



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-027-2025, A-028-2025 & A-029-2025**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Cassie Harris, Applicant** on behalf of **Shawn & Kirsty Martinez, 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 **CON 10 E PT LOT 1 RP 51R13943 PART 1** known municipally as **4630 Highway 89** and is zoned "**Agricultural (AG)**".

The applicant is proposing to construct a pool house and seeking relief from Section 3.3c of the Zoning By-Law which requires accessory buildings and structures to have the same required yard setbacks as the principal buildings. The applicant is proposing to reduce the side yard setback from 10m to approximately 3m and the rear yard setback from 10m to approximately 2.73m.

The applicant is seeking relief from Section 3.27a) of the Zoning By-Law. The applicant is proposing to construct a pool house on the subject lands which is deemed a legal non-conforming.

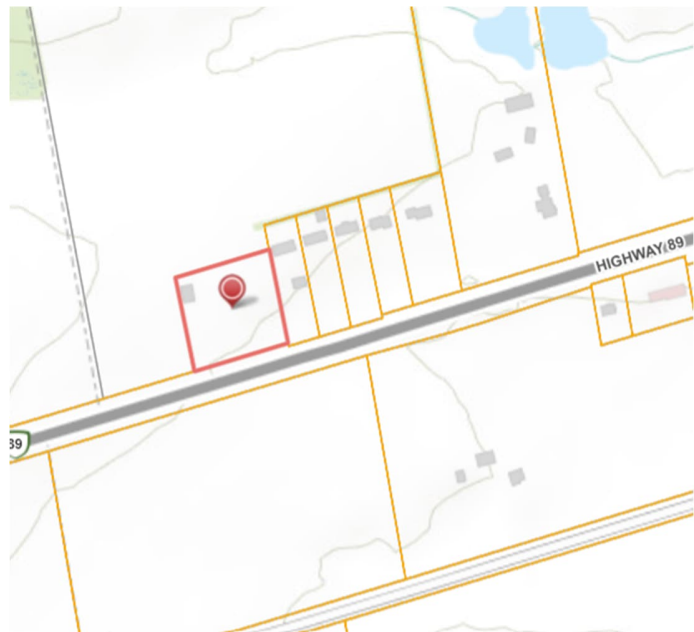
The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, July 17, 2025, at 6:30 PM.**

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.

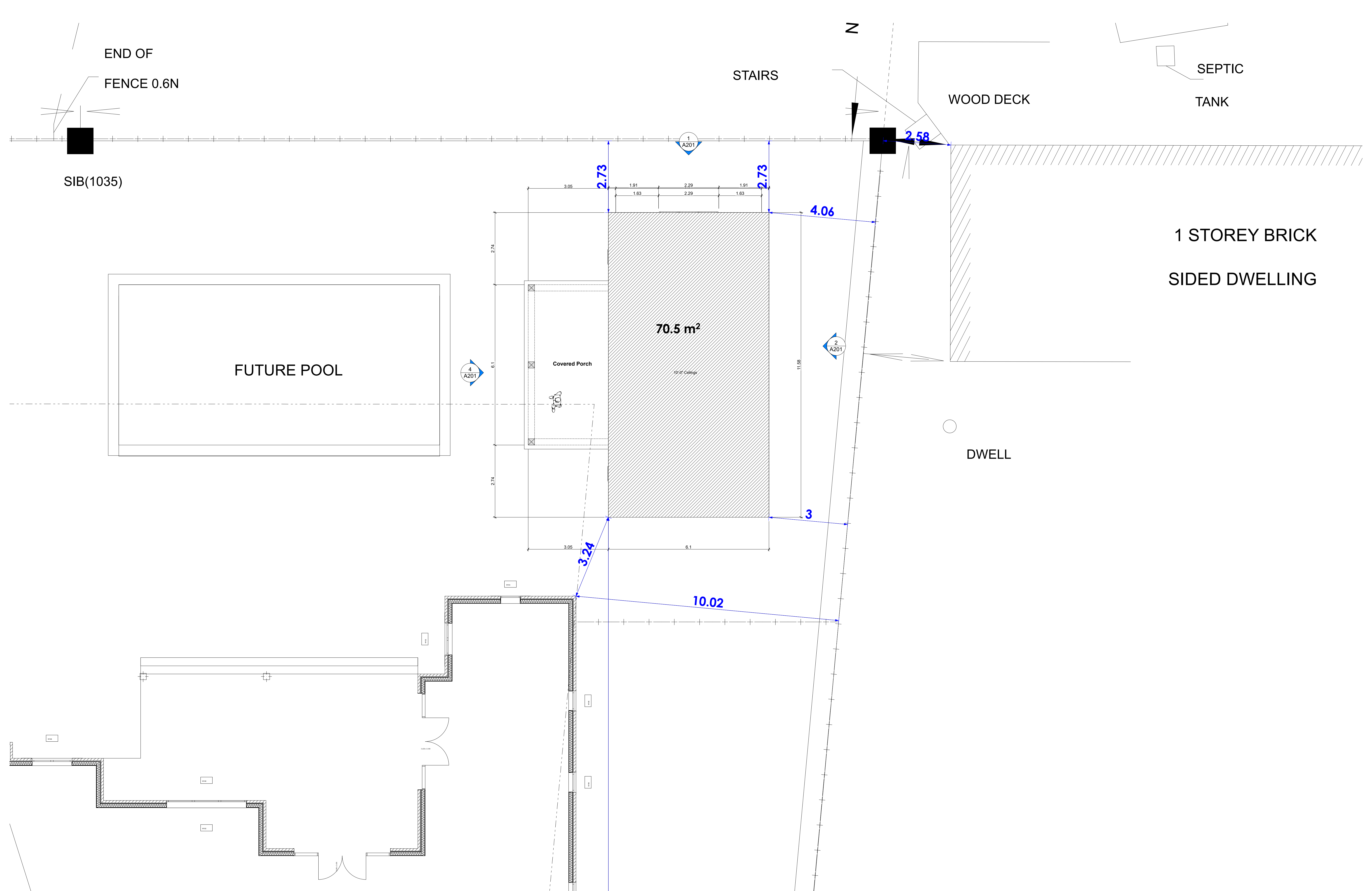
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **June 27, 2025**

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



Martinez Pool House

4630 Highway 89
Cookstown , Ontario L0L 1L0



Sheet Index

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Elevations	
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Gross Floor Area

Main Level Area	760 Sq Ft
Covered Porch Area	200 Sq Ft



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UNITS: SPANS: TAKEN FROM CBC 2017 Table A-13.5 P.11-16.1. OR NO.2 GRADE NON-STRUCTURAL BRACING SPECIFIED BELOW (GRADE OR 3.0M) (FREQUENCY WIDTH OF 4.0M MAX.)

ROOF ONLY	
SPAN	SIZE
2'-0"	2'-0"x4"
4'-0"	2'-0"x6"
6'-0"	2'-0"x8"
8'-0"	2'-0"x10"
10'-0"	2'-0"x12"
ROOF + 1 FLOOR	
SPAN	SIZE
2'-0"	2'-0"x4"
4'-0"	2'-0"x6"
6'-0"	2'-0"x8"
8'-0"	2'-0"x10"
10'-0"	2'-0"x12"
ROOF + 2 FLOORS	
SPAN	SIZE
2'-0"	2'-0"x4"
4'-0"	2'-0"x6"
6'-0"	2'-0"x8"
8'-0"	2'-0"x10"
10'-0"	2'-0"x12"

* WHERE STRUCTURAL SHEATHING IS USED, UNITS SPANS MAY BE INCREASED BY 10%.

STEEL UNITS SPANS: TAKEN FROM CBC 2012, Table 9.20.5.2.8. Steel Exterior Angles for Masonry Veneer.

