



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-007-2022**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **DAVID REID**, applicant, on behalf of **RALPH DANELUZZI**, 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 property is described legally as **PLAN 328 PT LOT 2 W CENTRE ST RP 51R42268 PART 2**, is known as municipally as **2A Centre Street** and is zoned as **“Residential 1 Zone (R1)”**.

**The applicant is proposing to construct a garage with an interior width that is 68% of the main wall of the proposed house. The applicant is seeking relief from 3.18.3 d) of the Zoning By-law which requires a maximum interior width of a private garage be 50% of the main wall of the principal building of the lot.**

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **March 17th, 2022, 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/current-previous-applications/>.

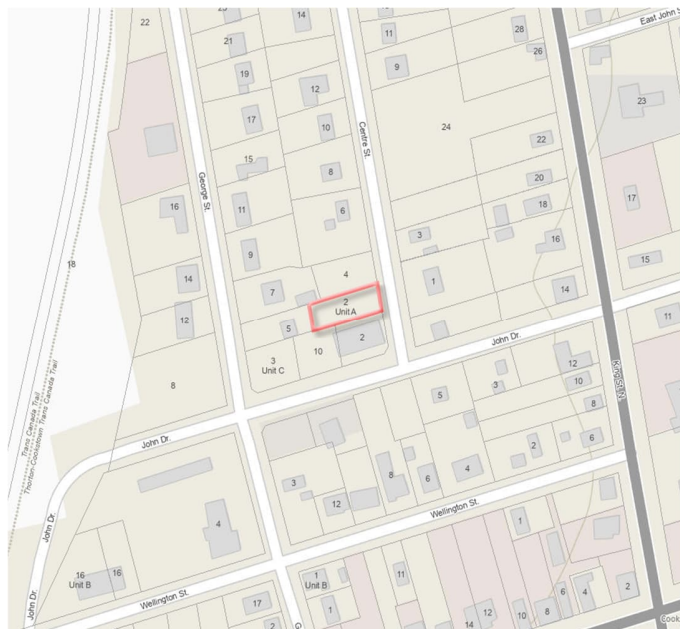
Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to [planning@innisfil.ca](mailto:planning@innisfil.ca).

