



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-010-2022**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Davis Reid, applicant**, on behalf of **Mark Moniz, 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 **INNISFIL CON 6 PT LOT 25 RP 51R41715 PART 3**, is known municipally as **929 7th Line** and is zoned as **“Residential 1 Zone (R1)”**.

**The applicant is proposing to construct a garage with an interior width that is 64% 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 **Thursday, March 17, 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/en/building-and-development/committee-of-adjustment-hearings.aspx>

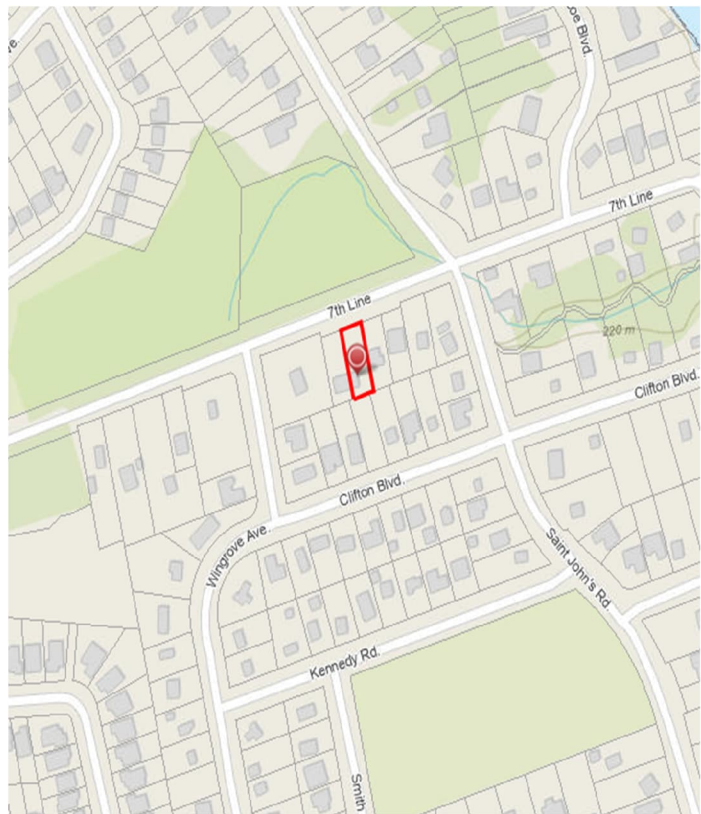
Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to [planning@innisfil.ca](mailto:planning@innisfil.ca).

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).

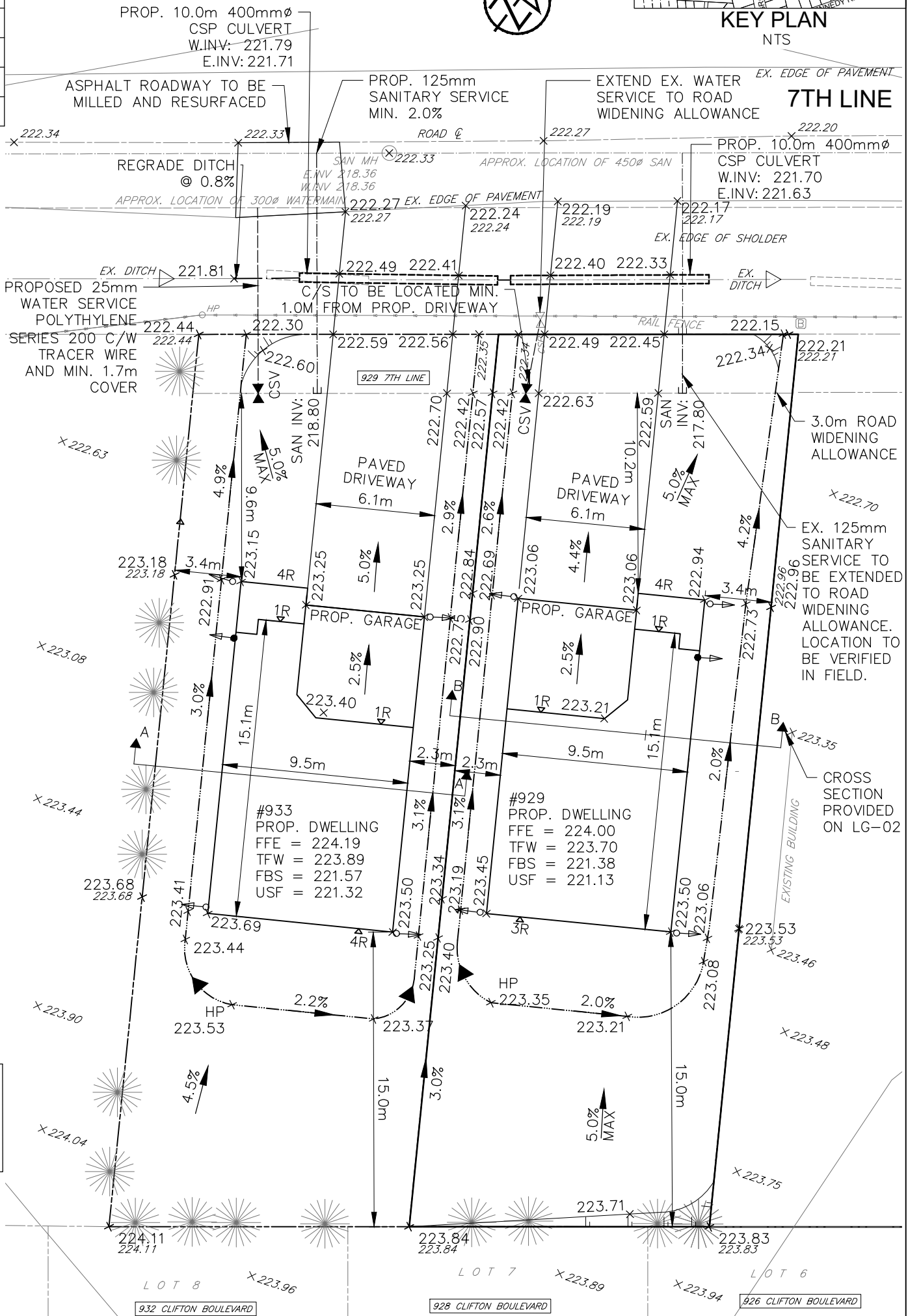
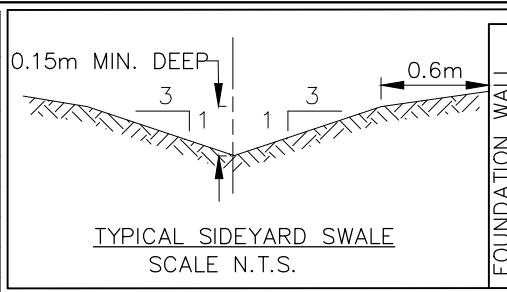
Dated: **February 25, 2022**