- EXTERIOR ANGLES
1. Provide 3 1/2" x 3 1/2" x 1/4" steel angle at all windows where masonry above window and opening less than 7'-0" and less than 8'-1".
 2. Provide 4 x 3 1/2" x 1/4" steel angle at all windows where masonry above window and opening more than 7'-0" and less than 8'-1".
 3. Provide 5 x 3 1/2" x 1/2" steel angle at all windows where masonry above window and opening more than 8'-1" and less than 10'-11".
 4. Provide 6 x 4 x 1/2" steel angle at all windows where masonry above window and opening more than 10'-11" and less than 12'-0".
 5. Provide 7 x 4 x 1/2" steel angle at all windows where masonry above window and opening more than 12'-0" and less than 12'-11".

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE ONTARIO BUILDING CODE (OBC), THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE OBC.

CASSANDRA HARRIS _____/2065
NAME SIGNATURE BCIN
BIRD ARCHITECTURE + DESIGN _____44657
FIRM NAME BCIN

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Martinez Pool House

4630 Highway 89
Cookstown , Ontario L0L 1L0

Project Number: 25-009

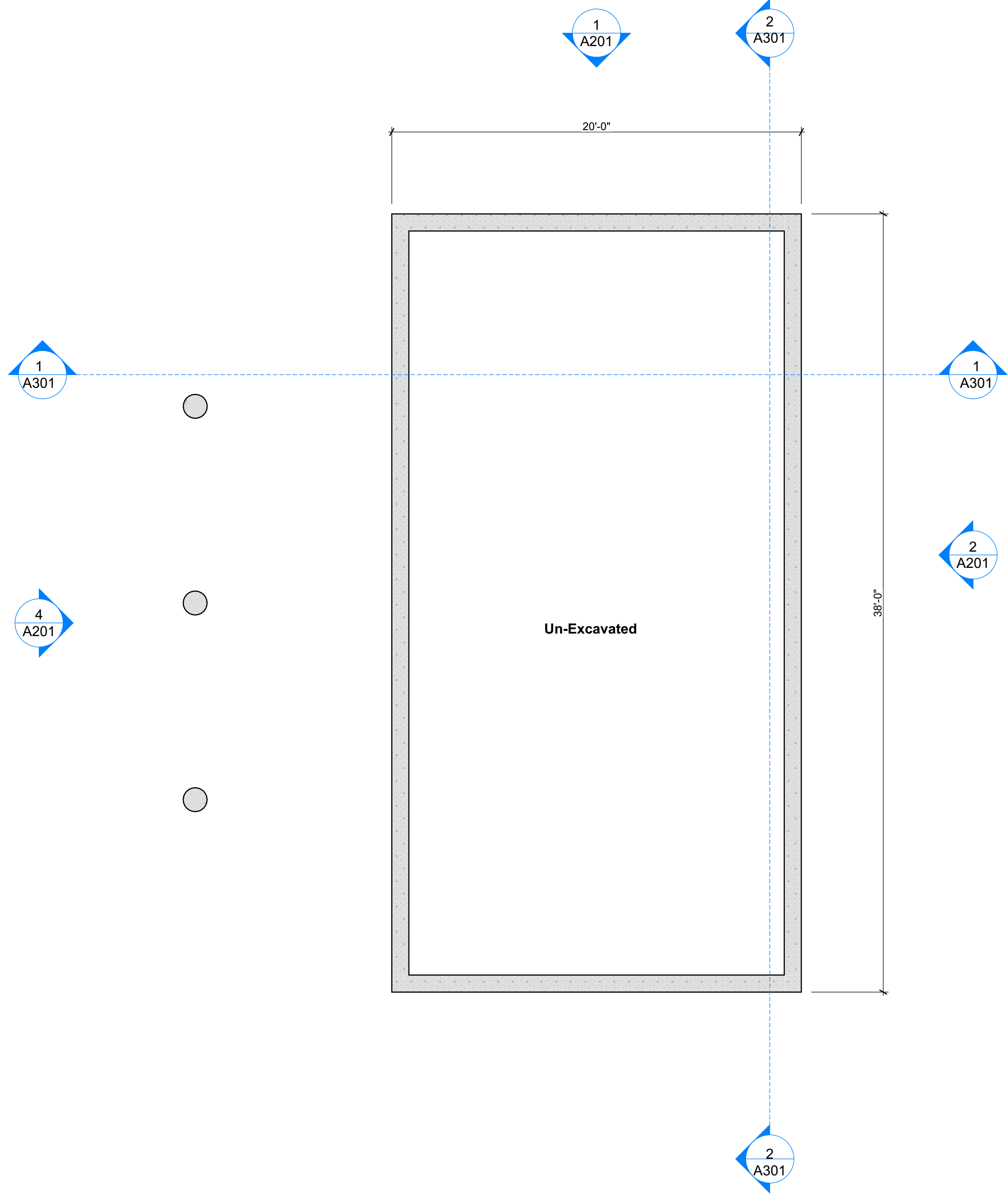
ISSUED:

