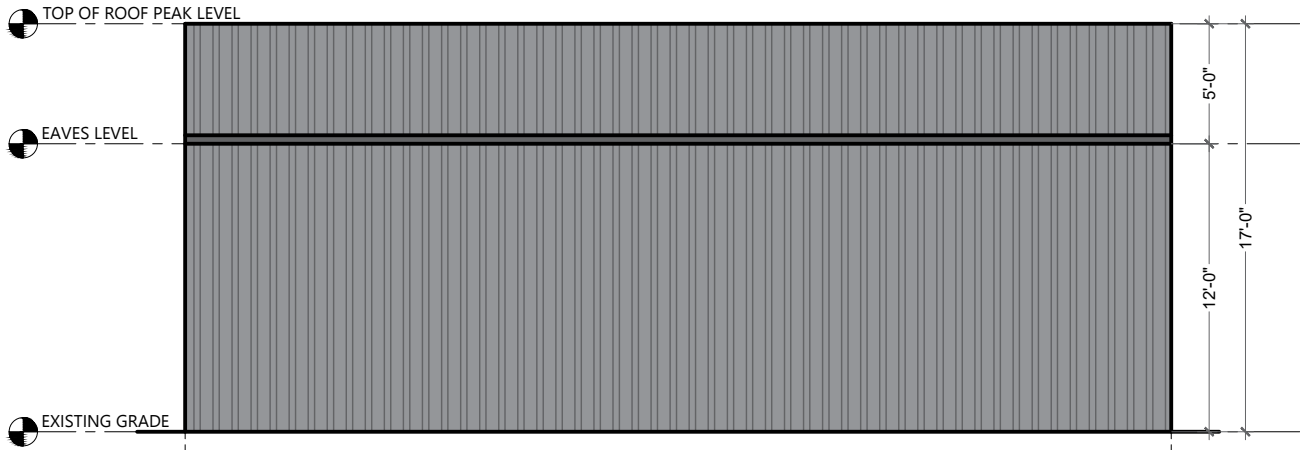
AcmEng Engineering Consultants Inc.
ADDRESS: SUITE NO. 300A-201 CONSUMERS RD.
NORTH YORK, ONTARIO, M2J 4G8
TEL OFFICE: 647 748-4768 & TEL: 647 889-4768
EMAIL: acmeng.design@gmail.com
WEB: www.Acmeng.ca

04	ACMENG	17-09-2025	FOR ZONING REVIEW	I.A.	
03	ACMENG	11-09-2025	FOR ZONING REVIEW	I.A.	
02	ACMENG	08-09-2025	FOR ZONING REVIEW	I.A.	
01	ACMENG	28-08-2025	CLIENT REVIEW	I.A.	
NO.	BY	DATE	REVISIONS	CHECKED	

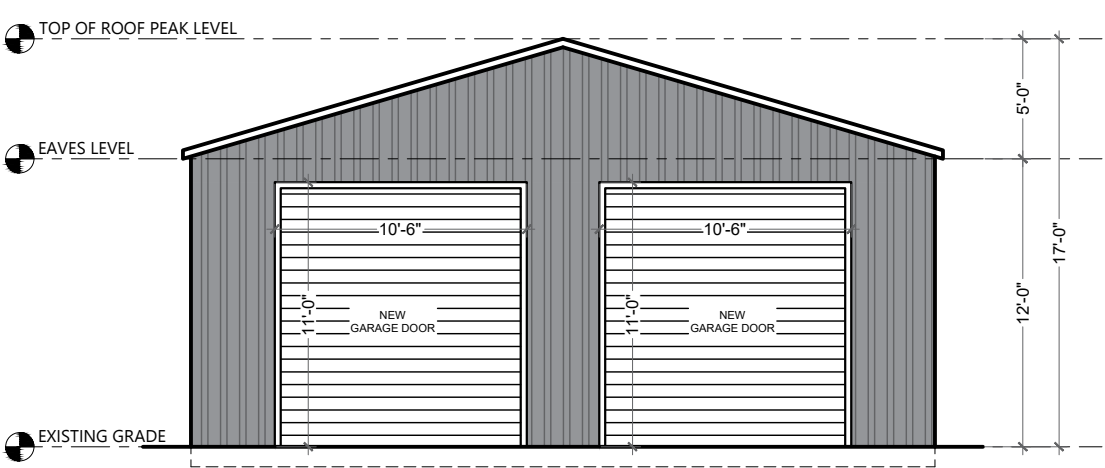
2025-08-83	
PROJECT	DWG. NO.



