



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-046-2022**

TAKE NOTICE that an application has been received by the Town of Innisfil from **MEHR HAZARI**, applicant, on behalf of **PARKBRIDGE LIFESTYLE COMMUNITIES INC.**, 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 properties in the subject subdivision described legally as **51M-1189**, known municipally as **Innis Village** and zoned as “**Residential 1 Exception 12 Zone, Residential 2 Exception 7 and Residential 3 Exception 3 (R1-12, R2-7 and R3-3)**”.

The applicant is proposing to construct multiple residences with a lot coverage of 50%. The applicant is seeking relief from Section 4.3.5.7 of the Zoning By-law which requires a maximum lot coverage of 45%.

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
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316



April 13th, 2022

Mary T. Nordstrom
Manager, Land Use Planning
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON L9S 4B4

Dear Ms. Nordstrom,

**RE: Innis Village (Lakehaven) Minor Variance Applications – Planning Justification Brief
Innis Village Subdivision 51M-1189 (Lots 26 and 27, Concession 10), Innisfil, ON
OUR FILE 18129S**

MacNaughton Hermson Britton Clarkson Planning Limited (“MHBC”) was retained by Mattamy Homes (the “Applicant”), to review the planning merits of six (6) proposed Minor Variances to facilitate the construction of 317 single detached dwellings (the “Proposed Development”) associated with the Innis Village Subdivision (Plan 51M-1189) on the lands known legally as Lots 26 and 27, Concession 10 in the Town of Innisfil (the “Subject Lands”).

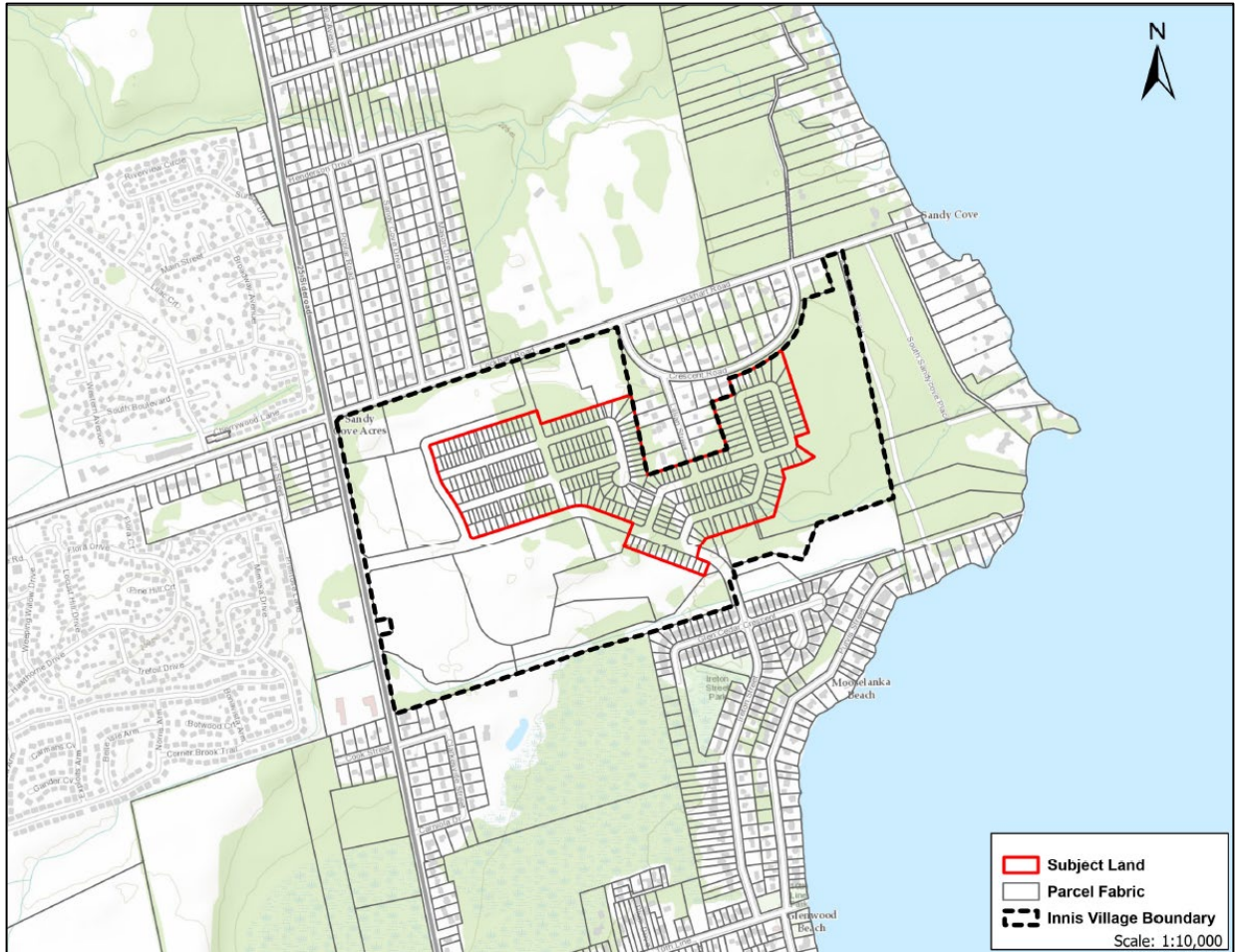
The scope of this Planning Justification Brief is to provide a brief overview of the proposed development and file history of existing planning approvals, as well as respond directly to the planning merits of the Proposed Development.

Project Overview

The Proposed Development consists of 317 single detached dwellings associated with the Registered Innis Village Subdivision, being Lots 1 to 317 on Plan 51M-1189. Currently, the Subject Lands have various site-specific zones (R1-12, R2-7 and R3-3 Zones), in which the Proposed Development is permitted; however, the Applicant would like the flexibility to offer to purchasers and ultimately construct the most optimal and desirable single detached dwelling product, some of which do not comply with the existing lot coverage, wall to garage ratio, and maximum height provisions included within the existing site-specific zoning which was approved under the previous ownership group. Therefore, it is understood that Minor Variances are required to permit the Proposed Development.

An aerial image of the Subject Lands is shown in **Figure 1**.

Figure 1 – Aerial of the Subject Lands



Existing Planning Approvals

The Subject Lands were previously subject to two (2) Plan of Subdivision applications and two (2) Zoning By-law Amendment applications, which were approved by the Ontario Municipal Board (OMB) on September 12, 2012. The purpose of these applications was to facilitate the development of the Innis Village East and Innis Village West subdivisions (i.e. the Innis Village Subdivision). The Innis Village Subdivision consists of the following:

- 317 single detached dwelling units;
- Approximately 191 land lease units;
- 200 retirement campus units;
- Open space blocks;
- Commercial block;
- Future development block;
- SWM blocks;
- 10-acre public park; and,
- Landscaping.

Proposed Minor Variances

The following are the existing zones of the Innis Village Subdivision, in which the Proposed Development is permitted:

- Residential 1 Exception 12 (R1-12) Zone;
- Residential 2 Exception 7 (R2-7) Zone; and,
- Residential 3 Exception 3 (R3-3) Zone.

The purpose of the proposed Minor Variance applications is to permit the development of more optimal and desirable single detached dwellings within the Innis Village Subdivision. We also note that the proposed Minor Variances for increased lot coverage and height permissions will support the accommodating of secondary dwelling units. Specifically, the following six (6) Minor Variances are being requested:

1. Section 4.3.3.12: Requesting an increase in the maximum permitted lot coverage to 45% for the R1-12 Zone; whereas, the maximum permitted lot coverage is 35%;

We note that a total of 82 lots are subject to this requested variance.

2. Section 4.3.5.7: Requesting an increase in the maximum permitted lot coverage to 50% for the R2-7 Zone; whereas, the maximum permitted lot coverage is 45%;

We note that a total of 193 lots are subject to this requested variance.

