



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-042-2022**

TAKE NOTICE that an application has been received by the Town of Innisfil from **HEATHER MACGREGOR** 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 1378 PT LOT 33 & LOT 34 RP 51R2648 PARTS 1 & 2**, is known municipally as **1005 Westmount Avenue** and is zoned as “**Residential 1 Zone (R1)**”.

The applicant is proposing to construct an accessory dwelling unit in a pre-existing workshop that is 81.6 square meters. The applicant is seeking relief from 3.5 j) of the Zoning By-law which permits a maximum footprint coverage of 50 m2 for accessory dwelling units located in the rear yard.

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, May 19, 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>

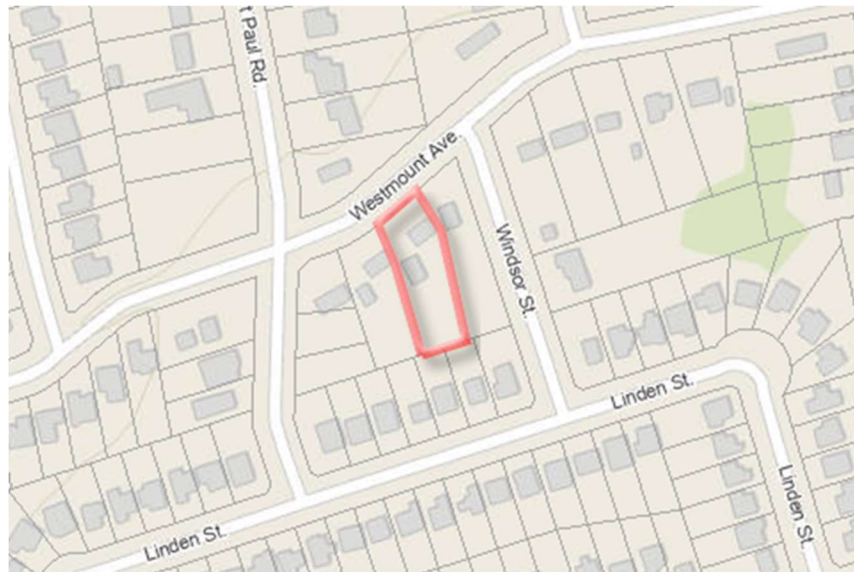
Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

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.

