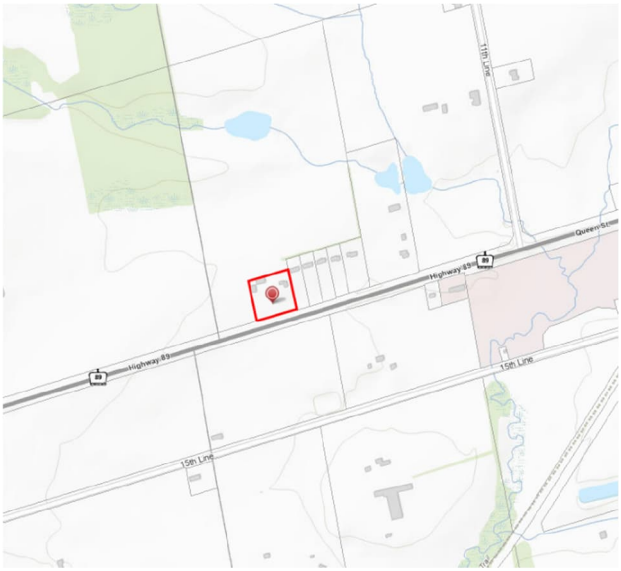
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-012-2022

TAKE NOTICE that an application has been received by the Town of Innisfil from **CASSANDRA HARRIS, Agent,** on behalf of **SHAWN & KRISTY MARTINEZ, 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 property is described legally as **CON 10 E PT LOT 1 RP 51R13943 PART 1**, is known municipally as **4630 Highway 89,** and is zoned as **"Agricultural (AG)".**

The applicant is proposing to construct a new dwelling with an interior side yard setback of 8.46 meters. The applicant is seeking relief from Section 8.2 of the Zoning By-law which requires a minimum interior side yard setback of 10 meters.

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, April 21, 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.

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.

Dated: **March 28, 2022**

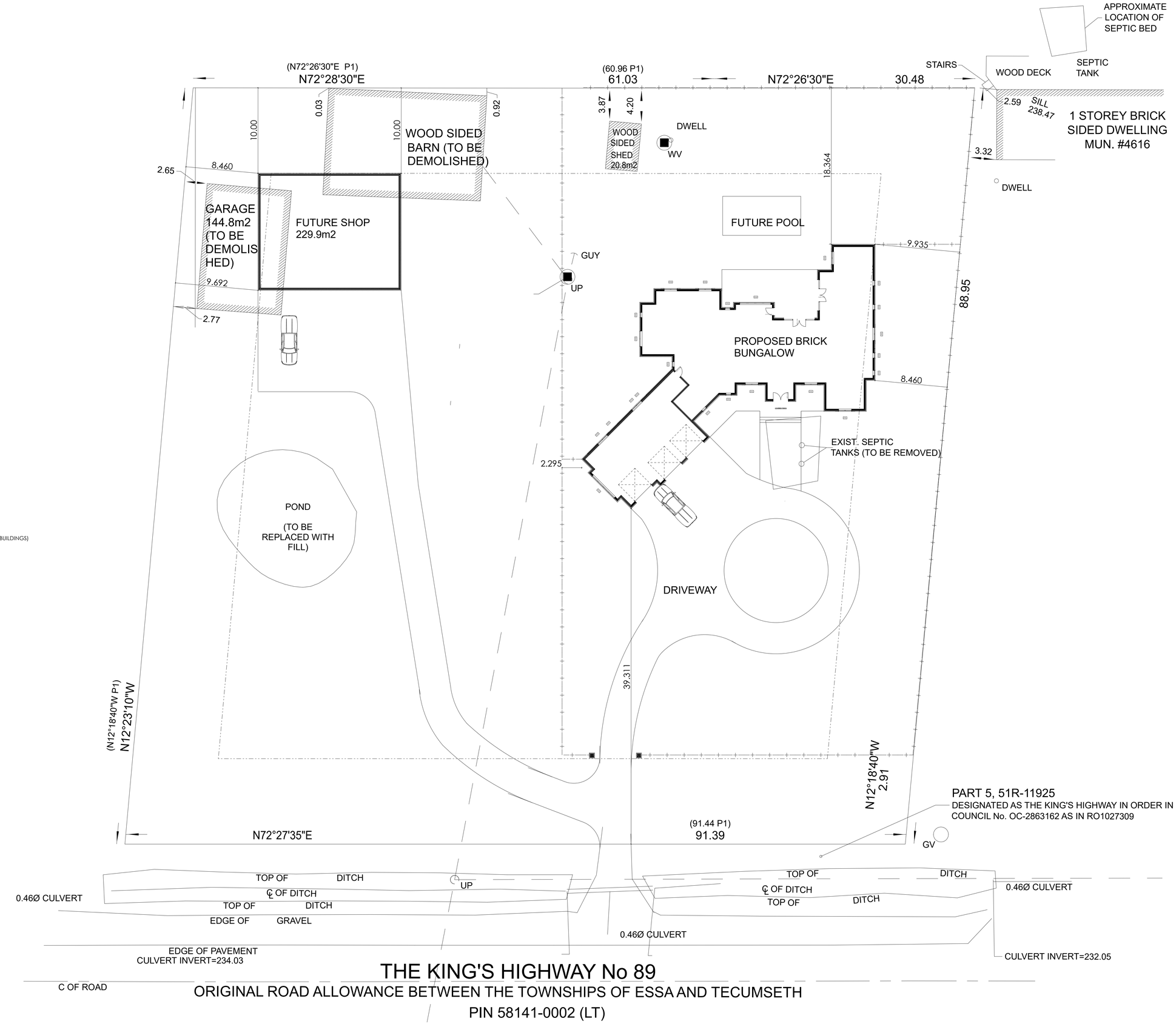
Toomaj Haghshenas,
Secretary-Treasurer
thaghshenas@innisfil.ca
705-436-3710 ext. 3316