3. Section 3.18 e): Requesting an increase in the maximum permitted garage to wall ratio to 60% for Lots 109, 153, 210, 211, and 239 to 243 on Plan 51M-1189; whereas, a maximum garage to wall ratio of 50% is permitted, this variance will facilitate the inclusion of three-car garages on the identified lots;

We note that a total of 9 lots are subject to this requested variance.

4. Section 4.2: Requesting an increase in the maximum permitted height to 10.5 metres for the R1-12 Zone; whereas, a maximum height of 9 metres is permitted;

We note that a total of 82 lots are subject to this requested variance.

5. Section 4.2: Requesting an increase in the maximum permitted height to 10.5 metres for the R2-7 Zone; whereas, a maximum height of 9 metres is permitted; and,

We note that a total of 193 lots are subject to this requested variance.

6. Section 4.2: Requesting an increase in the maximum permitted height to 10.5 metres for the R3-3 Zone; whereas, a maximum height of 9 metres is permitted.

We note that a total of 42 lots are subject to this requested variance.

A copy of the Registered M-Plan for the Subject Lands showing the lots subject to the above-noted variances has been included as **Attachment 1** to this Brief.

Planning Analysis

The following is a review of the proposed Minor Variances concerning Provincial, County and Town Official Plan policies, as well as Zoning By-law No. 080-013:

Provincial Policy Statement (PPS) 2020

The Subject Lands are located within a settlement area. Section 1.1.3.1 of the PPS states that *“settlement areas shall be the focus of growth and development.”* Further, Section 1.1.3.2 requires that *“settlement areas shall be based on densities and a mix of land uses, which effectively use land and resources, and are appropriate for, and effectively use, the infrastructure and public service facilities which are planned or available.”* Section 1.1.3.4 of the PPS also states that *“appropriate development standards should be promoted, which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”*

The proposed Minor Variances would facilitate the continued development and build-out of the draft plan approved and registered Innis Village Subdivision, which is an approved development that is consistent with the settlement area policies of the PPS, promotes and provides intensification, and effectively uses land and resources, including existing infrastructure.

It is the opinion of the undersigned, that the proposed Minor Variances are consistent with the policies of the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020

The Growth Plan identifies that the Subject Lands are located in a settlement area. Section 2.2.2 a) of the Growth Plan indicates that the *“vast majority of growth will be directed to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of complete communities.”*

The proposed Minor Variances would promote the policies of the Growth Plan by allowing for the continued development and build-out of the Innis Village Subdivision, which has been approved in conformity to the Growth Plan.

It is the opinion of the undersigned that the proposed Minor Variances conform to the policies of the Growth Plan.

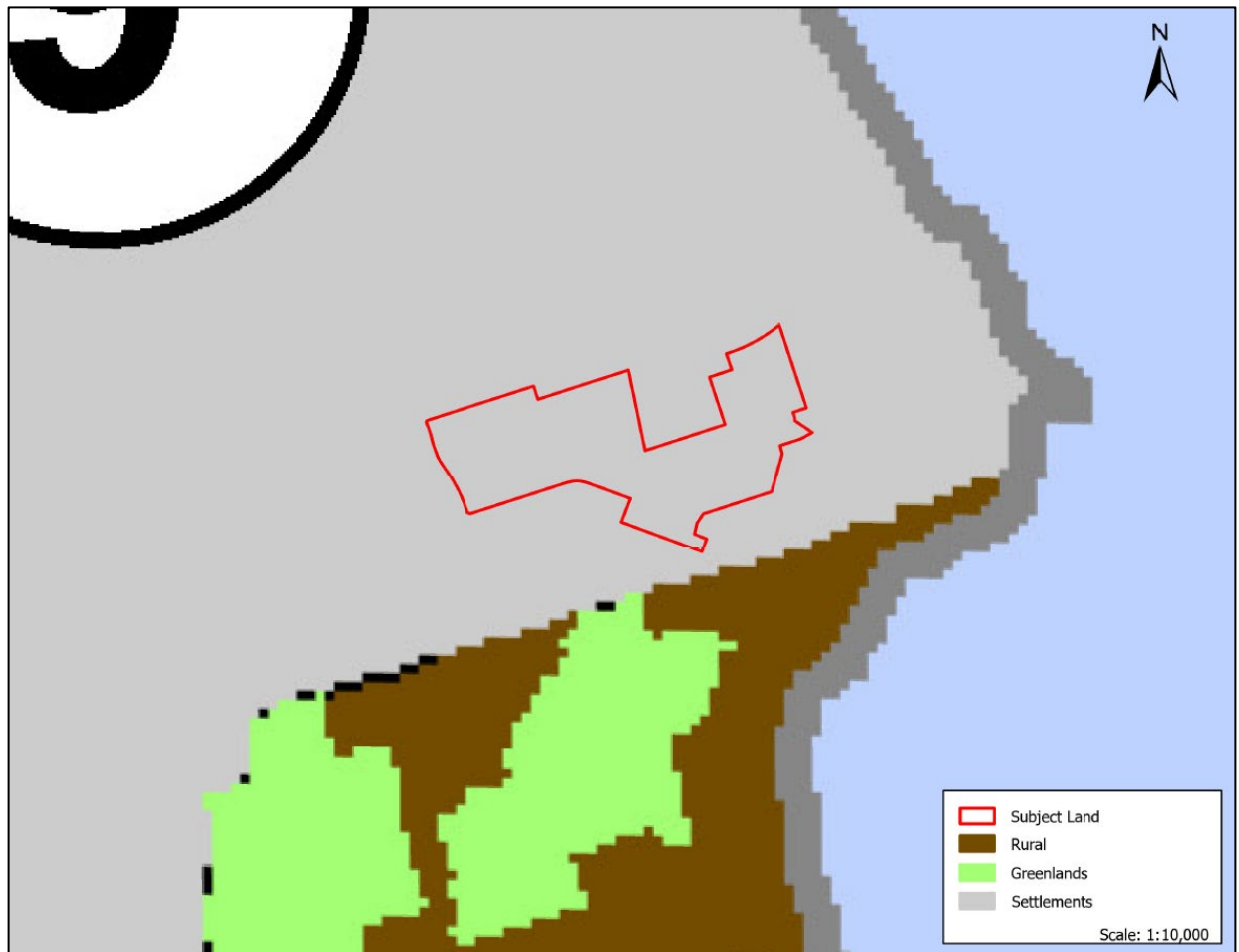
County of Simcoe Official Plan

The Subject Lands are designated Settlement on Schedule 5.1- Lane Use Designations to the County of Simcoe Official Plan (see **Figure 2**). The County of Simcoe Official Plan requires that settlements are to be planned to accommodate a diversity of land uses, including residential, commercial, industrial and institutional uses.

The proposed Minor Variances would facilitate the continued development and build-out of the Innis Village Subdivision, which has been approved and is located within a settlement area.

It is the opinion of the undersigned that the proposed ZBA conforms to the policies of the Simcoe County Official Plan.