For Review 04/24/2025
For MV 06/02/2025

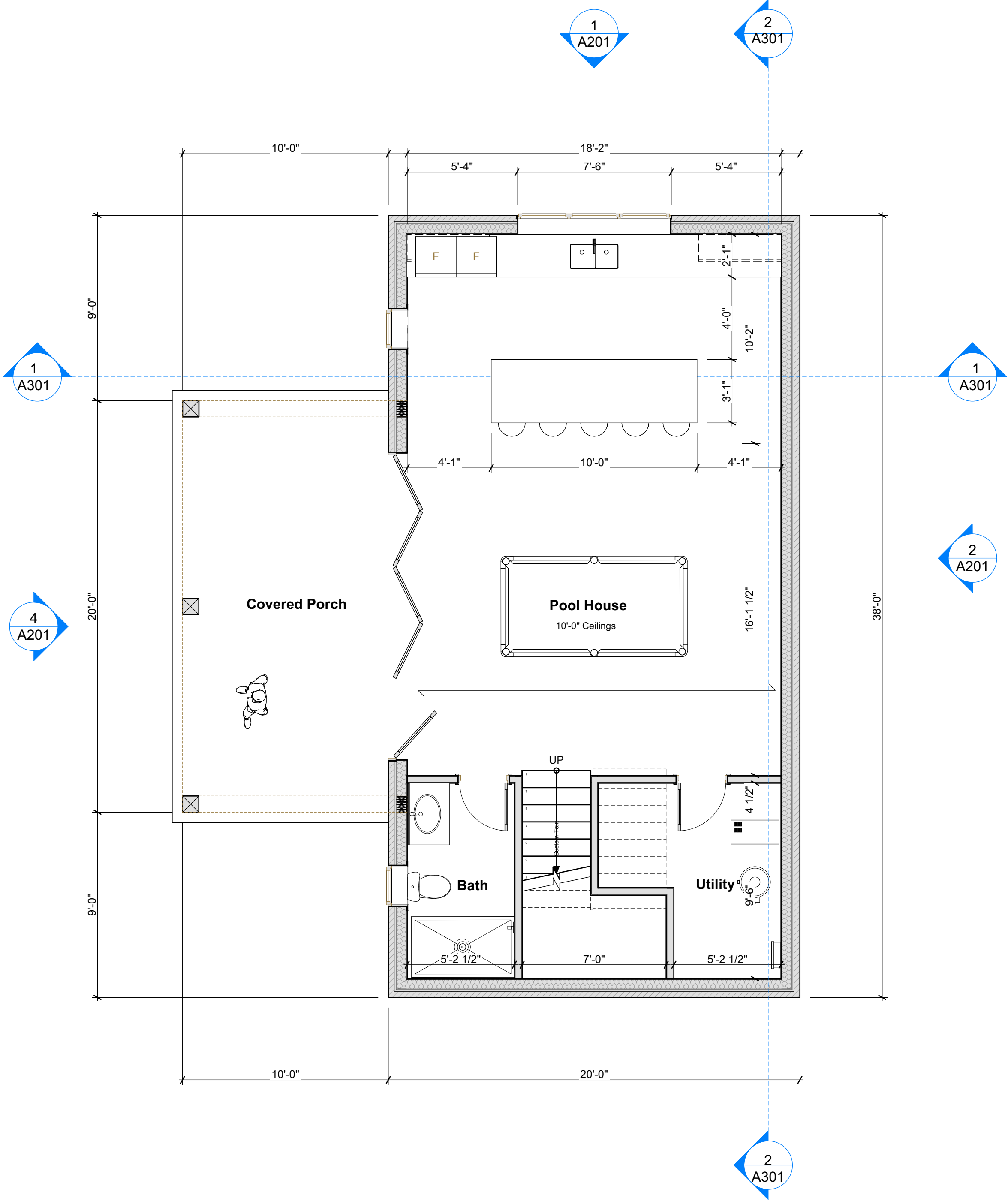
Cover Sheet / Notes

A001

Printed: 2025-06-02



1 Lower Level 1/4" = 1'-0"



2 Main Level 1/4" = 1'-0"

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UNITS SPANS TAKEN FROM CBC 2017 Table A-13.5 P.11-16.1, OR NO. 2 GRADE NON-STRUCTURAL DRAWINGS SPECIFIED BELOW (GRADE OR 3.0m) (FREQUENT WIDTH OF 4.0m MAX.)	
ROOF ONLY	
SPAN	USE
2'-0"	2"x4"
4'-0"	2"x6"
6'-0"	2"x8"
8'-0"	2"x10"
10'-0"	2"x12"
ROOF + 1 FLOOR	
SPAN	USE
2'-0"	2"x4"
4'-0"	2"x6"
6'-0"	2"x8"
8'-0"	2"x10"
10'-0"	2"x12"
ROOF + 2 FLOORS	
SPAN	USE
2'-0"	2"x4"
4'-0"	2"x6"
6'-0"	2"x8"
8'-0"	2"x10"
10'-0"	2"x12"

* WHERE STRUCTURAL SHEATHING IS USED, UNITS SPANS MAY BE INCREASED BY 10%.

STEEL UNITS SPANS
TAKEN FROM CBC 2012, Table 9.20.5.2.8, Steel Exterior Angles for Masonry Veneer.

- EXTERIOR ANGLES**
1. Provide 3 1/2" x 3 1/2" x 1/4" steel angle of all windows where masonry above window and opening less than 7'-0".
 2. Provide 4" x 3 1/2" x 1/4" steel angle of all windows where masonry above window and opening more than 7'-0" and less than 8'-1".
 3. Provide 5" x 3 1/2" x 1/2" steel angle of all windows where masonry above window and opening more than 8'-1" and less than 10'-1".
 4. Provide 6" x 4" x 1/2" steel angle of all windows where masonry above window and opening more than 10'-1" and less than 12'-0".
 5. Provide 7" x 4" x 1/2" steel angle of all windows where masonry above window and opening more than 12'-0" and less than 12'-1".

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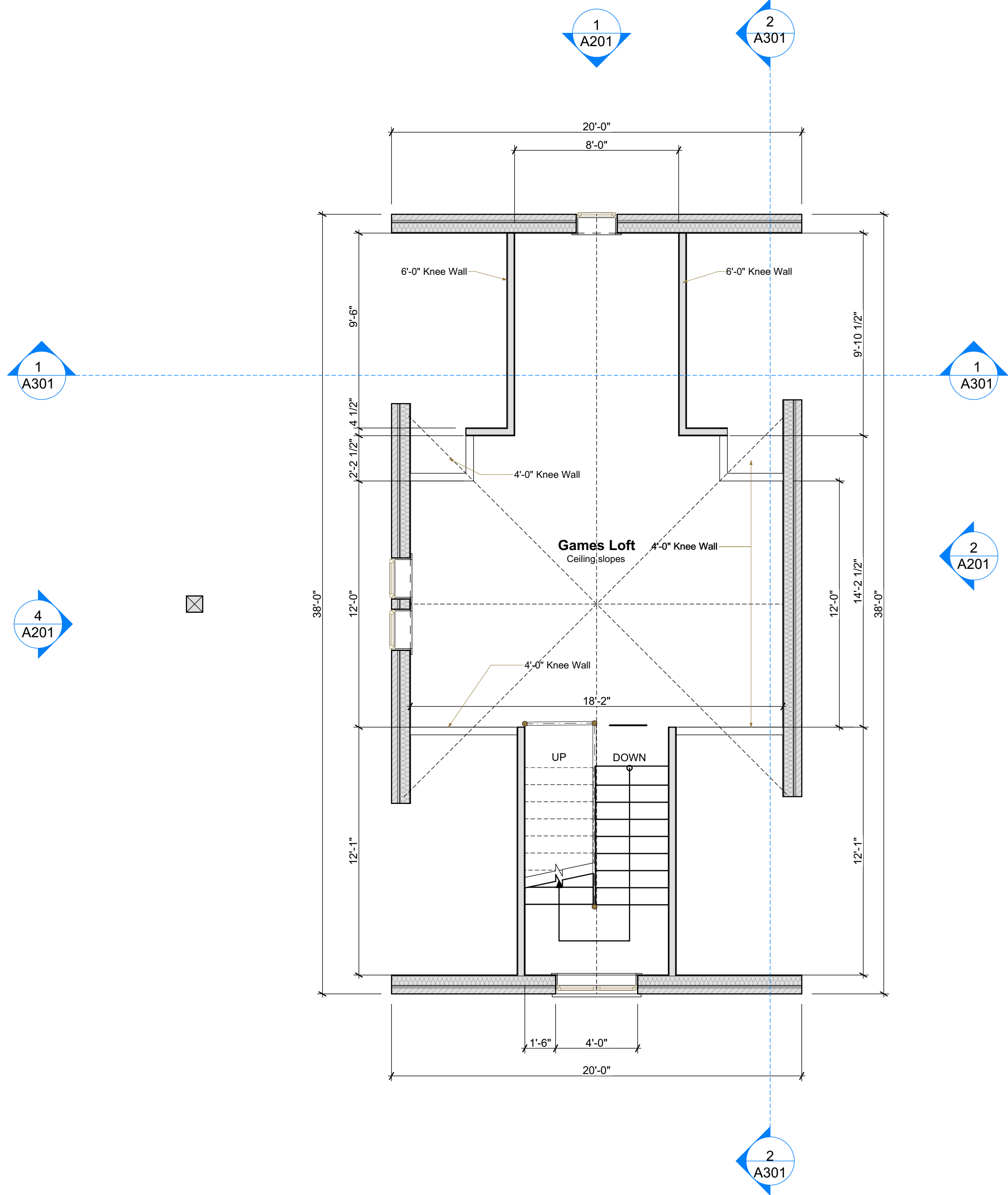
CASSANDRA HARRIS _____ 42868
NAME SIGNATURE BCIN
BIRD ARCHITECTURE + DESIGN _____ 44657
FIRM NAME BCIN