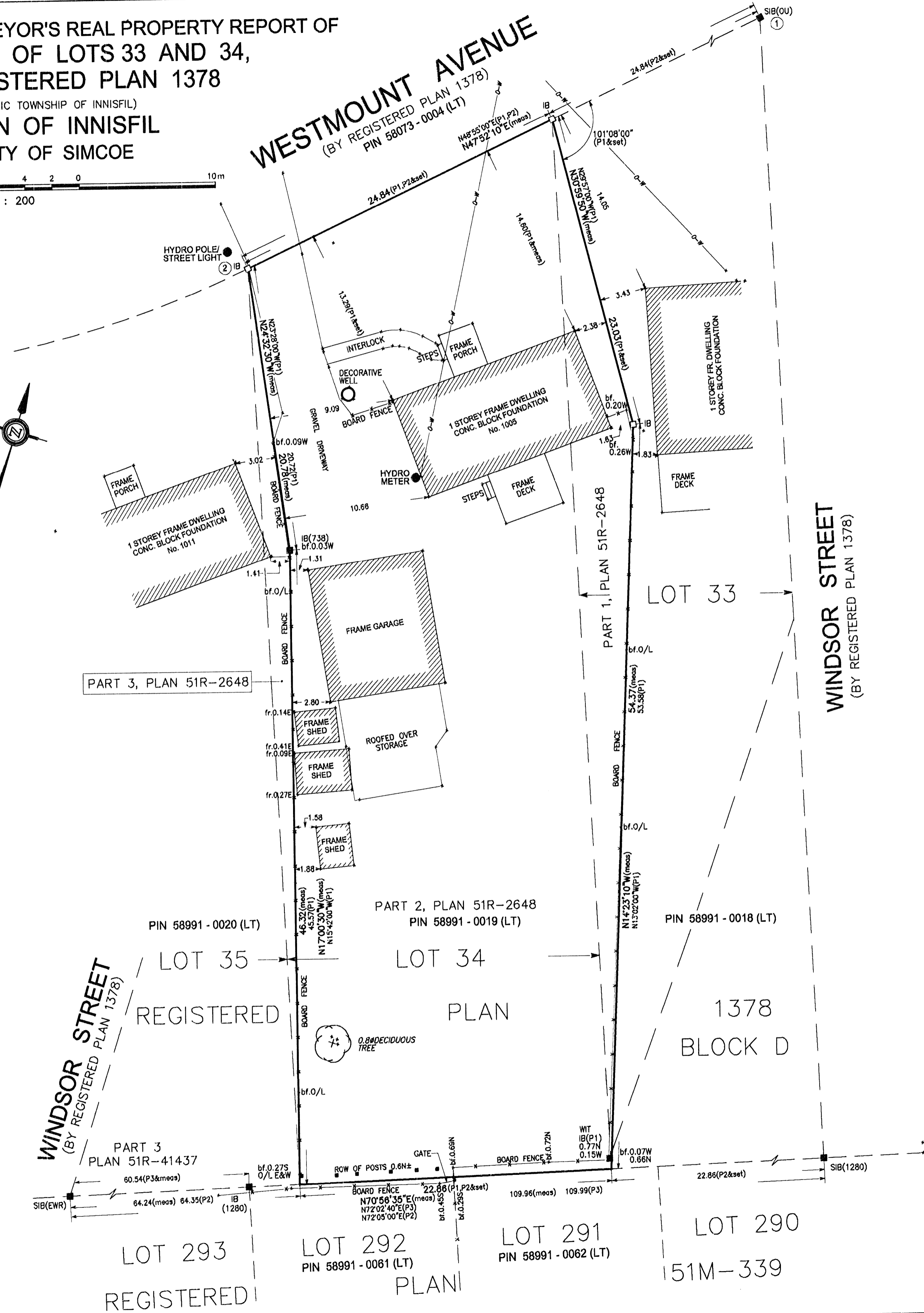
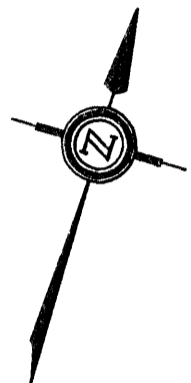
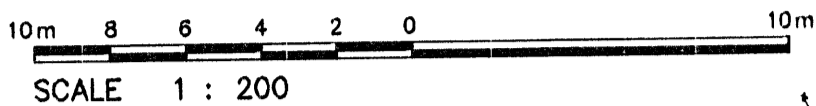
Dated: **May 4, 2022**

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



**SURVEYOR'S REAL PROPERTY REPORT OF
PART OF LOTS 33 AND 34,
REGISTERED PLAN 1378**
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
TOWN OF INNISFIL
COUNTY OF SIMCOE

WESTMOUNT AVENUE
(BY REGISTERED PLAN 1378)
PIN 58073 - 0004 (LT)



NOTE

ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
PROPERTY LINES ARE UNFENCED UNLESS OTHERWISE NOTED.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2148066**



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1028, Section 29(3).

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SURVEYOR'S REAL PROPERTY REPORT PART 2 - REPORT SUMMARY
SURVEY PREPARED FOR ERICH BUKENBERGER
DESCRIPTION OF LAND PART OF LOTS 33 AND 34, REGISTERED PLAN 1378 (KNOWN AS 1005 WESTMOUNT AVENUE)
REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS NONE
ENCROACHMENTS NOTE THE FENCE LOCATED ALONG THE SOUTHERLY PROPERTY LIMIT.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAW NOT CERTIFIED BY THIS REPORT.
ADDITIONAL REMARKS (FURTHER INFORMATION CONTAINED IN THE SURVEY REPORT TO BE READ IN CONJUNCTION WITH THIS PLAN.)