Figure 2 – County OP Land Use Designation



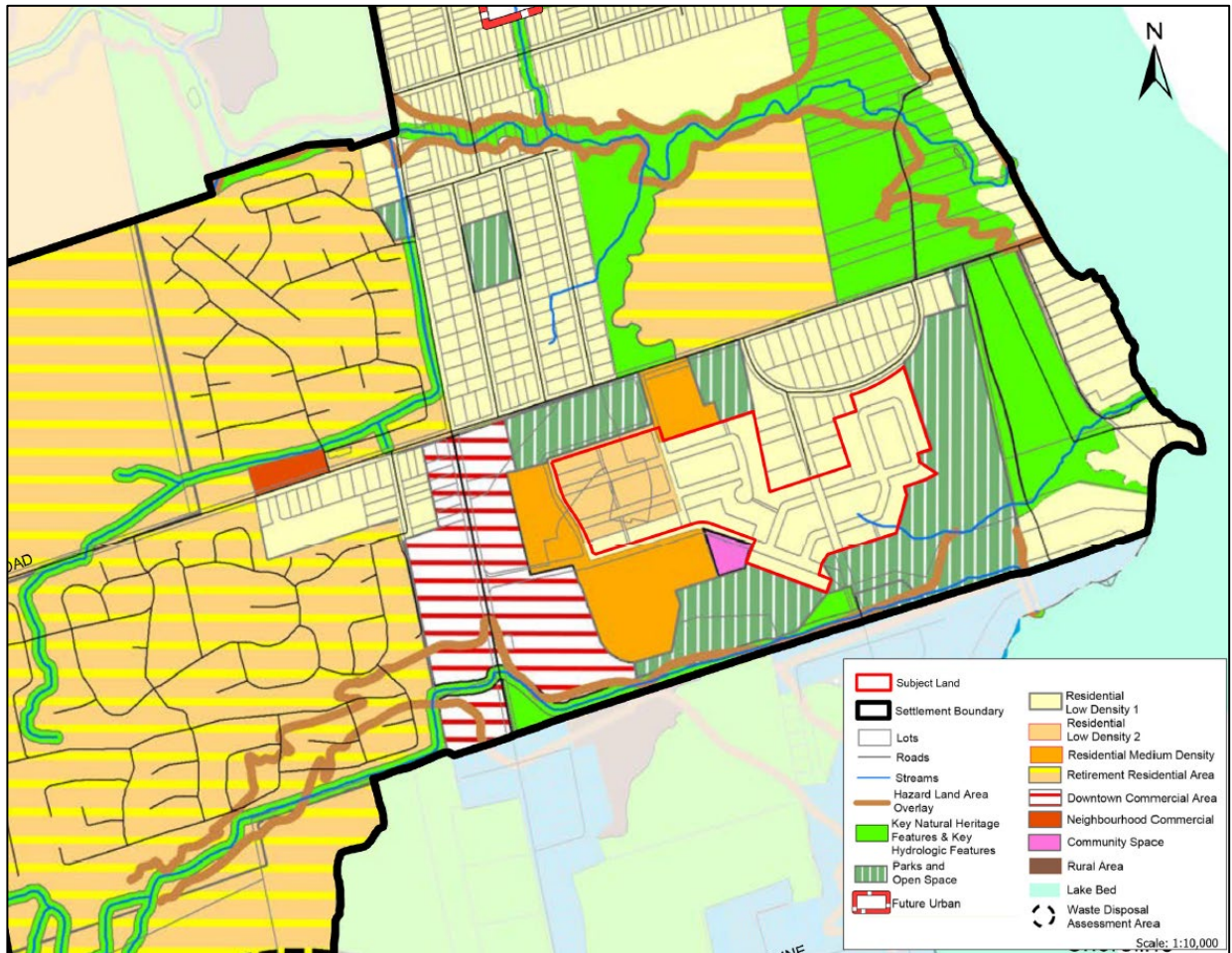
Town of Innisfil Official Plan

The Subject Lands are designated Residential Low Density 1 and 2 on Schedule B5 – Land Use: Sandy Cove to the Town of Innisfil Official Plan (see **Figure 3**). The function of the Low Density Residential 1 designation is to recognize, primarily, existing low density residential development. Further, it is the intent of the Low Density Residential 2 designation to generally apply to newer Greenfield areas at a higher density to create compact low-rise neighbourhoods and to reflect opportunities for infill developments.

The proposed Minor Variances would facilitate the continued development and build-out of the Innis Village Subdivision, which has been approved in conformity with the Town of Innisfil Official Plan. The Proposed Development is also located on lands that are draft plan approved, registered and zoned for the proposed single detached dwelling use.

It is the opinion of the undersigned that the proposed ZBA conforms to the policies of the Town of Innisfil Official Plan.

Figure 3 – Town OP Land Use Designation

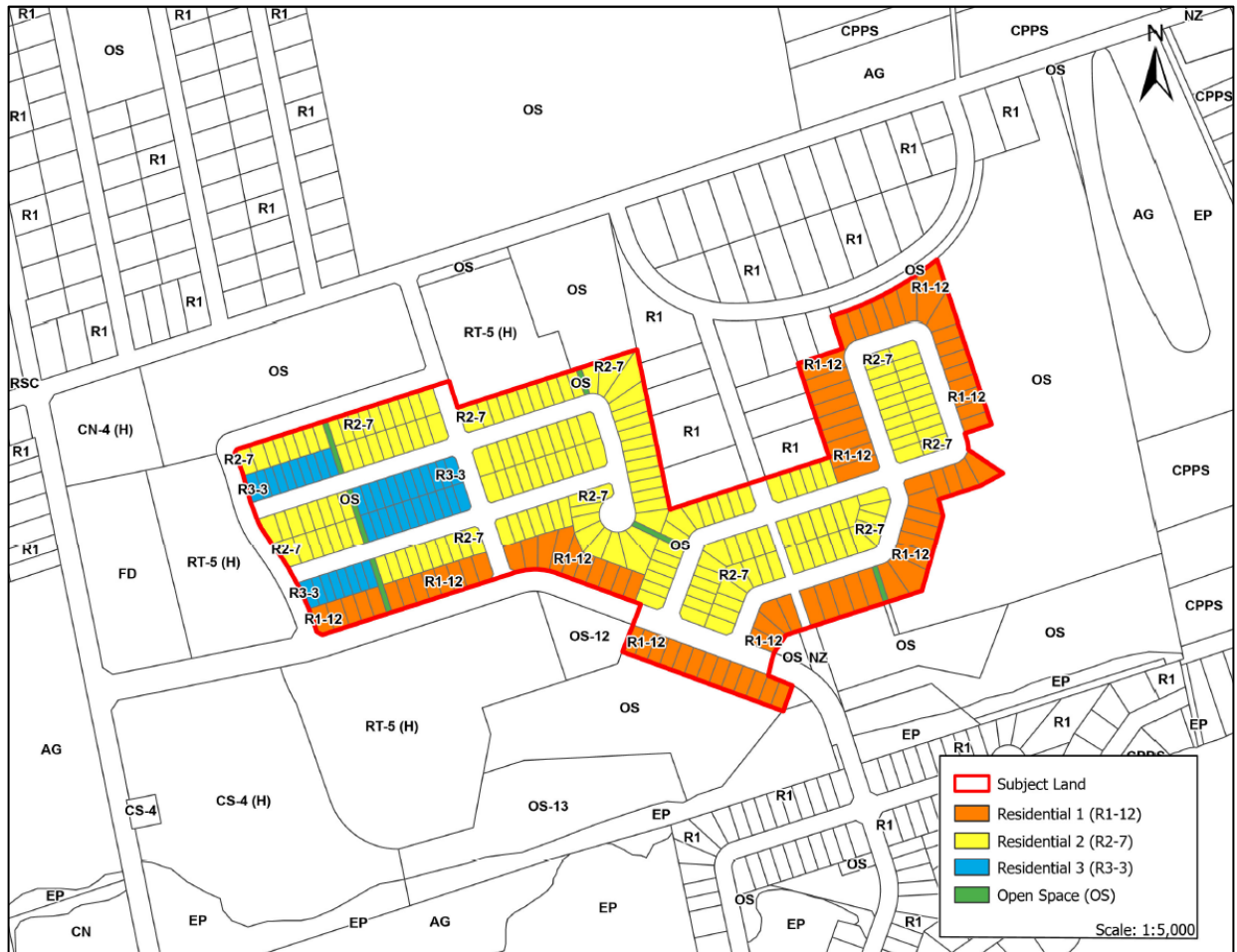


Town Zoning By-law No. 080-13

The Subject Lands are currently zoned the Residential 1 Exception 12 (R1-12) Zone, Residential 2 Exception 7 (R2-7) Zone, and the Residential 3 Exception 3 (R3-3) Zone under the Town’s Zoning By-law (see **Figure 4**). We note that the existing zoning for the Innis Village Subdivision was approved by the Ontario Municipal Board (OMB) in 2012. The proposed single detached dwelling use is permitted in R1-12, R2-7 and R3-3 Zones.