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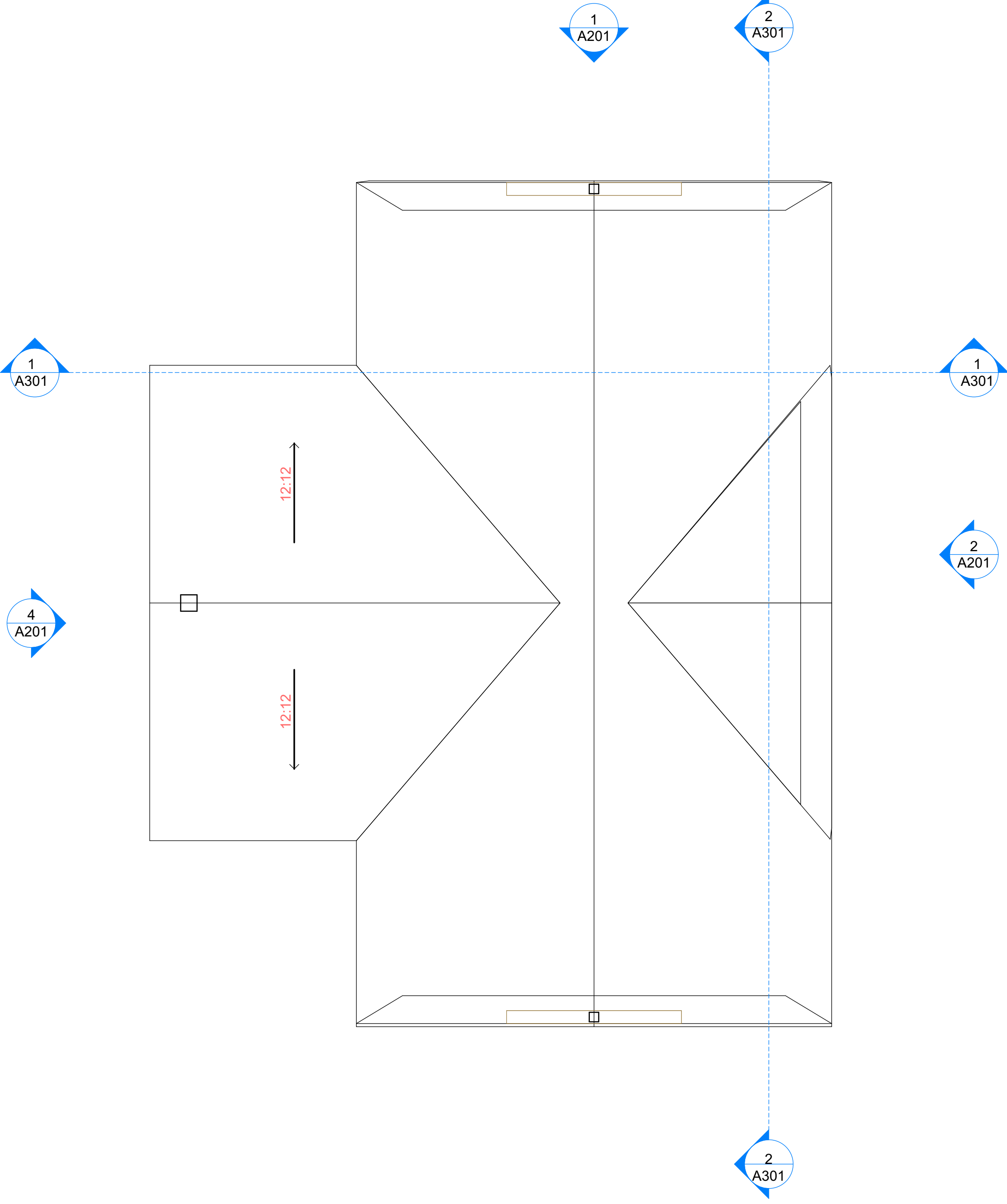
Martinez Pool House
4630 Highway 89
Cookstown , Ontario L0L
1L0
Project Number: 25-009
ISSUED:
For Review 04/24/2025
For MV 06/02/2025

Foundation/ Main Floor

A101
Printed: 2025-06-02



1 Upper Level (2) 1/4" = 1'-0"



2 Roof 1/4" = 1'-0"

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UNITS: SPANS: TAKEN FROM CBC 2017 Table A-13.5 P.13.1. OR No.2 GRADE NON-STRUCTURAL SHEATHING SPECIFIED BELOW (GRADE OR 3/8" OR 1/2" THICKNESS WIDTH OF 4" OR 6" MAX.)

ROOF ONLY	SIZE
2'-0"	2'-0"
4'-0"	2'-0"
6'-0"	2'-0"
8'-0"	2'-0"
10'-0"	2'-0"
ROOF + 1 FLOOR	SIZE
2'-0"	2'-0"
4'-0"	2'-0"
6'-0"	2'-0"
8'-0"	2'-0"
10'-0"	2'-0"
ROOF + 2 FLOORS	SIZE
2'-0"	2'-0"
4'-0"	2'-0"
6'-0"	2'-0"
8'-0"	2'-0"
10'-0"	2'-0"

* WHERE STRUCTURAL SHEATHING IS USED, UNITS, SPANS MAY BE INCREASED BY 10%.

STEEL UNITS: SPANS: TAKEN FROM CBC 2012, Table 9.20.5.2.8. Steel Exterior Angles for Masonry Veneer.

- EXTERIOR ANGLES
1. Provide 3 1/2" x 3 1/2" x 1/4" steel angle of all windows where masonry above window and opening less than 7'-0" and less than 8'-0".
 2. Provide 4 x 3 1/2" x 1/4" steel angle of all windows where masonry above window and opening more than 7'-0" and less than 8'-0".
 3. Provide 5 x 3 1/2" x 1/2" steel angle of all windows where masonry above window and opening more than 8'-0" and less than 10'-0".
 4. Provide 6 x 4 x 1/2" steel angle of all windows where masonry above window and opening more than 10'-0" and less than 12'-0".
 5. Provide 7 x 4 x 1/2" steel angle of all windows where masonry above window and opening more than 12'-0" and less than 12'-0".

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Martinez Pool House
4630 Highway 89
Cookstown, Ontario L0L 1L0

Project Number: 25-009

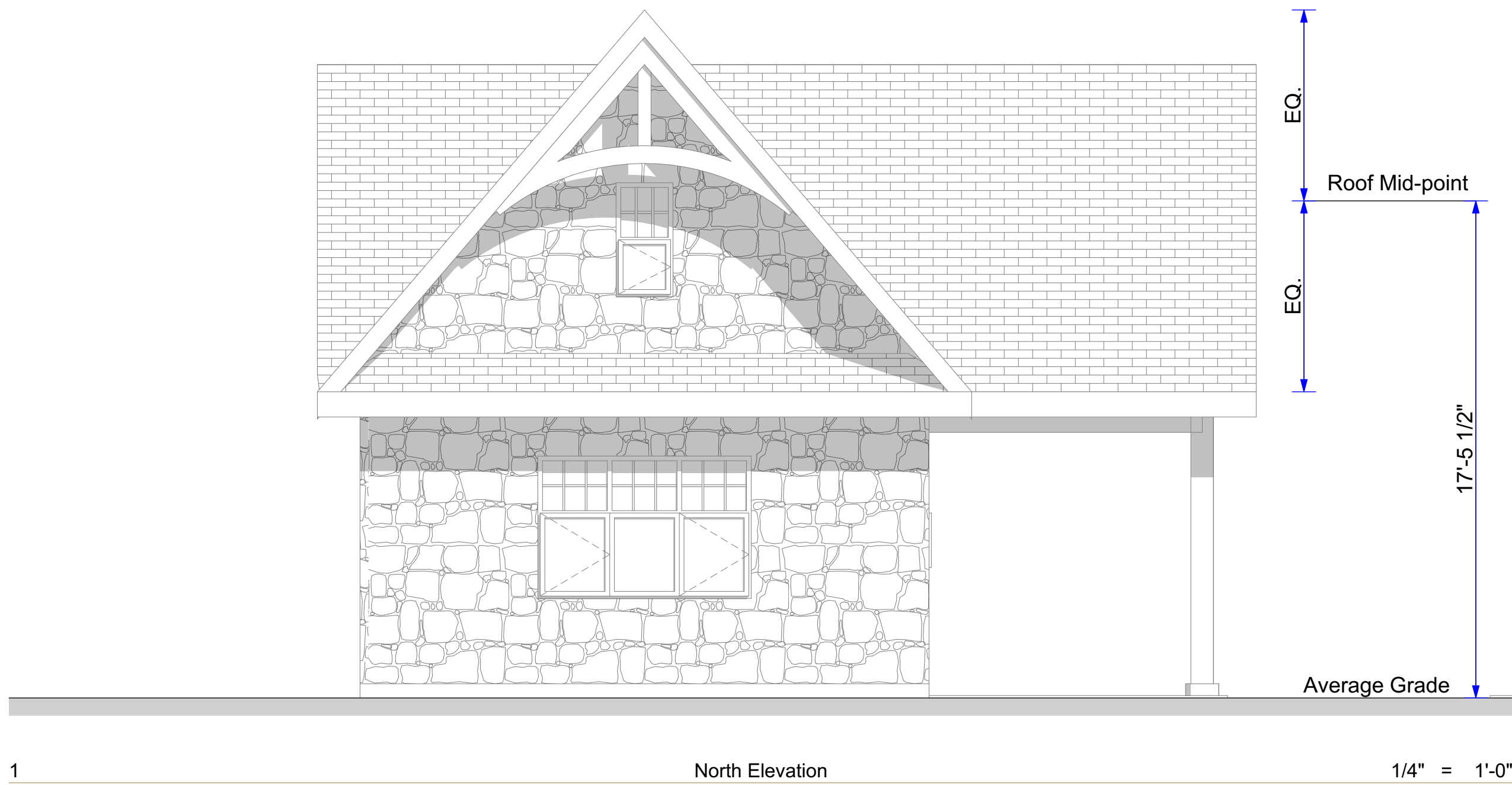
ISSUED:

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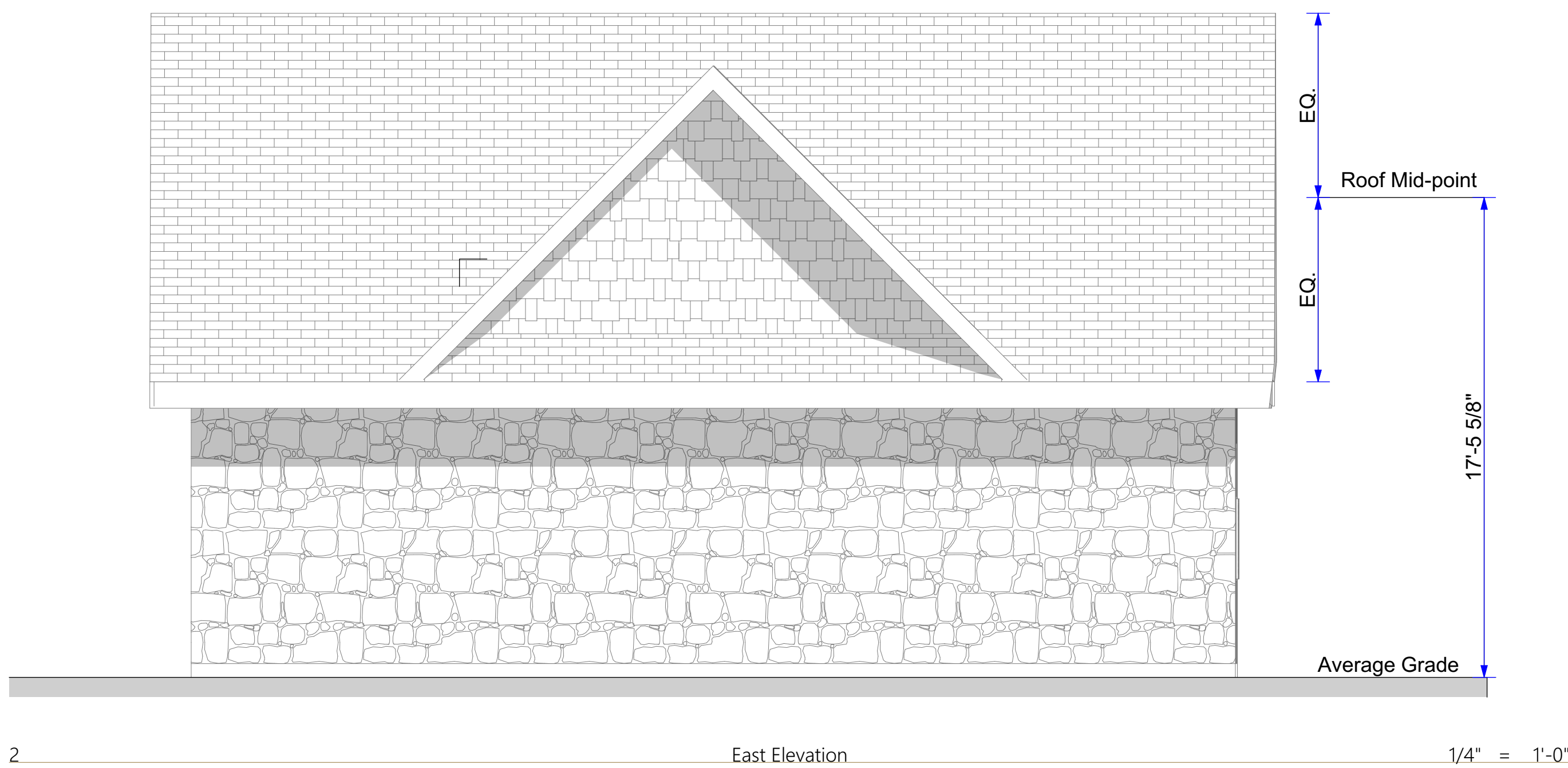
For MV 06/02/2025