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES STANDARD IRON BAR
- DENOTES IRON BAR
- DENOTES IRON BAR ROUND
- meas DENOTES MEASURED
- P1 DENOTES PLAN 51R-2648
- P2 DENOTES REGISTERED PLAN 1378
- P3 DENOTES REGISTERED PLAN 51M-339
- OU DENOTES ORIGIN UNKNOWN
- EWR DENOTES EPLETT WOROBEC RAIKES SURVEYING LTD., O.L.S.
- 1280 DENOTES ANTON KIKAS LIMITED, O.L.S.
- 738 DENOTES R.C. KIRKPATRICK, O.L.S.
- Ø DENOTES DIAMETER
- o-w- DENOTES OVERHEAD UTILITY WRES
- WIT DENOTES WITNESS
- cl. DENOTES CHAIN LINK FENCE
- bf. DENOTES BOARD FENCE
- fr. DENOTES FRAME CORNER

NOTE:

BEARINGS SHOWN HEREON ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (1) AND (2) BY REAL TIME CANNET NETWORK OBSERVATIONS AND REFERRED TO THE 6' UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81° WEST LONGITUDE (NAD 83, CSRS, 2010).

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES, AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING THE DISTANCE BY COMBINED SCALE FACTOR 0.9997182.

THE COORDINATES SHOWN ON THIS PLAN, IN THEMSELVES, CANNOT BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

COORDINATES SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH THE SURVEYORS ACT, URBAN ACCURACY PER O.REG. 218/10, SECTION 14(2).

OBSERVED REFERENCE POINTS UTM (NAD83, CSRS 2010)		
PLAN COORDINATES	NORTHING	EASTING
1	4 907 248.913	615 838.225
2	4 907 215.597	615 799.391

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 17th. DAY OF NOVEMBER, 2021.

Nov. 30, 2021
DATE

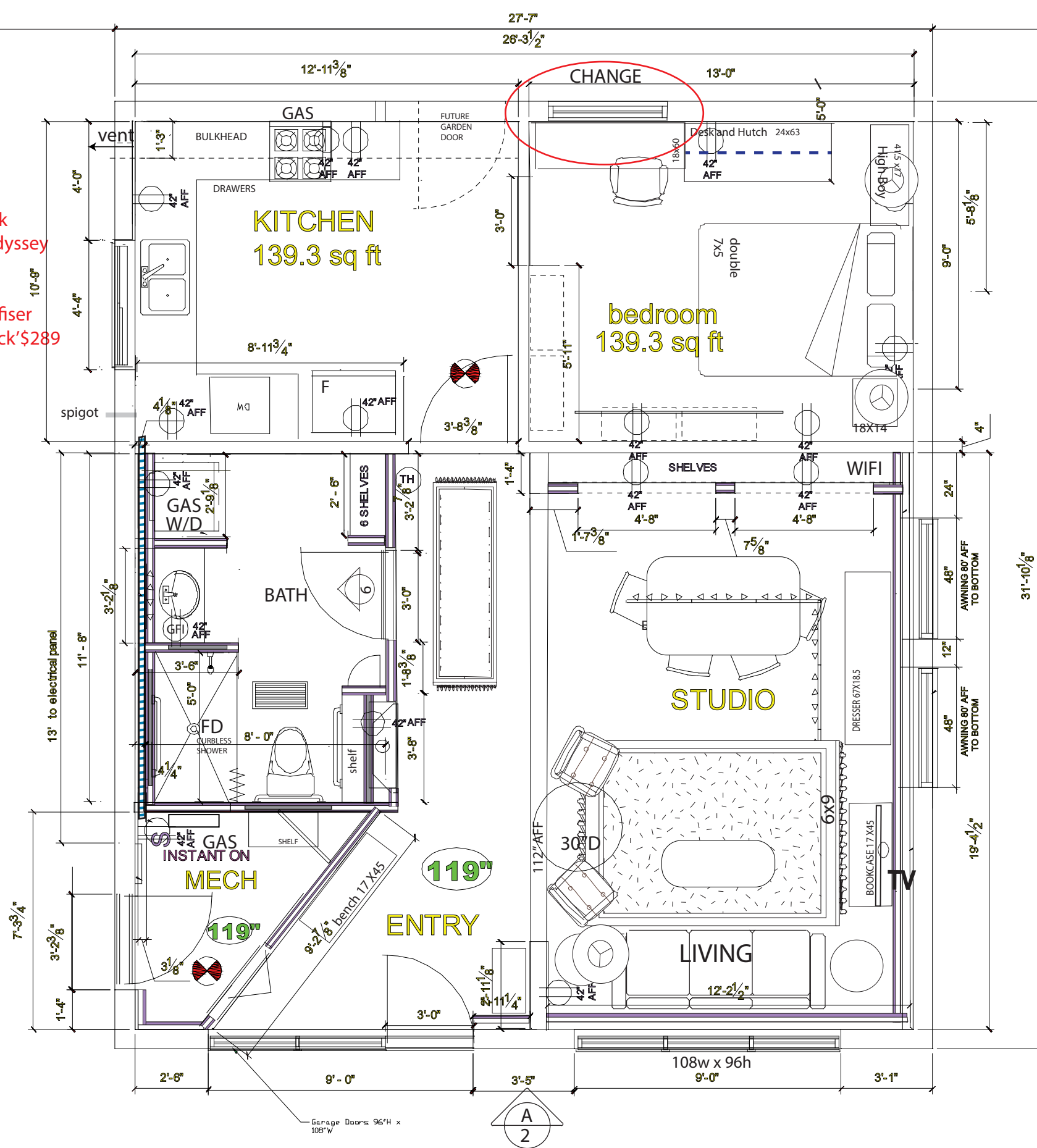
G. K. Jenkins
G. K. JENKINS - ONTARIO LAND SURVEYOR