In order for more optimal and desired single detached dwellings to be provided within the Innis Village Subdivision, some of the requirements of the Zoning By-law cannot be satisfied. Accordingly, Minor Variances must be sought to facilitate the Proposed Development and ensure zoning compliance.

Figure 4 – Existing Zoning



Proposed Minor Variances – Four Tests Evaluation

When considering the proposed development as outlined above, the Committee of Adjustment needs to be satisfied that the proposal satisfies the “four tests” of a minor variance, as established in Section 45(1) of the *Planning Act*. The purpose of this section is to provide a review of how the requested minor variance satisfies each of the following four (4) tests:

1. The minor variance maintains the intent of the Official Plan;
2. The minor variance maintains the intent of the Zoning By-law;
3. The minor variance is desirable for the appropriate development or use of the land; and
4. It is minor.

As previously stated, six (6) minor variances are being requested related to the Proposed Development. They are as follows:

1. Section 4.3.3.12: Requesting an increase in the maximum permitted lot coverage to 45% for the R1-12 Zone; whereas, the maximum permitted lot coverage is 35%;

2. Section 4.3.5.7: Requesting an increase in the maximum permitted lot coverage to 50% for the R2-7 Zone; whereas, the maximum permitted lot coverage is 45%;
3. Section 3.18 e): Requesting an increase in the maximum permitted garage to wall ratio to 60% for Lots 109, 153, 210, 211, and 239 to 243 on Plan 51M-1189; whereas, a maximum garage to wall ratio of 50% is permitted;
4. Section 4.2: Requesting an increase in the maximum permitted height to 10.5 metres for the R1-12 Zone; whereas, a maximum height of 9 metres is permitted;
5. Section 4.2: Requesting an increase in the maximum permitted height to 10.5 metres for the R2-7 Zone; whereas, a maximum height of 9 metres is permitted; and,
6. Section 4.2: Requesting an increase in the maximum permitted height to 10.5 metres for the R3-3 Zone; whereas, a maximum height of 9 metres is permitted.

1. Requested Increase to the Maximum Permitted Lot Coverage

Maintains the General Intent and Purpose of the Official Plan

The Subject Lands are designated Residential Low Density 1 and 2 on Schedule B5 – Land Use: Sandy Cove to the Town of Innisfil Official Plan. As previously stated, the function of the Low Density Residential 1 designation is to recognize, primarily, existing low density residential development. Further, it is the intent of the Low Density Residential 2 designation to generally apply to newer Greenfield areas at a higher density to create compact low-rise neighbourhoods and to reflect opportunities for infill developments.

The proposed Minor Variances would facilitate the continued development and build-out of the Innis Village Subdivision, which has been approved and is located within a settlement area.

It is the opinion of the undersigned that the proposed Minor Variances conform to the policies of the Town of Innisfil Official Plan.

Maintains the General Intent and Purpose of the Zoning By-law

The Subject Lands are currently zoned the Residential 1 Exception 12 (R1-12) Zone, Residential 2 Exception 7 (R2-7) Zone, and the Residential 3 Exception 3 (R3-3) Zone under the Town's Zoning By-law. Specifically, the proposed Minor Variances are requesting to amend the provisions of the R1-12 Zone and the R2-7 Zone to allow for an increased lot coverage of 35% to 45% and 45% to 50%, respectively, for the two-storey single detached dwellings.

The general intent and purpose of the maximum permitted lot coverage provisions are to ensure that lots are not overdeveloped and that adequate amenity space is provided. The proposed lot coverage increases to the R1-12 and R2-7 Zones are modest and will still maintain an adequate amount of amenity space for each of the impacted lots while maximizing the amount of floor area that can be provided. Further, due to the nature of the proposed lot coverage increase requests applying to multiple lots that abut each other, land use compatibility and built-form will be maintained.

It is the opinion of the undersigned that the proposed Minor Variances maintain the general intent and purpose of the Zoning By-law.

Desirable for the Appropriate Development or Use of the Land

As previously stated, due to the nature of the proposed lot coverage increase requests applying to multiple lots within the vicinity of each other, land use compatibility and built-form will be maintained. The Minor Variances would allow for the construction of a more desirable single detached dwelling layout maximizing the amount of floor area that can be provided which will also further facilitate potential secondary dwelling units, will not change the ultimate long-term use or character of the Subject Lands, and will make efficient use by facilitating the development and build-out of the Innis Village Subdivision.

It is the opinion of the undersigned the proposed Minor Variances are desirable for the appropriate development and use of the lands.

Minor in Nature

As previously stated, the portion of the Subject Lands subject to the proposed lot coverage increase requests are zoned the R1-12 and R2-7 Zones, which permit two-storey single detached dwellings. Further, the requested lot coverage variances will not create over-developed lots, maintaining the intent of the lot coverage provisions of the Zoning By-law and representing a minor deviation.

On this basis, it is the opinion of the undersigned that the requested Minor Variances to increase the maximum permitted lot coverage of the R1-12 and R2-7 zoned lots of the Innis Village Subdivision are minor in nature.

2. Requested Increase to the Maximum Permitted Wall to Garage Ratio

Maintains the General Intent and Purpose of the Official Plan

The Subject Lands are designated Residential Low Density 1 and 2 on Schedule B5 – Land Use: Sandy Cove to the Town of Innisfil Official Plan. As previously stated, the function of the Low Density Residential 1 designation is to recognize, primarily, existing low density residential development. Further, it is the intent of the Low Density Residential 2 designation to generally apply to newer Greenfield areas at a higher density to create compact low-rise neighbourhoods and to reflect opportunities for infill developments.

The proposed Minor Variances would facilitate the continued development and build-out of the Innis Village Subdivision, which has been approved and is located within a settlement area.

It is the opinion of the undersigned that the proposed Minor Variance conforms to the policies of the Town of Innisfil Official Plan.

Maintains the General Intent and Purpose of the Zoning By-law

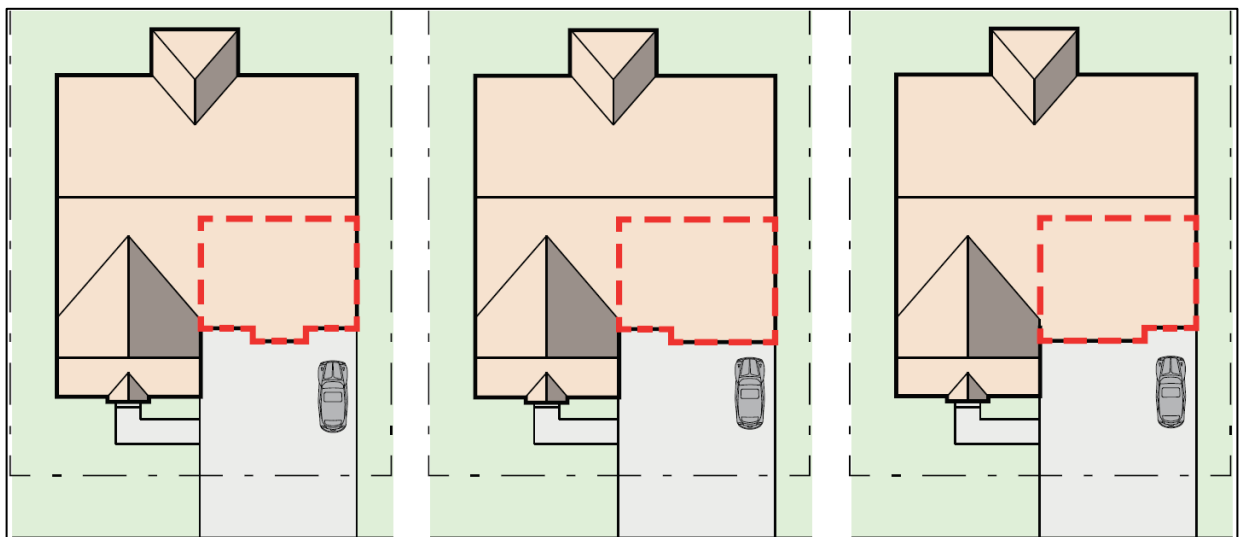
The Subject Lands are currently zoned the Residential 1 Exception 12 (R1-12) Zone, Residential 2 Exception 7 (R2-7) Zone, and the Residential 3 Exception 3 (R3-3) Zone under the Town's Zoning By-law. Specifically, the proposed Minor Variances are requesting to amend the provisions of Section 3.18 e) of the Zoning By-law to permit a wall to garage ratio from 50% to 60%. We note that this Minor Variance request specifically concerns Lots 109 and 153 (zoned the R2-7 Zone), as well as Lot 210, 211, and 239 to 243 (zoned the R1-12 Zone).

