



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-050-2022**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Reza Baharmast, Applicant**, on behalf of **Alireza Baharmast, 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 M15 LOT 17**, is known municipally as **1242 Killarney Beach Road**, and is zoned as **"Residential 1 Zone (R1)"**.

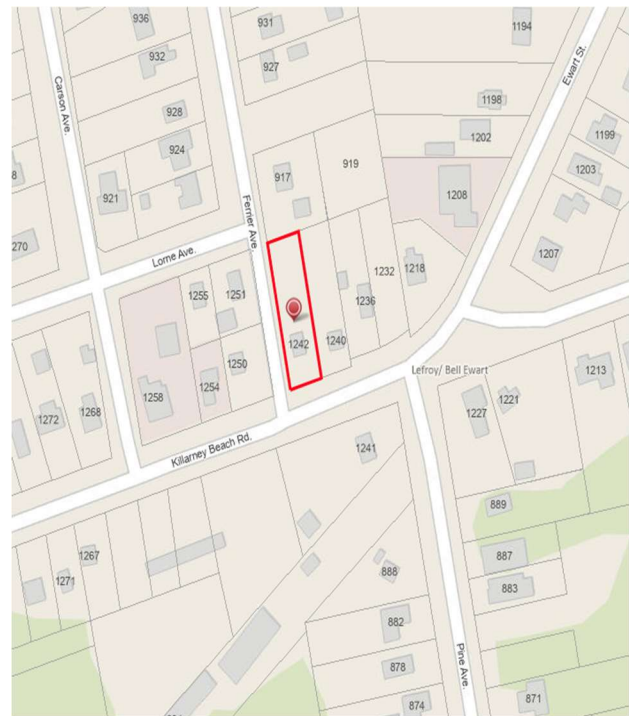
The applicant is proposing an extension to a legal non-complying structure with a deficient exterior side yard setback. The applicant is seeking relief from Section 3.26 of the Zoning By-law which restricts the expansion of legal existing non-complying structures.

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

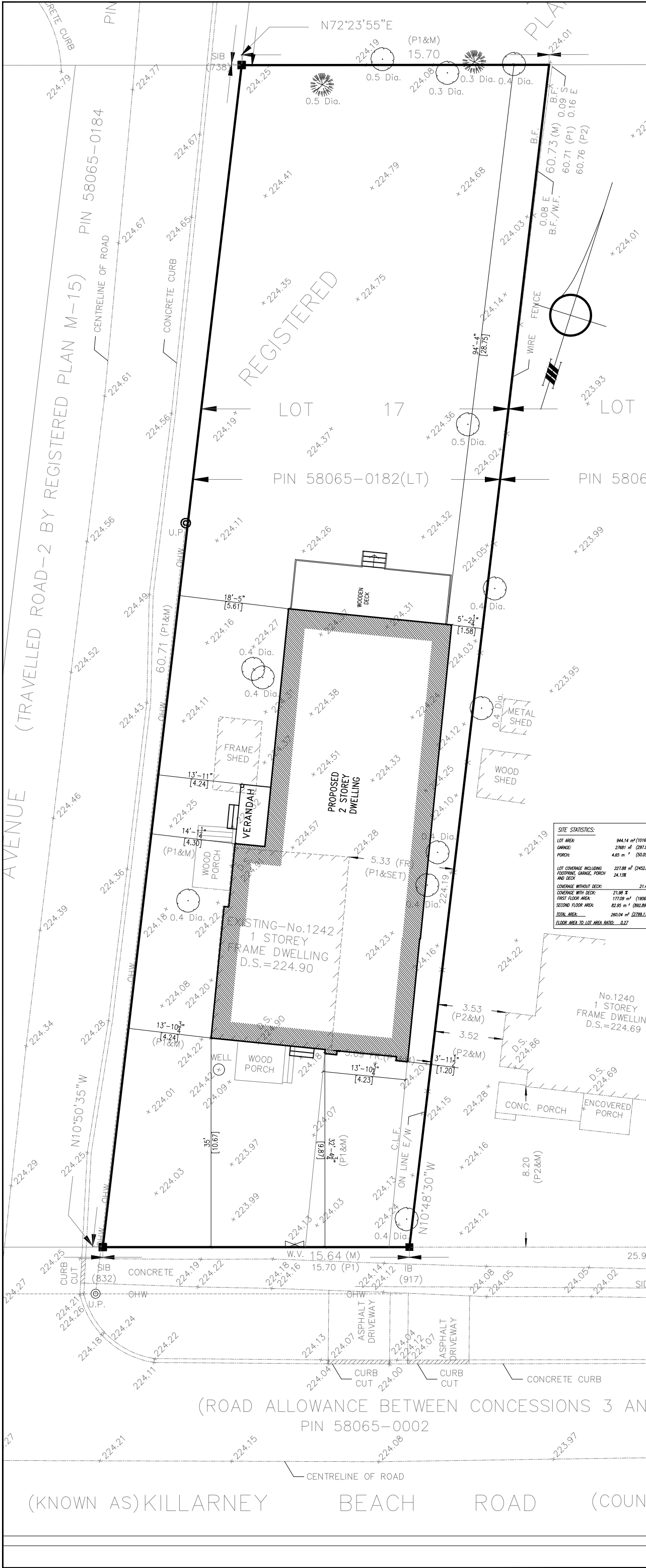
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **July 5, 2022**