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER
NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED,
SUBSEQUENT TO THE DATE OF CERTIFICATION.

 Delph & Jenkins North Ltd. Ontario Land Surveyors 220 Industrial Parkway S., Unit 8, Aurora, Ontario L4G 3V9 Tel. 905-841-8928 Fax 905-841-2498	21297 - 1
	DRAWN: ml CHECKED: GJK

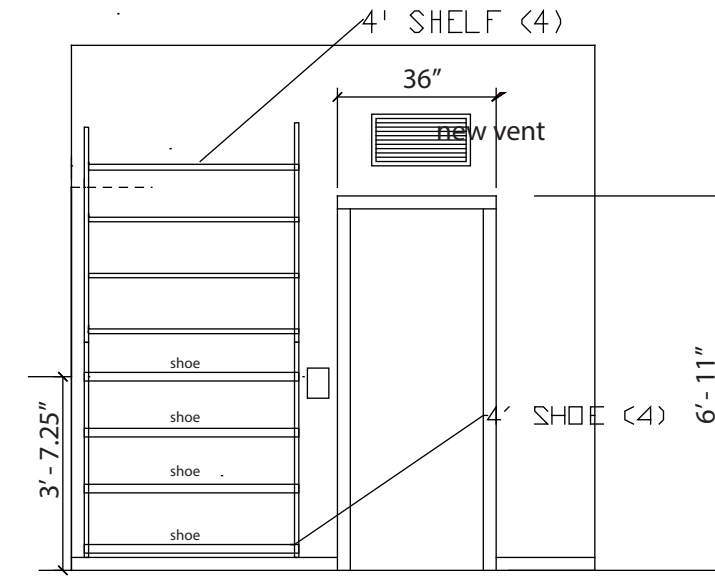
Rona sink
20x20 odyssey
\$259

Faucet Pfiser
Raya black \$289

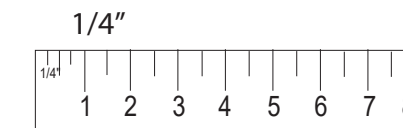
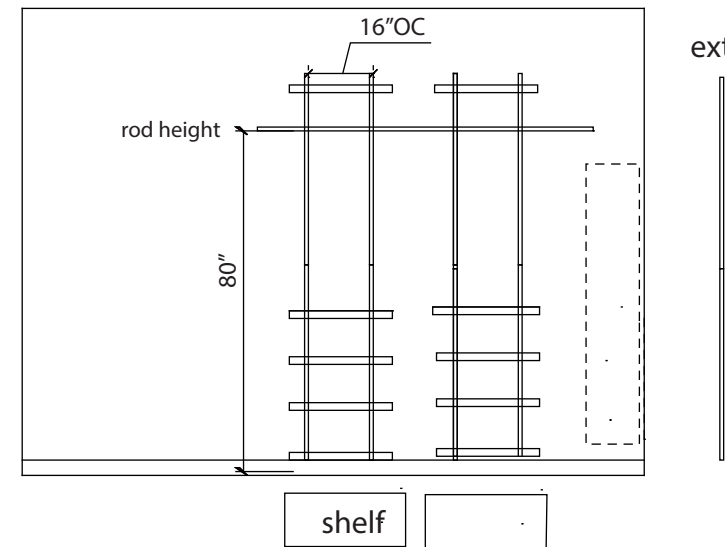


1005 Westmount Avenue, Innisfil L9S 1T6
ID 1 SCALE 1/4"=1'-0"

Bouclair sheers grommet top Darja 108x54" \$59 = \$240
Kacha 108x52 \$35 = \$150
ELECTRIC FP 29.7"W X 18.9"H (9"D)



A BEDROOM EAST WALL
ID 1 SCALE 1/4"=1'-0"



LEGEND

1. CONTRACTOR AND ALL TRADES SHALL VERIFY ALL SITE DIMENSIONS, DRAWINGS AND DETAILS AND REPORT ANY DISCREPANCIES TO THE LEAD INTERIOR DESIGNER IN WRITING FOR APPROVAL BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR MUST SUBMIT ALL NECESSARY SAMPLES FOR APPROVAL OF QUALITY AND FINISH, TO THE INTERIOR DESIGNER.
3. CONTRACTOR MUST COMPLY WITH CONTRACT DOCUMENTS, PERFORMANCE REQUIREMENTS, APPLICABLE CODES AND REGULATIONS.
4. ALL DIMENSIONS ARE FOR QUOTE PURPOSES ONLY, NOT FOR CONSTRUCTION UNTIL VERIFIED BY CONTRACTOR.
5. ALL DRAWINGS AND SPECS ARE INSTRUMENTS OF SERVICE REMAINING THE PROPERTY OF THE DESIGNER AND THE DESIGNER RETAINS COPYRIGHT IN THESE DRAWINGS AND IN ALL CONTRACT DOCUMENTS.
6. DRAWINGS NOT TO BE SCALED.

12.	ISSUED FOR TENDER	
11.	ISSUED FOR COORDINATION	
10.		
9.		
8.		
7.		
6.		
5.		
4.		
3.		
2.		feb 15.21
1.	ISSUED FOR CLIENT REVIEW	

Date of Issue

COACH HOUSE
1005 WESTMOUNT AVE
INNISFIL, ON L9S 1T6

DESIGNER:
HMacGREGOR IDC/ARIDO 416-803-4600
heather-INTERIORS@partnership.ca

START DATE: 29/09/2019 OUR PROJECT:

CHECKED BY: HMM SCALE AS NOTED

DRAWING NO.
ID 1.A
FURNITURE PLAN

FILE NAME: 1005 WESTMOUNT AVE

NOT FOR CONSTRUCTION

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TOWN OF INNISFIL
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10m 8 6 4 2 0
SCALE 1 : 200