The general intent and purpose of the maximum wall to garage ratio provision is to ensure that garages do not project beyond the main front wall of the single detached dwelling and to minimize the impact of

garages on the streetscape. The purpose of the proposed wall to garage ratio increase is to facilitate the construction of attached three (3) car garages for the dwellings on the above-noted lots. We note that updated Urban Design Guidelines have been prepared and submitted in support of the proposed Minor Variance applications.

We also note that through the limited number of lots that this variance will apply to and through the proposed design measures, the dominance of the garages will be mitigated in order to meet the intent and purpose of the zoning provision. **Figure 5** shows the articulation of the garage wall face in a variety of configurations. We note that Figure 5 can also be viewed on Page 24 of the Architectural Control/Urban Design Guidelines prepared by Williams and Stewart Associates Ltd., which has been submitted in support of the proposed Minor Variance applications.

Figure 5 – 3 Car Garage Configurations



It is the opinion of the undersigned that the proposed Minor Variance maintains the general intent and purpose of the Zoning By-law.

Desirable for the Appropriate Development or Use of the Land

The Minor Variance would allow for the construction of a more desirable single detached dwelling layout, being the construction of attached three (3) car garages for Lots 109, 153, 210, 211, and 239 to 243. We note that these lots are larger in comparison to the other single detached dwelling lots, which are more suitable for attached three (3) car garages. Additionally, the proposed attached three (3) car garages will provide more storage space for residents, will not change the ultimate long-term use or character of the Subject Lands, and will make efficient use by facilitating the development and build-out of the Innis Village Subdivision.

It is the opinion of the undersigned the proposed Minor Variance is desirable for the appropriate development and use of the lands.

Minor in Nature

As previously stated, the portion of the Subject Lands subject to the wall to garage ratio increase request are Lots 109, 153, 210, 211, and 239 to 243. Further, the requested wall to garage ratio variance will enhance the use of the lots by providing additional storage space, and through the proposed design measures and the limited number of applicable lots, the dominance of the garages will be mitigated, thus maintaining the intent of the garage to wall ratio provision of the Zoning By-law and representing a minor deviation.

On this basis, it is the opinion of the undersigned that the requested Minor Variance to increase the maximum permitted wall to garage ratio for Lots 109, 153, 210, 211, and 239 to 243 of the Innis Village Subdivision are minor in nature.

3. Requested Increase to the Maximum Permitted Height

Maintains the General Intent and Purpose of the Official Plan

The Subject Lands are designated Residential Low Density 1 and 2 on Schedule B5 – Land Use: Sandy Cove to the Town of Innisfil Official Plan. As previously stated, the function of the Low Density Residential 1 designation is to recognize, primarily, existing low density residential development. Further, it is the intent of the Low Density Residential 2 designation to generally apply to newer Greenfield areas at a higher density to create compact low-rise neighbourhoods and to reflect opportunities for infill developments.

The proposed Minor Variances would facilitate the continued development and build-out of the Innis Village Subdivision, which has been approved and is located within a settlement area.

Additionally, we note that the proposed height increase is to facilitate the construction of two-storey dwellings for the Innis Village Subdivision. The increase is needed in response to the high groundwater table and to support options for accessory dwelling units, which we further note is a key policy objective for the Town.

It is the opinion of the undersigned that the proposed Minor Variance conforms to the policies of the Town of Innisfil Official Plan.

Maintains the General Intent and Purpose of the Zoning By-law

The Subject Lands are currently zoned the Residential 1 Exception 12 (R1-12) Zone, Residential 2 Exception 7 (R2-7) Zone, and the Residential 3 Exception 3 (R3-3) Zone under the Town's Zoning By-law. Specifically, the proposed Minor Variances are requesting to amend the provisions of Section 4.2 of the Zoning By-law to permit an increased height from 9 metres to 10.5 metres.

The general intent and purpose of the maximum height provision is to limit the massing and overshadowing of buildings and to promote land use compatibility. The purpose of the proposed height increase is needed due to the high groundwater table in the area, as well as to facilitate the potential inclusion of accessory dwelling units.

Further, we note that the proposed height increase variances would apply to all of the single detached dwelling units within the Innis Village Subdivision. With many of the single detached dwellings being constructed to the same height, this will ensure that the dwellings will maintain a consistent character and built-form and thus, maintain a desirable and compatible build form.

It is the opinion of the undersigned that the proposed Minor Variances maintain the general intent and purpose of the Zoning By-law.

Desirable for the Appropriate Development or Use of the Land

The Minor Variances would allow for the construction of more desirable single detached dwellings by addressing the high groundwater table in the area, assisting in maximizing floor area and also, by facilitating the ability for potential accessory dwelling units. We note that accessory dwelling units are a key Official Plan policy objective for the Town. The increase in the maximum permitted height will not change the ultimate long-term use or character of the Subject Lands and will make efficient use by facilitating the development and build-out of the Innis Village Subdivision.

It is the opinion of the undersigned the proposed Minor Variance is desirable for the appropriate development and use of the lands.

Minor in Nature

The proposed Minor Variances are requesting to amend the provisions of Section 4.2 of the Zoning By-law to permit an increased height from 9 metres to 10.5 metres for the single detached dwelling lots of the Innis Village Subdivision. The requested height variances will maintain the same built-form, address the high groundwater table, and will promote options for accessory dwelling units. We also note that the requested height is an increase of only 1.5 metres and is still less than the maximum 11m height typically permitted within the Town's residential zones.

On this basis, it is the opinion of the undersigned that the requested Minor Variances to increase the maximum permitted height of the R1-12, R2-7 and R3-3 zoned lots of the Innis Village Subdivision are minor in nature.

Summary & Conclusions

Overall, six (6) Minor Variances are being requested to facilitate the development of the single detached lots within the Innis Village Subdivision.

The Official Plan policies and Zoning By-law provisions permit single detached dwellings on the Subject Lands.

The requested Minor Variances will facilitate the continued build-out of the Innis Village Subdivision, which maintains the intent of the policy and zoning framework, are desirable for the Subject Lands and are appropriate for the surrounding neighbourhood.

It is the opinion of the undersigned that the proposed Minor Variances are consistent with the PPS, conform to the Growth Plan, County of Simcoe Official Plan and Town of Innisfil Official Plan, and meet the intent of the Town of Innisfil Zoning By-law. Furthermore, it is the opinion of the undersigned that the proposed Minor Variances meet the four (4) tests established in the *Planning Act*, and represent good planning.

Should you require any additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

MHBC

A handwritten signature in blue ink, appearing to read 'Kory Chisholm'.

Kory Chisholm, BES, M.Sc., MCIP, RPP
Partner

A handwritten signature in black ink, appearing to read 'Shayne Connors'.