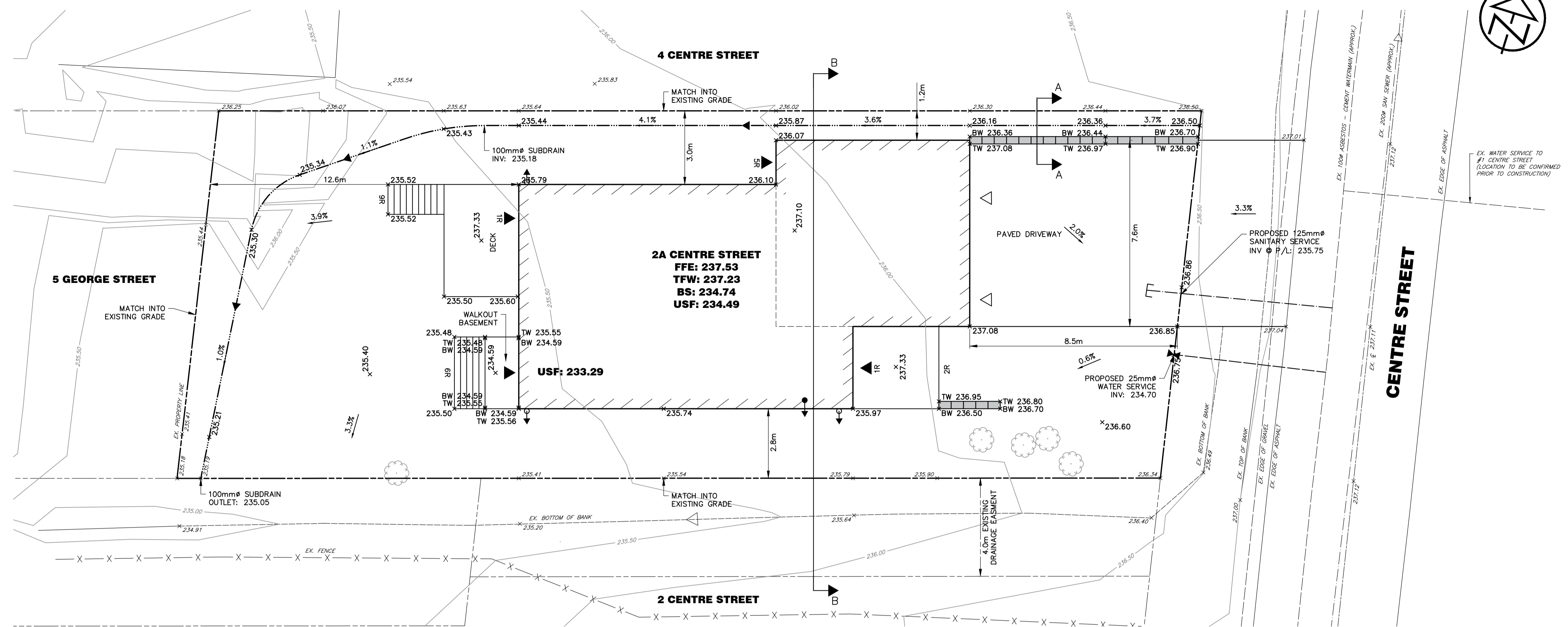
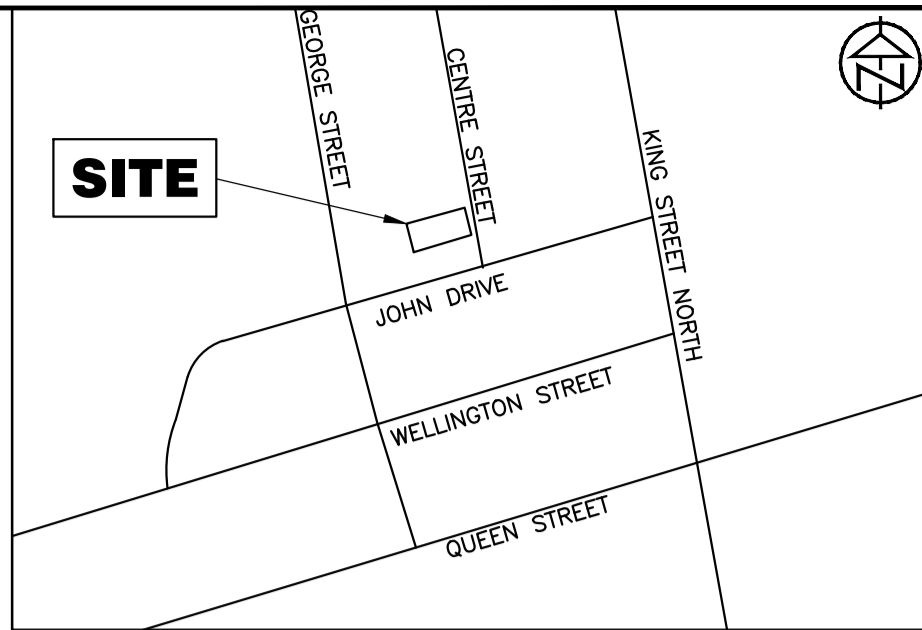
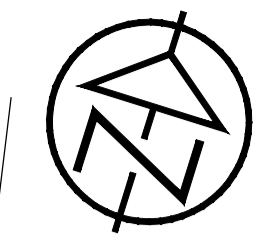
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary- Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for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

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](mailto:planning@innisfil.ca).

Dated: February 25, 2022

Toomaj Haghshenas,  
Secretary-Treasurer  
[thagshenas@innisfil.ca](mailto:thagshenas@innisfil.ca)  
705-436-3710 ext. 3316