Roof Plan

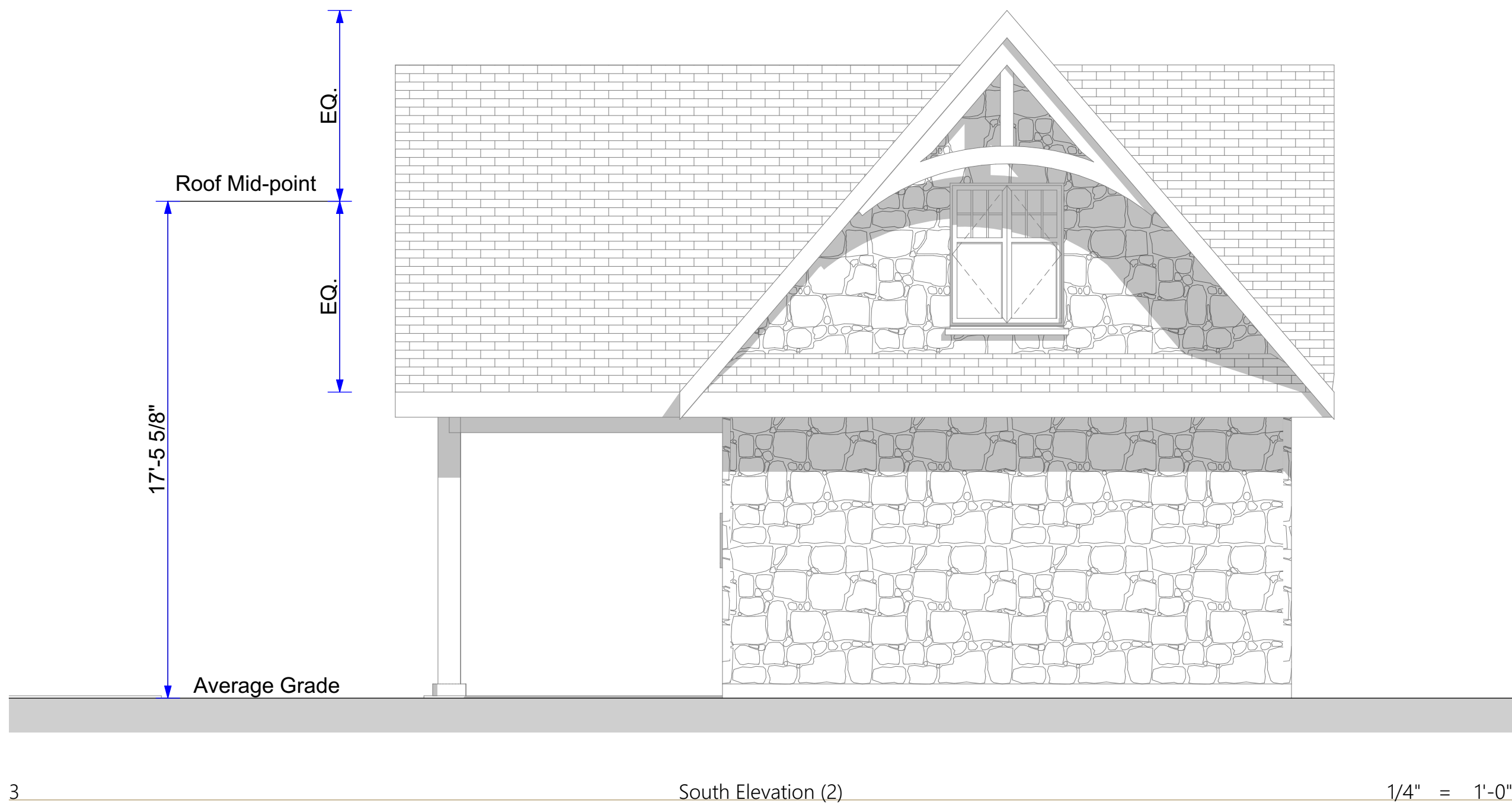
A102
Printed: 2025-06-02



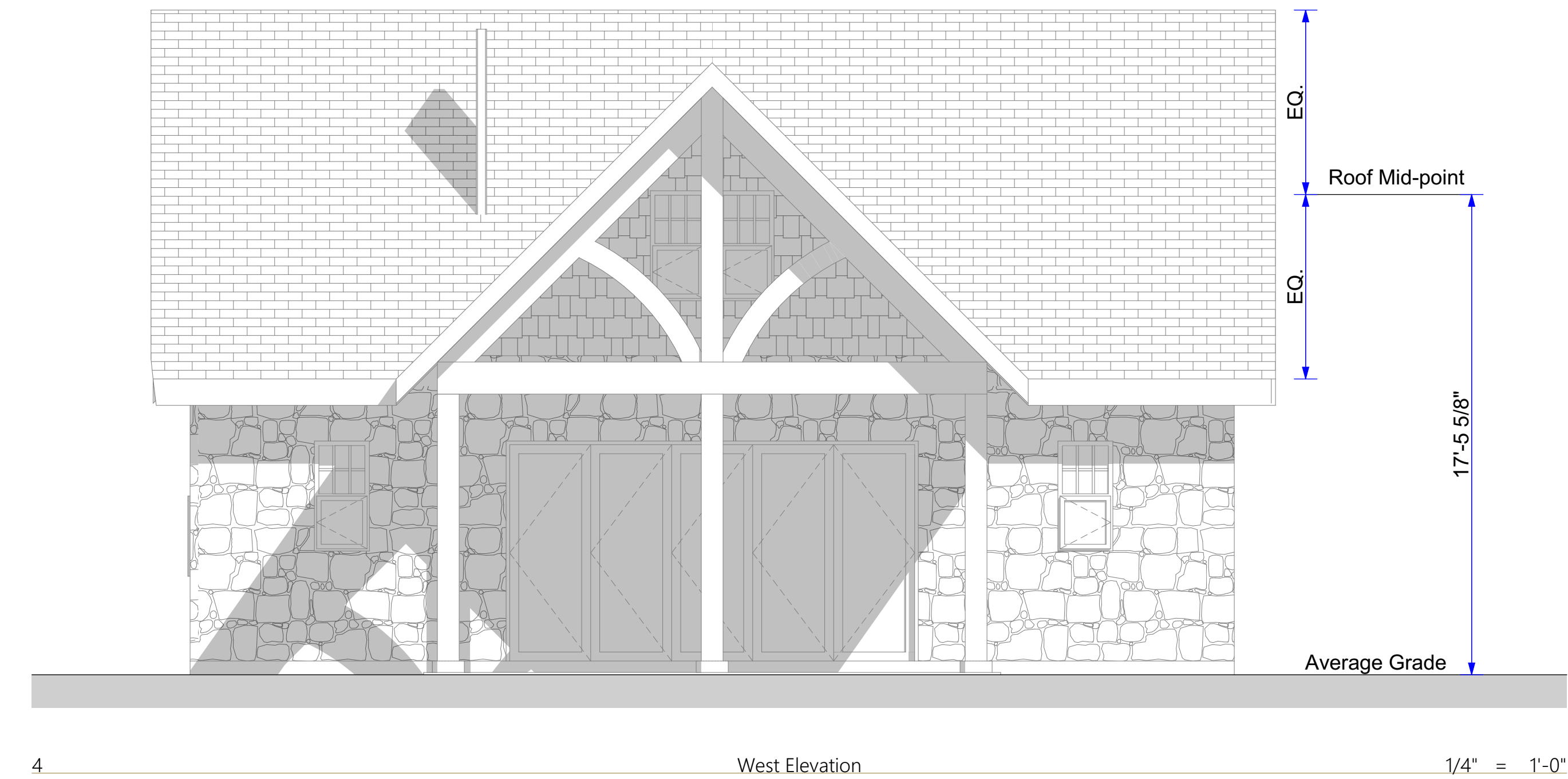
1 North Elevation 1/4" = 1'-0"



2 East Elevation 1/4" = 1'-0"



3 South Elevation (2) 1/4" = 1'-0"



4 West Elevation 1/4" = 1'-0"

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UNITS SPANS
TAKEN FROM CBC 2017 Table A-13.5 P.11-16.1, OR NO.2 GRADE NON-STRUCTURAL
DRAINING SPECIFIED BELOW GRADE OR 3.0m (9.84ft) WIDTH OR 4.0m (13.12ft)

ROOF ONLY	
SPAN	SIZE
2'-0"	2'-2 1/4"
4'-11"	2'-2 1/4"
4'-11"	2'-2 1/4"
6'-0"	2'-2 1/4"
6'-0"	2'-2 1/4"
6'-11"	2'-2 1/4"

ROOF + 1 FLOOR	
SPAN	SIZE
2'-0"	2'-2 1/4"
2'-0"	2'-2 1/4"
2'-0"	2'-2 1/4"
4'-0"	2'-2 1/4"
4'-0"	2'-2 1/4"
6'-11"	2'-2 1/4"

ROOF + 2 FLOORS	
SPAN	SIZE
2'-0"	2'-2 1/4"
2'-0"	2'-2 1/4"
4'-11"	2'-2 1/4"
4'-11"	2'-2 1/4"
5'-7"	2'-2 1/4"

* WHERE STRUCTURAL SHEATHING IS USED, UNITS SPANS MAY BE INCREASED BY 1/8"

STEEL UNITS ANGLES
TAKEN FROM: CBC 2012, Table 9.20.5.2.8, Steel Exterior Angles for Masonry Veneer

EXTERIOR ANGLES

1. Provide 3 1/2" x 3 1/2" x 1/4" steel angle at all windows where masonry above window and opening less than 7'-0"
2. Provide 4 x 3 1/2" x 1/4" steel angle at all windows where masonry above window and opening more than 7'-0" and less than 8'-11"
3. Provide 5 x 3 1/2" x 1/2" steel angle at all windows where masonry above window and opening more than 8'-11" and less than 10'-11"
4. Provide 6 x 4 x 1/2" steel angle at all windows where masonry above window and opening more than 10'-11" and less than 12'-0"
5. Provide 7 x 4 x 1/2" steel angle at all windows where masonry above window and opening more than 12'-0" and less than 12'-11"

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE ONTARIO BUILDING CODE (OBC), THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