Shayne Connors, M.Sc. PI
Planner

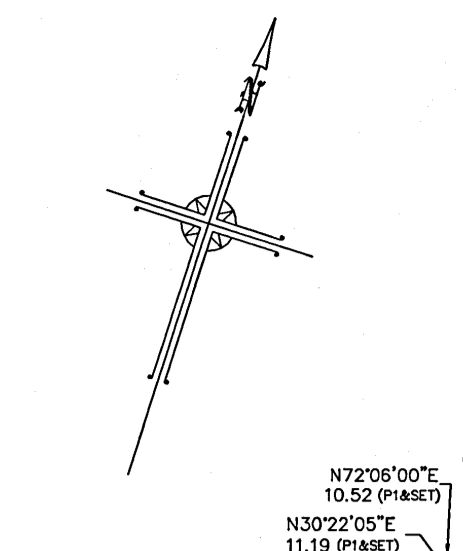
Attachments

Attachment 1

LOT	Zoning	FRONTAGE (M)	AREA (M2)	Minor Variance (Section 4.2): Height Increase			Minor Variance (Section 4.3.3.12 and 4.3.5.7): Lot Coverage			Minor Variance (Section 3.18): Garage to Wall Ratio		
				Permitted Height	Requested Height	Height Difference	Permitted Lot Coverage	Requested Lot Coverage	Lot Coverage Difference	Permitted Wall to Garage Ratio	Requested Wall to Garage Ratio	Ratio Difference
1	R2-7	17.34	540.79	9.0	10.5	1.5	45%	50%	5%			
2	R2-7	15.5	496	9.0	10.5	1.5	45%	50%	5%			
3	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
4	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
5	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
6	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
7	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
8	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
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13	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
14	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
15	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
16	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
17	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
18	R2-7	17.76	563.79	9.0	10.5	1.5	45%	50%	5%			
19	R3-3	15.41	476.29	9.0	10.5	1.5						
20	R3-3	10	320	9.0	10.5	1.5						
21	R3-3	10	320	9.0	10.5	1.5						
22	R3-3	10	320	9.0	10.5	1.5						
23	R3-3	10	320	9.0	10.5	1.5						
24	R3-3	10	320	9.0	10.5	1.5						
25	R3-3	10	320	9.0	10.5	1.5						
26	R3-3	10	320	9.0	10.5	1.5						
27	R3-3	10	320	9.0	10.5	1.5						
28	R3-3	10	320	9.0	10.5	1.5						
29	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
30	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
31	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
32	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
33	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
34	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
35	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
36	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
37	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
38	R2-7	17.76	563.79	9.0	10.5	1.5	45%	50%	5%			
39	R2-7	22.39	641.24	9.0	10.5	1.5	45%	50%	5%			
40	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
41	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
42	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
43	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
44	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
45	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
46	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
47	R3-3	10	320	9.0	10.5	1.5						
48	R3-3	10	320	9.0	10.5	1.5						
49	R3-3	10	320	9.0	10.5	1.5						
50	R3-3	10	320	9.0	10.5	1.5						
51	R3-3	10	320	9.0	10.5	1.5						
52	R3-3	10	320	9.0	10.5	1.5						
53	R3-3	10	320	9.0	10.5	1.5						
54	R3-3	10	320	9.0	10.5	1.5						
55	R3-3	10	320	9.0	10.5	1.5						
56	R3-3	10	320	9.0	10.5	1.5						
57	R3-3	10	320	9.0	10.5	1.5						
58	R3-3	13.01	411.69	9.0	10.5	1.5						
59	R2-7	17.55	635.37	9.0	10.5	1.5	45%	50%	5%			
60	R2-7	15	480	9.0	10.5	1.5	45%	50%	5%			
61	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
62	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
63	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
64	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
65	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
66	R3-3	10	320	9.0	10.5	1.5						
67	R3-3	10	320	9.0	10.5	1.5						
68	R3-3	10	320	9.0	10.5	1.5						
69	R3-3	10	320	9.0	10.5	1.5						
70	R3-3	10	320	9.0	10.5	1.5						
71	R3-3	10	320	9.0	10.5	1.5						
72	R3-3	10	320	9.0	10.5	1.5						
73	R3-3	10	320	9.0	10.5	1.5						
74	R3-3	10	320	9.0	10.5	1.5						
75	R3-3	10	320	9.0	10.5	1.5						
76	R3-3	10	320	9.0	10.5	1.5						

161	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
162	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
163	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
164	R2-7	17.72	585.53	9.0	10.5	1.5	45%	50%	5%			
165	R2-7	15	481.87	9.0	10.5	1.5	45%	50%	5%			
166	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
167	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
168	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
169	R2-7	12.2	384.48	9.0	10.5	1.5	45%	50%	5%			
170	R2-7	12.2	385.54	9.0	10.5	1.5	45%	50%	5%			
171	R2-7	12.2	384.19	9.0	10.5	1.5	45%	50%	5%			
172	R1-12	18	599.02	9.0	10.5	1.5	35%	45%	10%			
173	R1-12	15.01	599.31	9.0	10.5	1.5	35%	45%	10%			
174	R1-12	15.05	780.62	9.0	10.5	1.5	35%	45%	10%			
175	R1-12	15	877.37	9.0	10.5	1.5	35%	45%	10%			
176	R1-12	15	641.81	9.0	10.5	1.5	35%	45%	10%			
177	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
178	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
179	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
180	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
181	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
182	R2-7	15.4	480.22	9.0	10.5	1.5	45%	50%	5%			
183	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
184	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
185	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
186	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
187	R2-7	12	407	9.0	10.5	1.5	45%	50%	5%			
188	R2-7	12	434.09	9.0	10.5	1.5	45%	50%	5%			
189	R2-7	14.73	635.04	9.0	10.5	1.5	45%	50%	5%			
190	R2-7	12.01	475.42	9.0	10.5	1.5	45%	50%	5%			
191	R2-7	12	384.84	9.0	10.5	1.5	45%	50%	5%			
192	R2-7	12	384.91	9.0	10.5	1.5	45%	50%	5%			
193	R2-7	12	384.98	9.0	10.5	1.5	45%	50%	5%			
194	R2-7	12	385.05	9.0	10.5	1.5	45%	50%	5%			
195	R2-7	15.2	480.44	9.0	10.5	1.5	45%	50%	5%			
196	R2-7	15.95	509.99	9.0	10.5	1.5	45%	50%	5%			
197	R2-7	12	385.44	9.0	10.5	1.5	45%	50%	5%			
198	R2-7	12	385.49	9.0	10.5	1.5	45%	50%	5%			
199	R2-7	12	385.56	9.0	10.5	1.5	45%	50%	5%			
200	R2-7	12	385.63	9.0	10.5	1.5	45%	50%	5%			
201	R2-7	12.03	387.19	9.0	10.5	1.5	45%	50%	5%			
202	R1-12	18.02	915.02	9.0	10.5	1.5	35%	45%	10%			
203	R1-12	15	768.19	9.0	10.5	1.5	35%	45%	10%			
204	R1-12	15	767.54	9.0	10.5	1.5	35%	45%	10%			
205	R1-12	15	767.77	9.0	10.5	1.5	35%	45%	10%			
206	R1-12	15	767.96	9.0	10.5	1.5	35%	45%	10%			
207	R1-12	15	768.19	9.0	10.5	1.5	35%	45%	10%			
208	R1-12	15	769.31	9.0	10.5	1.5	35%	45%	10%			
209	R1-12	15	768.58	9.0	10.5	1.5	35%	45%	10%			
210	R1-12	22.92	1162.45	9.0	10.5	1.5	35%	45%	10%	50%	60%	10%
211	R1-12	19.23	656.78	9.0	10.5	1.5	35%	45%	10%	50%	60%	10%
212	R1-12	15	532.19	9.0	10.5	1.5	35%	45%	10%			
213	R1-12	15	548.56	9.0	10.5	1.5	35%	45%	10%			
214	R1-12	15	574.4	9.0	10.5	1.5	35%	45%	10%			
215	R1-12	15	643.56	9.0	10.5	1.5	35%	45%	10%			
216	R1-12	15.28	908.73	9.0	10.5	1.5	35%	45%	10%			
217	R1-12	15.86	1687.19	9.0	10.5	1.5	35%	45%	10%			
218	R1-12	15.78	837.78	9.0	10.5	1.5	35%	45%	10%			
219	R1-12	15	480.05	9.0	10.5	1.5	35%	45%	10%			
220	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
221	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
222	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
223	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
224	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
225	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
226	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
227	R1-12	16.75	810.12	9.0	10.5	1.5	35%	45%	10%			
228	R1-12	15.19	547.36	9.0	10.5	1.5	35%	45%	10%			
229	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
230	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
231	R1-12	18.15	576.89	9.0	10.5	1.5	35%	45%	10%			
232	R1-12	15.72	751.22	9.0	10.5	1.5	35%	45%	10%			
233	R1-12	15	621.99	9.0	10.5	1.5	35%	45%	10%			
234	R1-12	15	623.52	9.0	10.5	1.5	35%	45%	10%			
235	R1-12	15	625.09	9.0	10.5	1.5	35%	45%	10%			
236	R1-12	15.08	734.13	9.0	10.5	1.5	35%	45%	10%			
237	R1-12	15.55	1078.26	9.0	10.5	1.5	35%	45%	10%			
238	R1-12	15.16	813.27	9.0	10.5	1.5	35%	45%	10%			
239	R1-12	17.38	730.91	9.0	10.5	1.5	35%	45%	10%	50%	60%	10%
240	R1-12	17.38	930.98	9.0	10.5	1.5	35%	45%	10%	50%	60%	10%
241	R1-12	17.38	730.61	9.0	10.5	1.5	35%	45%	10%	50%	60%	10%
242	R1-12	17.38	730.23	9.0	10.5	1.5	35%	45%	10%	50%	60%	10%
243	R1-12	17.55	731.31	9.0	10.5	1.5	35%	45%	10%	50%	60%	10%
244	R1-12	16.91	646.55	9.0	10.5	1.5	35%	45%	10%			