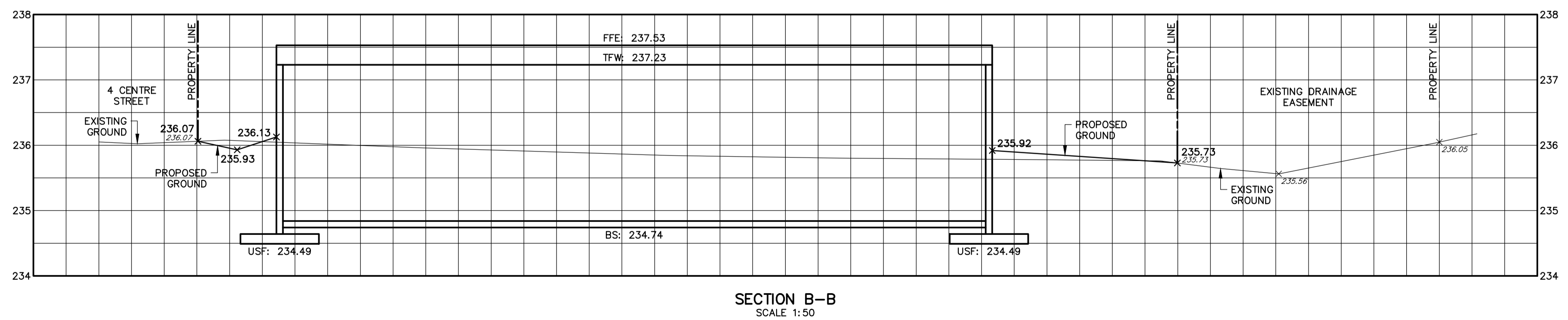
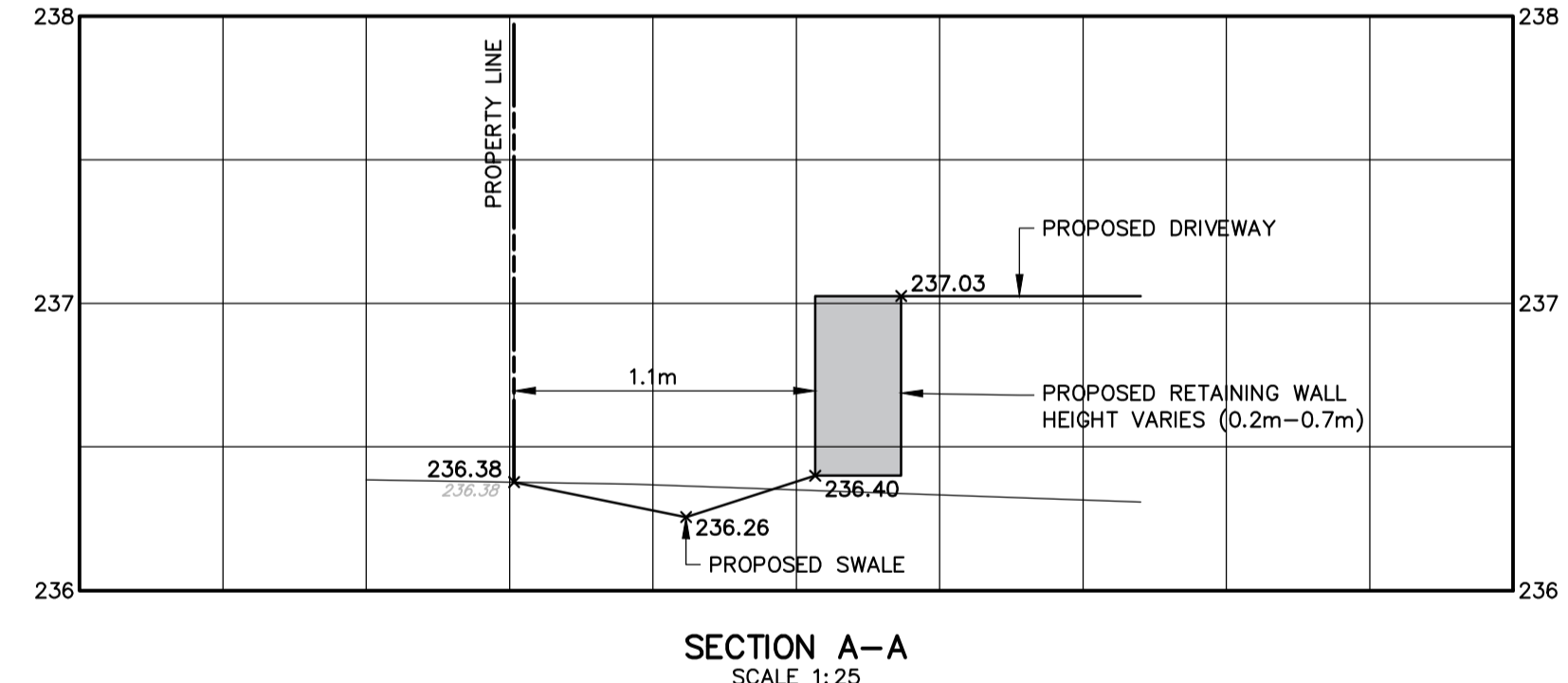
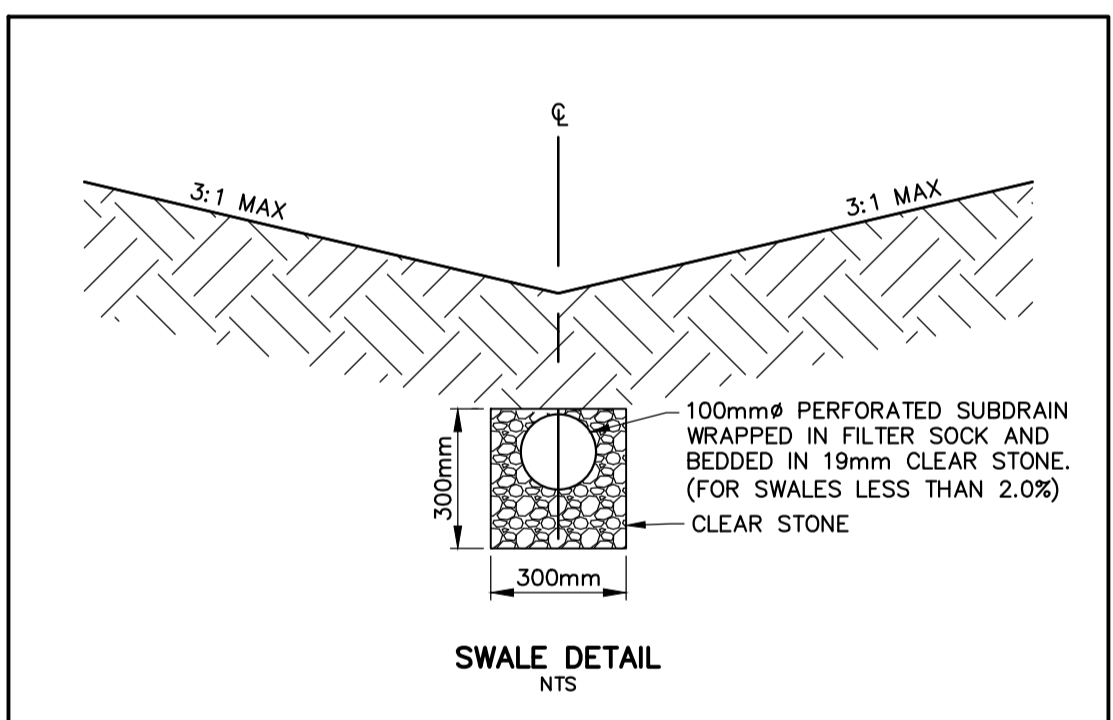