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



ZONING INFORMATION		
ZONE DESIGNATION	PERMITTED	PROVIDED
R1		
LOT AREA (sq. m)	600	692
LOT FRONTAGE (m)	15.0	15.2
FRONT YARD SETBACK (m)	8.0	10.2
INTERIOR SIDE YARD SETBACK (m)	1.2	2.3
EXTERIOR SIDE YARD SETBACK (m)	6.0	N/A
REAR YARD SETBACK (m)	6.0	15.0
GROSS FLOOR AREA (sq. m)	N/A	153.4
LOT COVERAGE (%)	35	22.2
BUILDING HEIGHT (m)	9	7.5

STRUCTURE	
MODEL NO.	N/A
HOUSE STYLE	2 - STOREY
ADJACENT MODEL	EAST EX. RESIDENTIAL
	WEST SAME MODEL
	NORTH ROAD N/A
	SOUTH EX. RESIDENTIAL
FIREBREAK LOT	NO



LEGEND	
+200.00	EXISTING GROUND ELEVATION
+200.00	PROPOSED GROUND ELEVATION
▽	PROPOSED ENTRANCE
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
→	EXISTING DITCH FLOW DIRECTION
→	PROPOSED SWALE
▬	CSV CURB STOP VALVE
▬	WV WATERMAIN VALVE
○	HP HYDRO POLE
---	PROPOSED WATER SERVICE
---	EXISTING SANITARY SERVICE
---	PROPOSED SANITARY SERVICE
→	DOWN-SPOUT DIRECTION
→	SUMP PUMP DISCHARGE
○	EXISTING TREE

GENERAL NOTES	
FFE	- FIRST FLOOR ELEVATION
TFW	- TOP OF FOUNDATION WALL
FBS	- FINISHED BASEMENT SLAB
USF	- UNDERSIDE OF FOOTING

TOPOGRAPHIC ELEVATIONS PROVIDED BY DAVID J. PESCE SURVEYING AND ARE BASED UPON GPS OBSERVATIONS (RTK) BY SURVEYOR.

NO.	REVISIONS	DATE	INITIAL
3.	AS PER TOWN COMMENTS	JAN 7/21	DJR
2.	FOR BUILDING PERMIT	FEB 5/21	NM
1.	AS PER TOWN COMMENTS	MAR 8/18	GKC

**TATHAM ENGINEERING**

41 King Street, Unit 4  
Barrie, Ontario L4N 6B5  
705-733-9037

LICENSED PROFESSIONAL ENGINEER

D. J. REID  
100225660

JAN 7/21

PROVINCE OF ONTARIO

LOT GRADING REVIEW

THE REVIEW OF THIS DRAWING DOES NOT IN ANY WAY RELIEVE THE DEVELOPER OF RESPONSIBILITY FOR ITS ACCURACY OR FOR COMPLIANCE WITH THE SUBDIVISION AGREEMENT.

GRADING ACCEPTABLE ON: \_\_\_\_\_

GRADING NOT ACCEPTABLE ON: \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

TOWN OF INNISFIL  
2101 INNISFIL BEACH ROAD, INNISFIL, ON.  
TEL: (705) 436-3710

SCALE: 1:250  
DATE: JAN/18  
DRAWN: SDH/NDK  
DESIGNED: DJR  
CHECKED: NM

LOT GRADING  
JOB# 417430  
929 7TH LINE  
TOWN OF INNISFIL

DWG. NO.  
**LG-01**

ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED. DEVELOPER BUILDER SHALL ENTER INTO EXTERNAL WORKS AGREEMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

TO BE STAMPED BY PLAN DESIGN ENGINEER