245	R1-12	21.07	692.76	9.0	10.5	1.5	35%	45%	10%			
246	R1-12	17.8	551.97	9.0	10.5	1.5	35%	45%	10%			
247	R1-12	18	556.12	9.0	10.5	1.5	35%	45%	10%			
248	R1-12	15.24	480.07	9.0	10.5	1.5	35%	45%	10%			
249	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
250	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
251	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
252	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
253	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
254	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
255	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
256	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
257	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
258	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
259	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
260	R1-12	15	480	9.0	10.5	1.5	35%	45%	10%			
261	R2-7	15.4	480.3	9.0	10.5	1.5	45%	50%	5%			
262	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
263	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
264	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
265	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
266	R2-7	16.38	451.36	9.0	10.5	1.5	45%	50%	5%			
267	R2-7	22.68	592.58	9.0	10.5	1.5	45%	50%	5%			
268	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
269	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
270	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
271	R2-7	13	418.65	9.0	10.5	1.5	45%	50%	5%			
272	R2-7	13.17	418.65	9.0	10.5	1.5	45%	50%	5%			
273	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
274	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
275	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
276	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
277	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
278	R2-7	19.86	505.28	9.0	10.5	1.5	45%	50%	5%			
279	R2-7	16.15	513.56	9.0	10.5	1.5	45%	50%	5%			
280	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
281	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
282	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
283	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
284	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
285	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
286	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
287	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
288	R2-7	16.08	509.5	9.0	10.5	1.5	45%	50%	5%			
289	R2-7	16	507.92	9.0	10.5	1.5	45%	50%	5%			
290	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
291	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
292	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
293	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
294	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
295	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
296	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
297	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
298	R2-7	16.4	518.81	9.0	10.5	1.5	45%	50%	5%			
299	R2-7	15.09	490.27	9.0	10.5	1.5	45%	50%	5%			
300	R2-7	16.82	403.34	9.0	10.5	1.5	45%	50%	5%			
301	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
302	R2-7	19.64	501.38	9.0	10.5	1.5	45%	50%	5%			
303	R2-7	19.37	485.85	9.0	10.5	1.5	45%	50%	5%			
304	R2-7	12	384	9.0	10.5	1.5	45%	50%	5%			
305	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
306	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
307	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
308	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
309	R2-7	13	418.65	9.0	10.5	1.5	45%	50%	5%			
310	R2-7	13.31	420.98	9.0	10.5	1.5	45%	50%	5%			
311	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
312	R2-7	13.04	463.27	9.0	10.5	1.5	45%	50%	5%			
313	R2-7	13.38	629.46	9.0	10.5	1.5	45%	50%	5%			
314	R2-7	13.13	496.21	9.0	10.5	1.5	45%	50%	5%			
315	R2-7	13	416	9.0	10.5	1.5	45%	50%	5%			
316	R2-7	13.76	440.32	9.0	10.5	1.5	45%	50%	5%			
317	R2-7	15.4	480.03	9.0	10.5	1.5	45%	50%	5%			



FINAL APPROVAL STAMP
 Approved in accordance with Section 51(58) of the Planning Act RSO, 1990, Chapter P.13, as amended, on this 24th DAY of August, 2020.

MARY NORSTROM, M.C.P., R.P.P.
 MANAGER OF LAND USE PLANNING
 TOWN OF INNISFIL

PLAN 51M-1189

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF SIMCO COUNTY ON 19th AT 04:11 O'CLOCK ON THE 19th DAY OF August 2020 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER NUMBERS 58080-0366(1), 58080-0367(1), 58080-0368(1), 58080-0369(1), 58080-0370(1), 58080-0371(1), 58080-0372(1), 58080-0373(1), 58080-0374(1), 58080-0375(1), 58080-0376(1), 58080-0377(1), 58080-0378(1), 58080-0379(1) AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. SC 1196828.

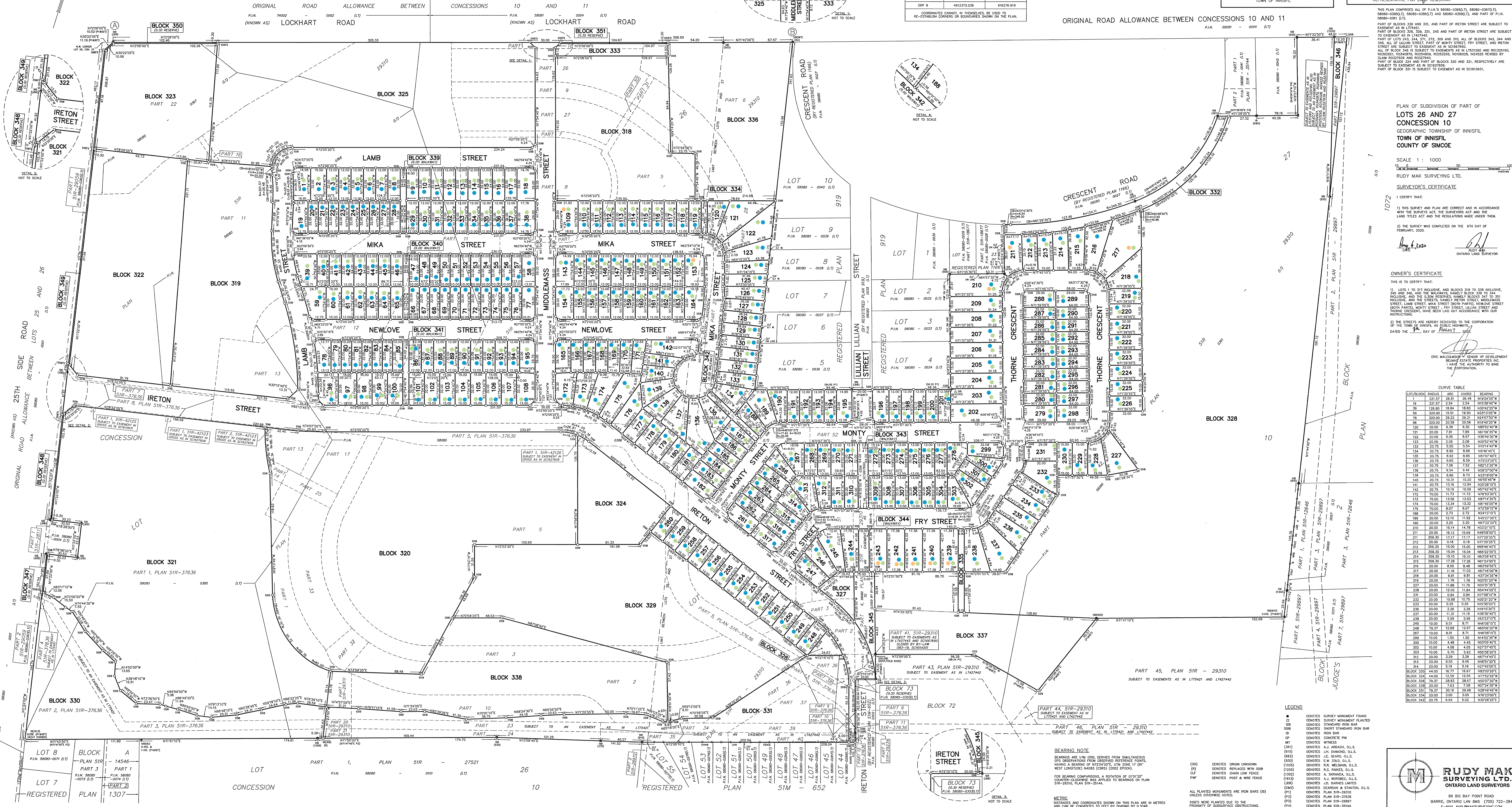
M. Lang
 REPRESENTATIVE FOR LAND REGISTRAR