SITE STATISTICS FOR 4630 HIGHWAY 89 INNISFIL ONTARIO
PROPOSED DETATCHED SINGLE FAMILY DWELLING

ZONING (AG)	REQUIRED	PROVIDED
LOT AREA (min.)	40ha	8,099.27m²
LOT FRONTAGE (min.)	150.0m	91.39m
FRONT YARD (min.)	10.0m	39.3m
SIDE YARD (min.)	10.0m	**8.46m *MV***
REAR YARD (min.)	10.0m	21.84m
LOT COVERAGE (max %)	N/A	
LANDSCAPED OPEN SPACE (min %)	N/A	
HEIGHT OF BUILDING (max)	11.0m	11.0m

PROPOSED DETATCHED ACCESSORY BUILDING

ZONING (AG)	REQUIRED	PROVIDED
LOT AREA (min.)	40ha	8,099.27m²
LOT FRONTAGE (min.)	150.0m	91.39m
FRONT YARD (min.)	10.0m	42.77m
SIDE YARD (min.)	10.0m	**8.46m *MV***
REAR YARD (min.)	10.0m	28.06m
LOT COVERAGE (max %)	N/A	4.8% (ALL ACCESSORY BUILDINGS)
LANDSCAPED OPEN SPACE (min %)	N/A	
HEIGHT OF BUILDING (max)	N/A	TBA



DRAWING NOT VALID UNLESS STAMP IS IN COLOUR

NOTES:

DRAWINGS NOT TO BE SCALED. VERIFY ALL MATERIALS, DIMENSIONS AND STRUCTURAL MEMBERS ON SITE ANY AND ALL DISCREPENCIES ARE TO BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION IS TO BE EXECUTED IN A GOOD WORKMAN-LIKE FASHION WITH MATERIAL AND DETAIL SUITABLE FOR THE INTENED END USE. ALL WORK TO CONFORM TO APPLICABLE NATIONAL AND LOCAL BUILDING CODES AND REQUIREMENTS. ALL DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE DESIGNESRS.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN

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		42665
NAME	SIGNATURE	BCIN
BIRD CUSTOM HOME DESIGN		44657
FIRM NAME		BCIN

DESIGN FIRM:
Bird
CUSTOM HOMES | COTTAGES | ADDITIONS
2021 COMMERCE PARK DRIVE INNISFIL
TELEPHONE| 705 794 9697
E-MAIL| CASSIE@BIRDCUSTOMHOMEDESIGN.CA

REVISIONS:	DATE:
ISSUED FOR MINOR VARIANCE	FEBRUARY 7, 2022
RE-ISSUED FOR MINOR VARIANCE	FEBRUARY 28, 2022

DRAWN BY: CMAH

PROJECT:
MARTINEZ RESIDENCE
4630 HIGHWAY 89
INNISFIL, ON

DRAWING NAME: SITE
SCALE: 1:200
PAGE: S1