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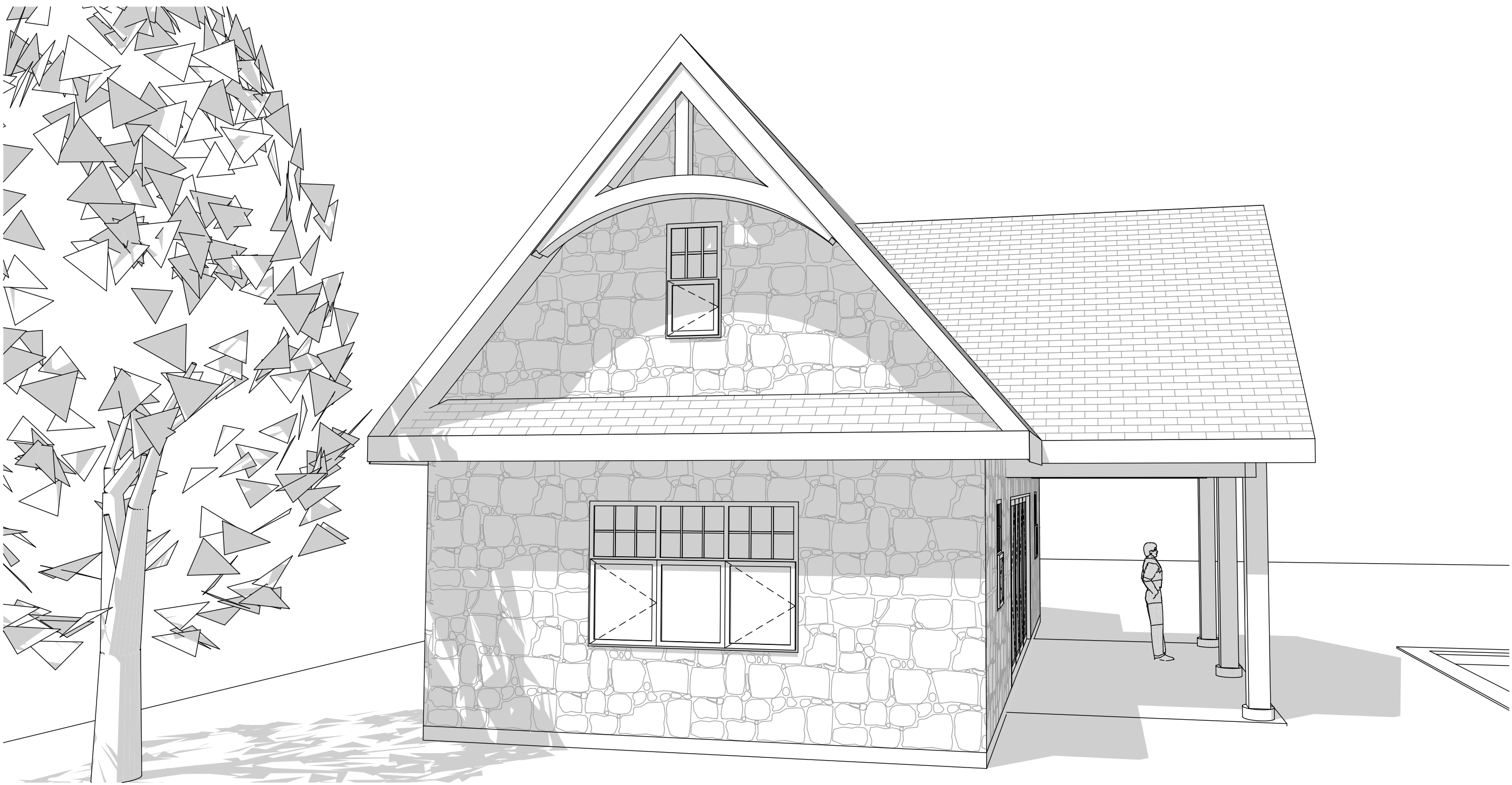
CASSANDRA HARRIS 446657
NAME SIGNATURE BCIN
BIRD ARCHITECTURE + DESIGN 446657
FIRM NAME BCIN

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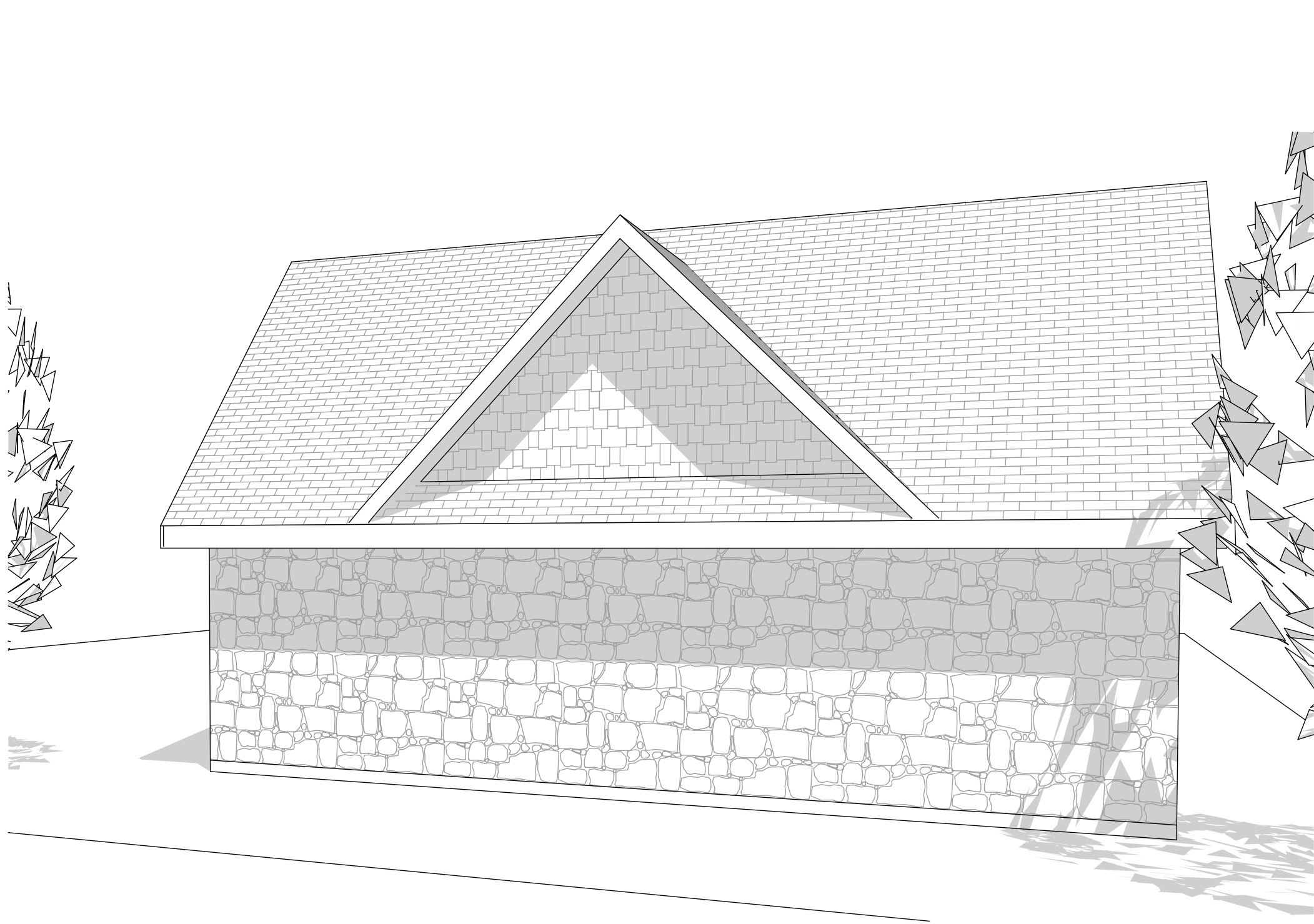
Martinez Pool House
4630 Highway 89
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Elevations