DISTANCES
 DISTANCES ARE GIVEN AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY THE CORNER SCALE FACTOR OF 0.3048.

ORIGINS REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE PRECISE POINT FORWARDING (PPP) SERVICE, IGA ZONE 17, COORDINATES TO UTM ACCURACY PER SEC. 14 (2) OF O.R.G. 2/4/10

POINT ID	NORTHING	EASTING
ORP A	491247.609	616645.356
ORP B	491237.038	616278.919

COORDINATE SYSTEM IS NAD83/08. USE TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11
 PLAN 58809-0004 (E.D.)

PLAN OF SUBDIVISION OF PART OF
LOTS 26 AND 27
CONCESSION 10
 GEOGRAPHIC TOWNSHIP OF INNISFIL
 TOWN OF INNISFIL
 COUNTY OF SIMCO

SCALE 1: 1000

RUDY MAK SURVEYING LTD.
 SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON THE 6TH DAY OF FEBRUARY, 2020.

A.J. M. Lang
 DATE 24th DAY OF August 2020
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
 1) LOTS 1 TO 317 INCLUSIVE, AND BLOCKS 218 TO 338 INCLUSIVE, AND THE DEMONSTRATED, NAMED BLOCKS 247 TO 301 INCLUSIVE, AND THE STREETS NAMED IRETON STREET, LAMB STREET, MIKA STREET (BOTH PARTS), NEWLOVE STREET (BOTH PARTS), MONTAGUE STREET, IRETON STREET AND THORNE CRESCENT, HAVE BEEN Laid Out ACCORDANCE WITH OUR INSTRUMENTS.
 2) THE SURVEY IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF INNISFIL, AND THE CORPORATION IS HEREBY BOUND BY DATED THE 24th DAY OF August 2020.

ERIC MALCOLMSON, SENIOR DEVELOPMENT ENGINEER
 I HAVE THE AUTHORITY TO BIND THE CORPORATION.

CURVE TABLE

LOT/BLOCK NUMBER	ARC	CHORD	BEARING
19	221.51	2.54	N25°38'42"W
20	126.80	18.84	N24°42'27"W
21	126.80	18.84	N25°17'33"W
22	200.00	22.22	N25°17'33"W
23	200.00	22.22	N25°17'33"W
24	200.00	22.22	N25°17'33"W
25	200.00	22.22	N25°17'33"W
26	200.00	22.22	N25°17'33"W
27	200.00	22.22	N25°17'33"W
28	200.00	22.22	N25°17'33"W
29	200.00	22.22	N25°17'33"W
30	200.00	22.22	N25°17'33"W
31	200.00	22.22	N25°17'33"W
32	200.00	22.22	N25°17'33"W
33	200.00	22.22	N25°17'33"W
34	200.00	22.22	N25°17'33"W
35	200.00	22.22	N25°17'33"W
36	200.00	22.22	N25°17'33"W
37	200.00	22.22	N25°17'33"W
38	200.00	22.22	N25°17'33"W
39	200.00	22.22	N25°17'33"W
40	200.00	22.22	N25°17'33"W
41	200.00	22.22	N25°17'33"W
42	200.00	22.22	N25°17'33"W
43	200.00	22.22	N25°17'33"W
44	200.00	22.22	N25°17'33"W
45	200.00	22.22	N25°17'33"W
46	200.00	22.22	N25°17'33"W
47	200.00	22.22	N25°17'33"W
48	200.00	22.22	N25°17'33"W
49	200.00	22.22	N25°17'33"W
50	200.00	22.22	N25°17'33"W
51	200.00	22.22	N25°17'33"W
52	200.00	22.22	N25°17'33"W
53	200.00	22.22	N25°17'33"W
54	200.00	22.22	N25°17'33"W
55	200.00	22.22	N25°17'33"W
56	200.00	22.22	N25°17'33"W
57	200.00	22.22	N25°17'33"W
58	200.00	22.22	N25°17'33"W
59	200.00	22.22	N25°17'33"W
60	200.00	22.22	N25°17'33"W
61	200.00	22.22	N25°17'33"W
62	200.00	22.22	N25°17'33"W
63	200.00	22.22	N25°17'33"W
64	200.00	22.22	N25°17'33"W
65	200.00	22.22	N25°17'33"W
66	200.00	22.22	N25°17'33"W
67	200.00	22.22	N25°17'33"W
68	200.00	22.22	N25°17'33"W
69	200.00	22.22	N25°17'33"W
70	200.00	22.22	N25°17'33"W
71	200.00	22.22	N25°17'33"W
72	200.00	22.22	N25°17'33"W
73	200.00	22.22	N25°17'33"W
74	200.00	22.22	N25°17'33"W
75	200.00	22.22	N25°17'33"W
76	200.00	22.22	N25°17'33"W
77	200.00	22.22	N25°17'33"W
78	200.00	22.22	N25°17'33"W
79	200.00	22.22	N25°17'33"W
80	200.00	22.22	N25°17'33"W
81	200.00	22.22	N25°17'33"W
82	200.00	22.22	N25°17'33"W
83	200.00	22.22	N25°17'33"W
84	200.00	22.22	N25°17'33"W
85	200.00	22.22	N25°17'33"W
86	200.00	22.22	N25°17'33"W
87	200.00	22.22	N25°17'33"W
88	200.00	22.22	N25°17'33"W
89	200.00	22.22	N25°17'33"W
90	200.00	22.22	N25°17'33"W
91	200.00	22.22	N25°17'33"W
92	200.00	22.22	N25°17'33"W
93	200.00	22.22	N25°17'33"W
94	200.00	22.22	N25°17'33"W
95	200.00	22.22	N25°17'33"W
96	200.00	22.22	N25°17'33"W
97	200.00	22.22	N25°17'33"W
98	200.00	22.22	N25°17'33"W
99	200.00	22.22	N25°17'33"W
100	200.00	22.22	N25°17'33"W

- Minor Variance (Section 4.2): Height Increase
- Minor Variance (Section 4.3.3.12 and 4.3.5.7): Lot Coverage
- Minor Variance (Section 3.18): Garage to Wall Ratio