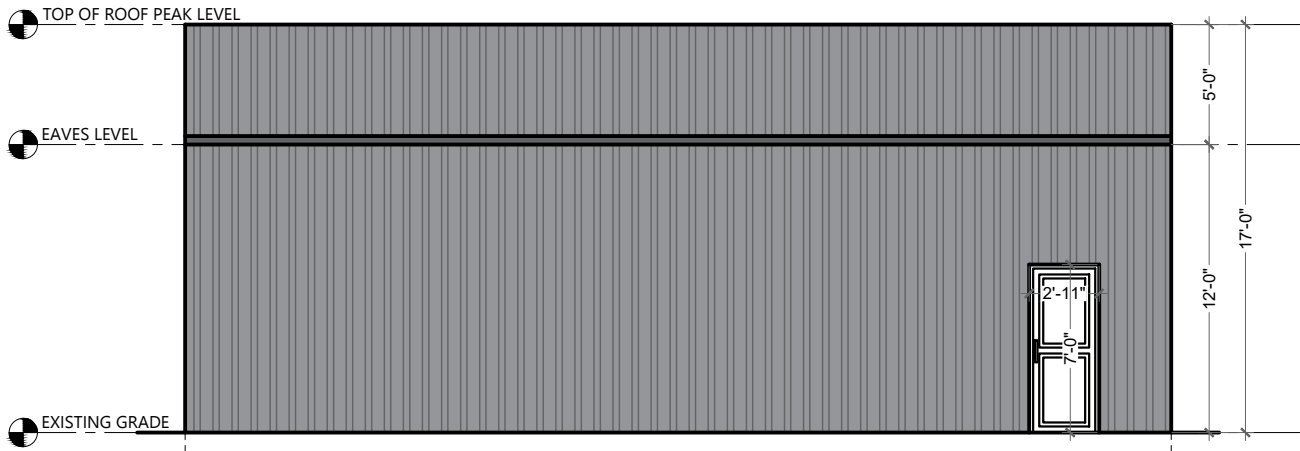
ADDRESS: 42 KING STREET N. COOKSTOWN, ON			
DESCRIPTION: PROP. GARAGE PLAN			
PROJECT: GARAGE ADDITION			
SURVEYED BY: N/A	AUG 2025	CONTRACT NO.	
DRAWN BY: KHALID		FILE NO.	
DESIGNED BY: ISHFAQ			SHEET NO. S02
SCALE:	AUG 2025		



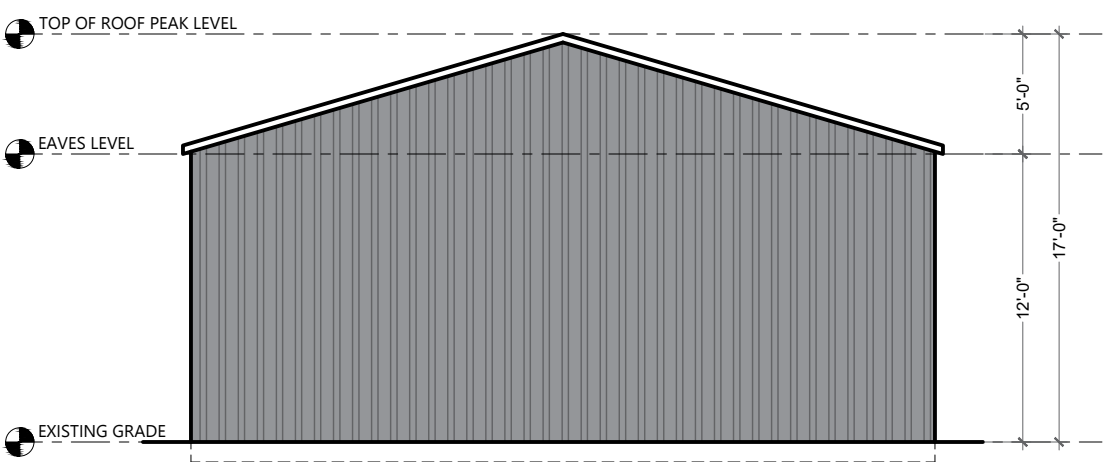
LEFT SIDE ELEVATION



FRONT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR SIDE ELEVATION



AcmEng Engineering Consultants Inc.
ADDRESS: SUITE NO. 300A-201 CONSUMERS RD.
NORTH YORK, ONTARIO, M2J 4G8
TEL OFFICE: 647 748-4768 & TEL: 647 889-4768
EMAIL: acmeng.design@gmail.com
WEB: www.Acmeng.ca

04	ACMENG	17-09-2025	FOR ZONING REVIEW	I.A.	
03	ACMENG	11-09-2025	FOR ZONING REVIEW	I.A.	
02	ACMENG	08-09-2025	FOR ZONING REVIEW	I.A.	
01	ACMENG	28-08-2025	CLIENT REVIEW	I.A.	
NO.	BY	DATE	REVISIONS	CHECKED	



2025-08-83
PROJECT DWG. NO.

ADDRESS:
42 KING STREET N.
COOKSTOWN, ON

DESCRIPTION:
PROP. GARAGE ELEVATIONS

PROJECT:
GARAGE ADDITION

SURVEYED BY: N/A	AUG 2025	CONTRACT NO.	
DRAWN BY: KHALID		FILE NO.	
DESIGNED BY: ISHFAQ			SHEET NO.
SCALE:	AUG 2025		S03