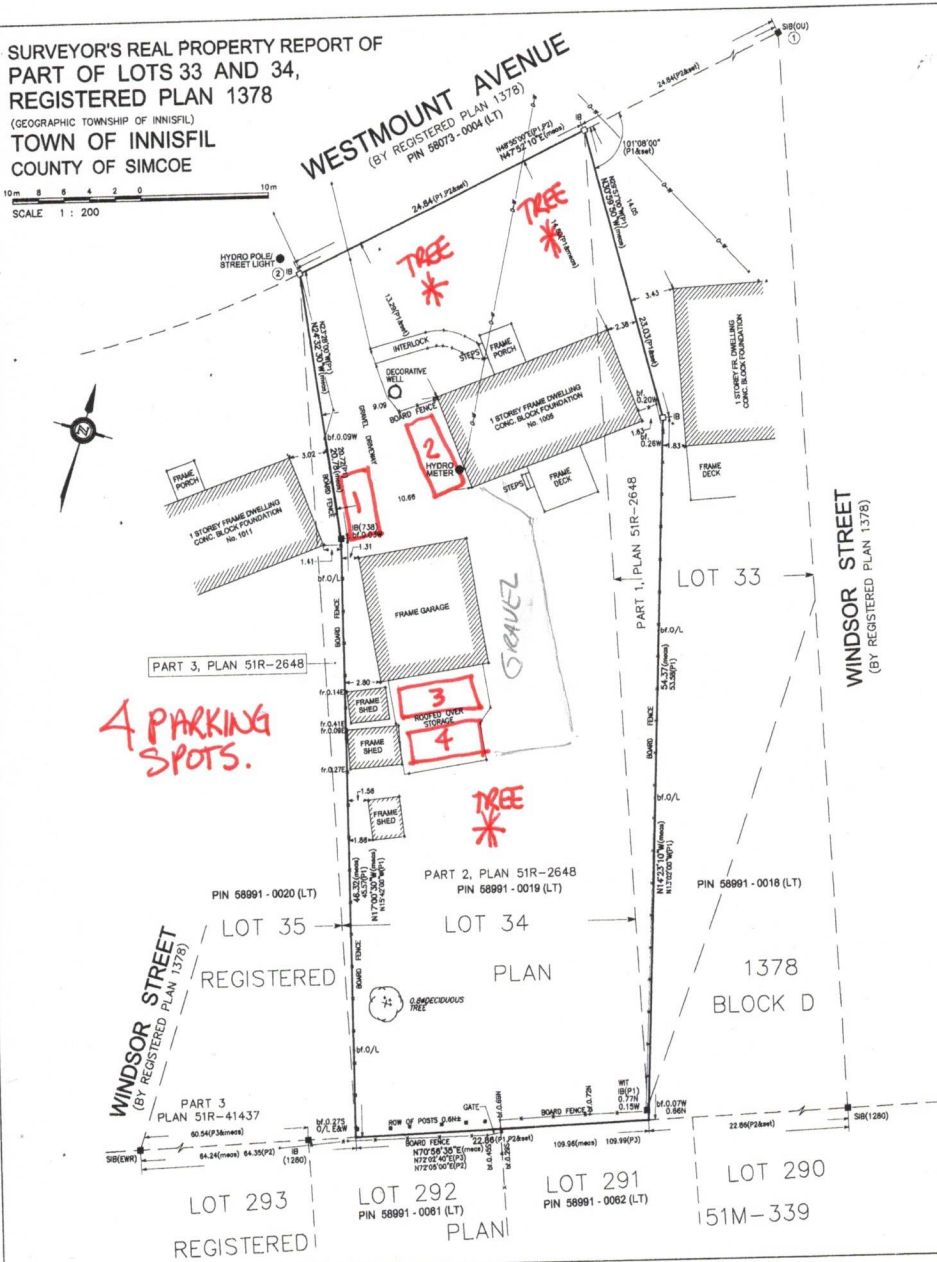
WESTMOUNT AVENUE
(BY REGISTERED PLAN 1378)
PIN 58973 - 0004 (LT)

WINDSOR STREET
(BY REGISTERED PLAN 1378)

LOT 33

1378
BLOCK D

4 PARKING SPOTS.



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Delph & Jenkins North Ltd.
Registered Land Surveyors
220 Innesville Parkway S., Unit 8, Aurora, Ontario L49 2V9
Tel: 905-941-8888 Fax: 905-941-2588

21297 - 1

DATE: 21297-1.DWG. DATE: JUNE OCTOBER 28, 2021