**LEGEND**

- 237.13 --- EX. CONTOUR
- - - - - PROPOSED PROPERTY LINE
- — — — — EX. PROPERTY LINE
- - - - - EX. DITCH
- - - - - EX. EDGE OF ASPHALT
- - - - - EX. EDGE OF GRAVEL
- - - - - EX. FENCE
- - - - - EX. E. OF ROAD
- - - - - EX. EDGE OF CONNAIL
- HP EX. TREES
- TEM EX. HYDRO POLE
- EX. TEMPORARY BENCHMARK
- ▭ BUILDING ENVELOPE
- ▭ PROPOSED SWALE
- ▭ PROPOSED SANITARY SERVICE
- ▭ PROPOSED WATER SERVICE
- ▭ PROPOSED SLOPE (3:1 MAX)
- × 237.13 EXISTING ELEVATION
- × 237.13 PROPOSED ELEVATION
- 2.0% PROPOSED GRADE
- → PROPOSED DOWNSPOUT
- → PROPOSED SUMP PUMP OUTLET
- ▲ PROPOSED MANDOR
- △ PROPOSED GARAGE DOOR

**ZONING INFORMATION - 2 CENTRE STREET**

ZONE DESIGNATION RESIDENTIAL TYPE (R1-33)	PERMITTED	PROVIDED
LOT AREA (sq.m)	550.0 (MIN)	600.5
FRONT YARD SETBACK (m)	6.0 (MIN)	8.5
SIDE YARD SETBACK (m)	4.2 (MIN)	1.2
REAR YARD SETBACK (m)	6.0 (MIN)	12.6
MAX BUILDING HEIGHT (m)	9.0 (MAX)	8.3
MAX LOT COVERAGE	35.0%	27.7%
MIN. LOT FRONTAGE (m)	15.0	15.1



**DISCLAIMER AND COPYRIGHT**  
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**BENCHMARKS**  
 BM1 - ELEVATION 235.46m  
 TOP OF NAIL IN UTILITY POLE LOCATED IN FRONT OF 5 GEORGE STREET

**NOTES**  
 TOPOGRAPHIC AND LEGAL INFORMATION SHOWN ON THIS PLAN COMPLETED BY RODNEY GEYER, OLS ON NOVEMBER 4, 2019. RECEIVED NOVEMBER 7, 2019.

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	ISSUED FOR 1ST SUBMISSION	JAN 19/22	



**2A CENTRE STREET**  
**TOWN OF INNISFIL, COOKSTOWN**



GRADING PLAN

DESIGN: DJR	FILE: 421486	DWG:
DRAWN: LMB	DATE: OCT 2021	<b>SG-1</b>
CHECK: NM	SCALE: 1:100	