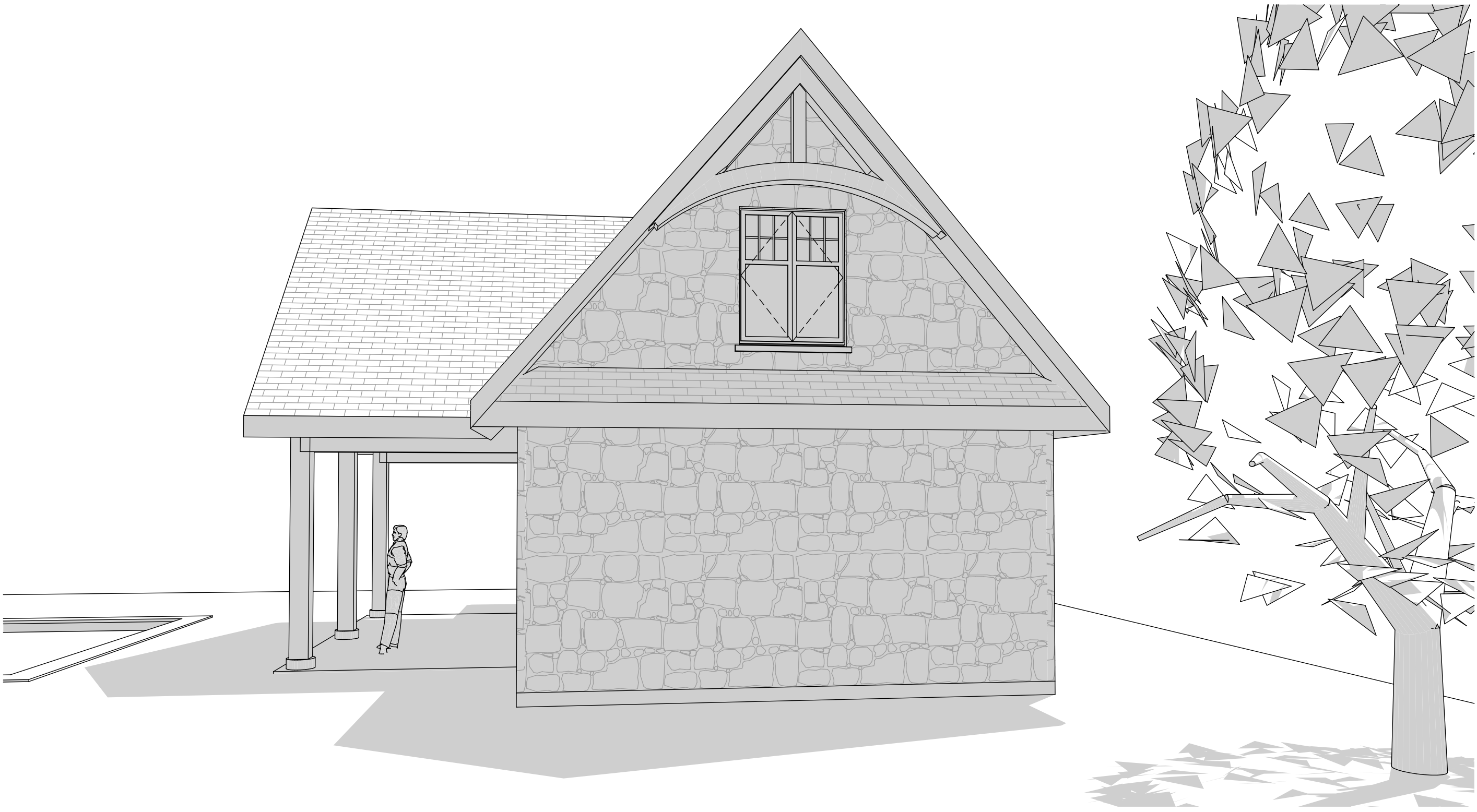
A201
Printed: 2025-06-02



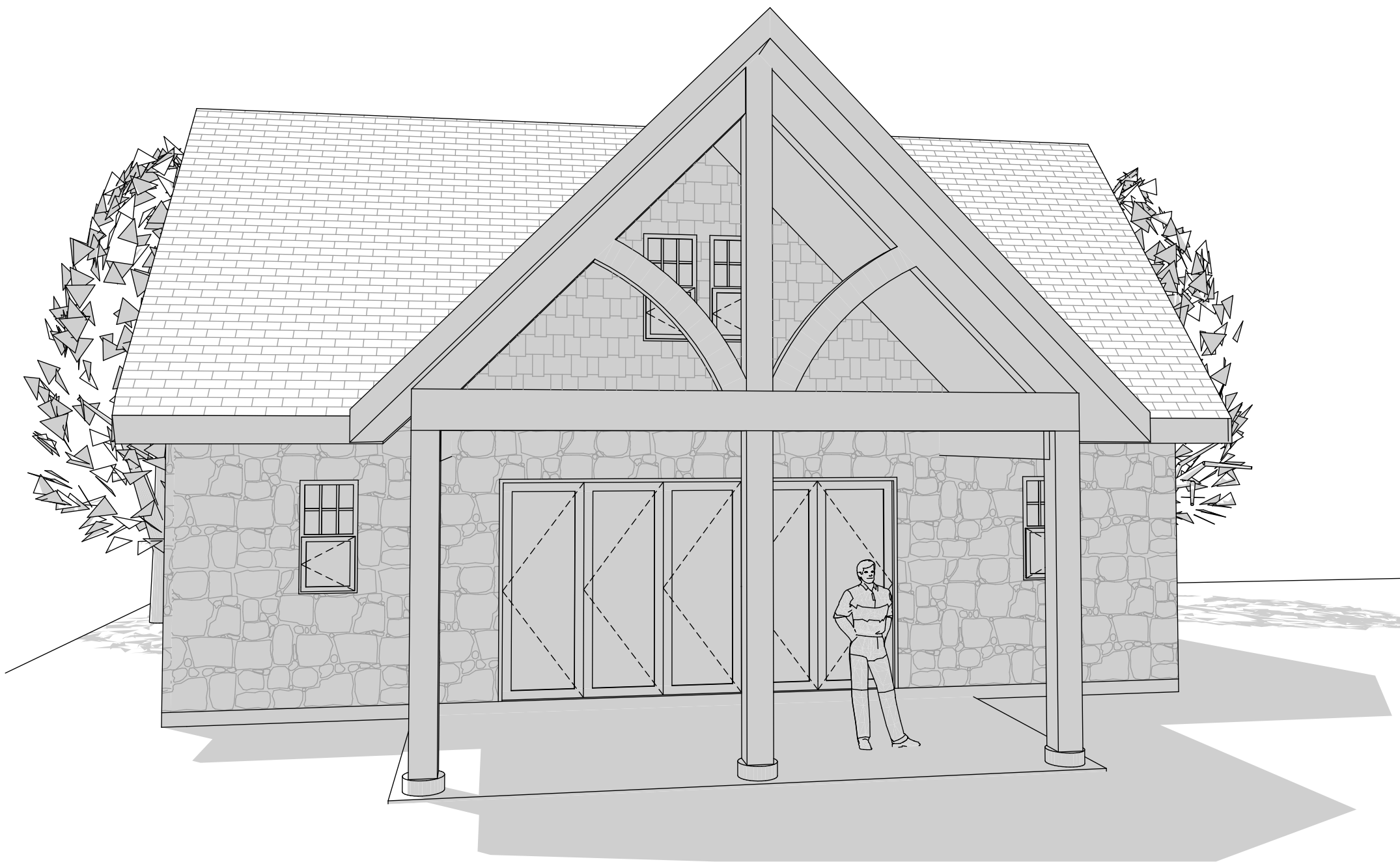
1 3D West



2 3D North



3 3D East (1)



4 3D South

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UNITS SPANS	
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ROOF ONLY	
SPAN	SIZE
2'-0"	2'-2 1/2"
4'-0"	2'-2 1/2"
6'-0"	2'-2 1/2"
8'-0"	2'-2 1/2"
10'-0"	2'-2 1/2"
ROOF + 1 FLOOR	
SPAN	SIZE
2'-0"	2'-2 1/2"
4'-0"	2'-2 1/2"
6'-0"	2'-2 1/2"
8'-0"	2'-2 1/2"
10'-0"	2'-2 1/2"
ROOF + 2 FLOORS	
SPAN	SIZE
2'-0"	2'-2 1/2"
4'-0"	2'-2 1/2"
6'-0"	2'-2 1/2"
8'-0"	2'-2 1/2"
10'-0"	2'-2 1/2"

* WHERE STRUCTURAL SHEATHING IS USED, UNITS SPANS MAY BE INCREASED BY 10%

STEEL UNITS SPANS
TAKEN FROM CBC 2012 Table 9.20.5.2.8. Steel Exterior Angles for Masonry Veneer

- EXTERIOR ANGLES
1. Provide 3 1/2" x 3 1/2" x 1/4" steel angle of all windows where masonry above window and openings less than 7'-0"
 2. Provide 4" x 3 1/2" x 1/4" steel angle of all windows where masonry above window and openings more than 7'-0" and less than 8'-0"
 3. Provide 5" x 3 1/2" x 1/2" steel angle of all windows where masonry above window and openings more than 8'-0" and less than 10'-0"
 4. Provide 6" x 4" x 1/2" steel angle of all windows where masonry above window and openings more than 10'-0" and less than 12'-0"
 5. Provide 7" x 4" x 1/2" steel angle of all windows where masonry above window and openings more than 12'-0" and less than 12'-0"

IN ACCORDANCE WITH ARTICLE 2.17.5.1 OF THE ONTARIO BUILDING CODE (OBC), THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

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Pool House 3D

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