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



SITE STATISTICS:	
LOT AREA:	944.14 m ² (10162.718 sq.ft.)
GARAGE:	27681 m ² (297,962 sq.ft.)
PORCH:	4.65 m ² (50.052 sq.ft.)
LOT COVERAGE INCLUDING FOOTPRINT, GARAGE, PORCH AND DECK:	227.88 m ² (2452.87% sq.ft.)
COVERAGE WITHOUT DECK:	24.13%
COVERAGE WITH DECK:	21.49 %
FIRST FLOOR AREA:	177.09 m ² (1906.22 sq.ft.)
SECOND FLOOR AREA:	82.95 m ² (892.89 sq.ft.)
TOTAL AREA:	260.04 m ² (2799.116 sq.ft.)
FLOOR AREA TO LOT AREA RATIO:	0.27

SET BACKS			
	Side set back		Side set back
WEST	2.24 M	NORTH	28.75 M
EAST	1.20 M	SOUTH	9.87 M
TOTAL FRONT YARD AREA:		160.32 sq.m.(1725.67 sq.ft.)	
DRIVEWAY AREA		41.14 sq.m.(442.86 sq.ft.)	

NO.

DATE

The contractor shall check and verify all dimensions and report all errors and omissions to the architect before proceeding with the work. This drawing is the property of the architect and must be returned on completion of the work. Do not scale drawings.

BATTAGLIA
ARCHITECT INC.

1050 McNicoll Ave, unit 14
Scarborough, ON M1W 2L8
TEL:(416)491-2946
battaglia.arch@gmail.com

PROJECT:

1242 KILLARNEY BEACH RD.
INNISFIL, ON.

DWG.:

SITE PLAN

ONTARIO ASSOCIATION
OF
ARCHITECTS

JOSEPH D. BATTAGLIA
LICENCE
5924

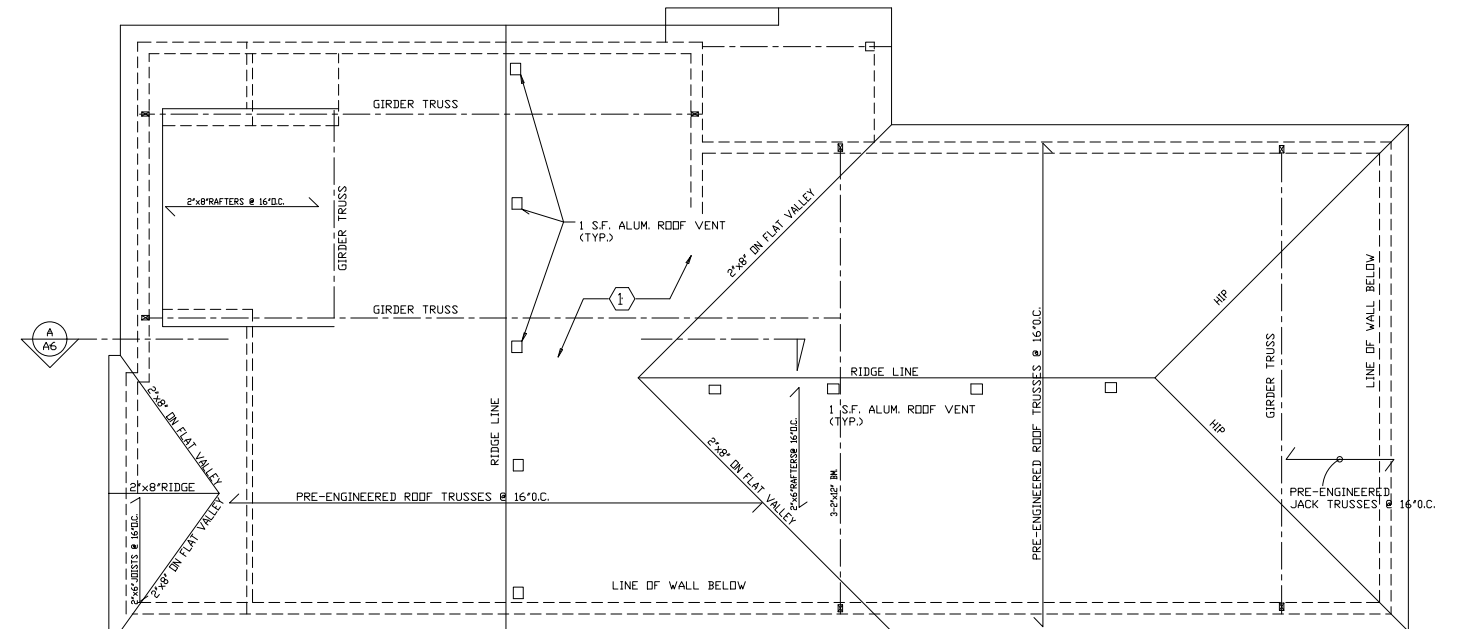
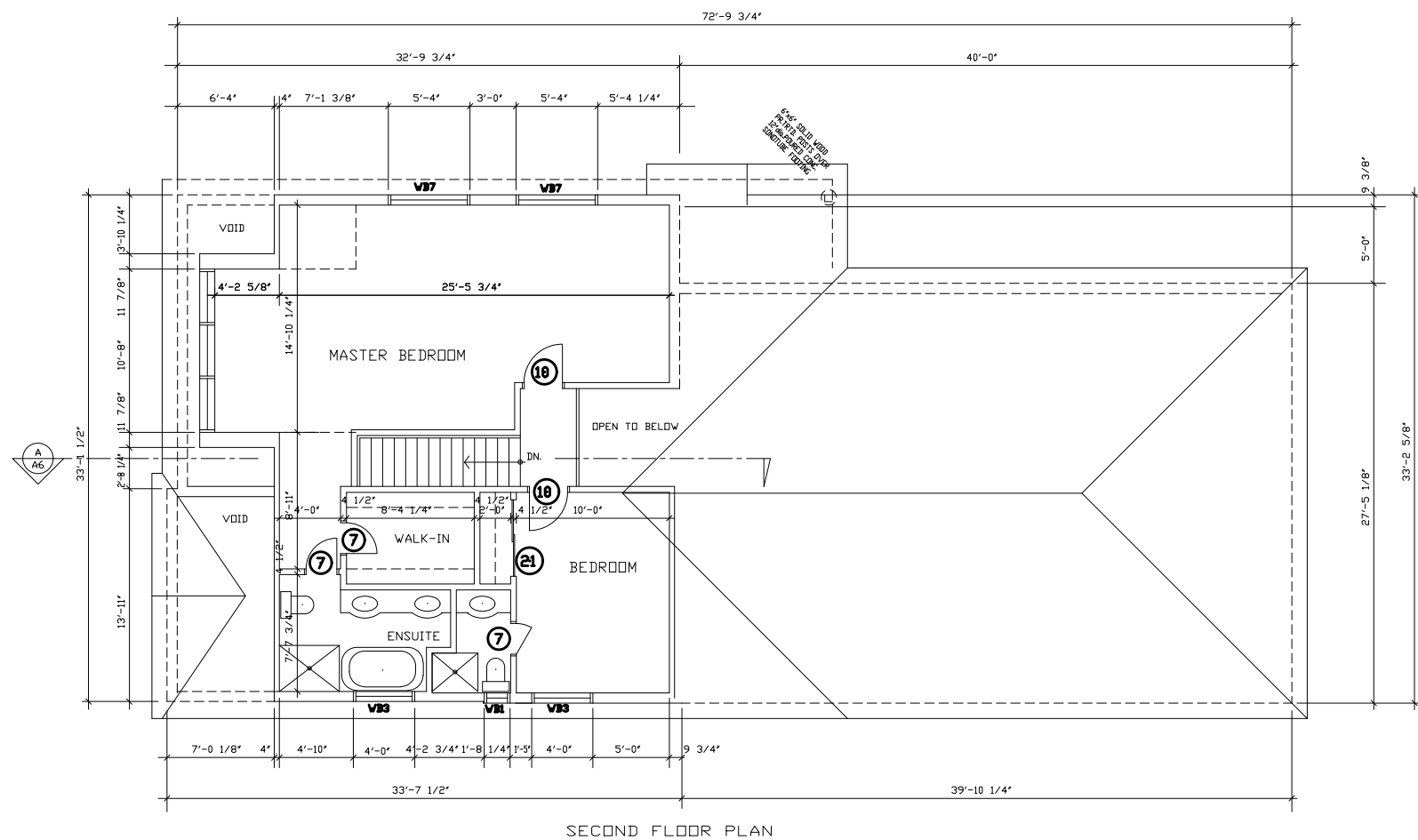
DATE:
JUNE 14, 2022

SCALE:
1/16" = 1'- 00"

DRAWN BY:
J.B.

PROJECT NO.

DRAWING NO.
A1



ROOF PLAN

WOOD LINTELS

V81	2 1/2" X 8"	SPRUCE	No.1
V82	3 1/2" X 8"	SPRUCE	No.1
V83	2 1/2" X 10"	SPRUCE	No.1
V84	2 1/2" X 10"	D.F.I.R.	No.1
V85	2 1/2" X 12"	SPRUCE	No.1
V86	2 1/2" X 12"	D.F.I.R.	No.1
V87	3 1/2" X 8"	D.F.I.R.	No.1
V88	3 1/2" X 10"	SPRUCE	No.1
V89	3 1/2" X 10"	D.F.I.R.	No.1
V810	3 1/2" X 12"	SPRUCE	No.1

STEEL LINTELS

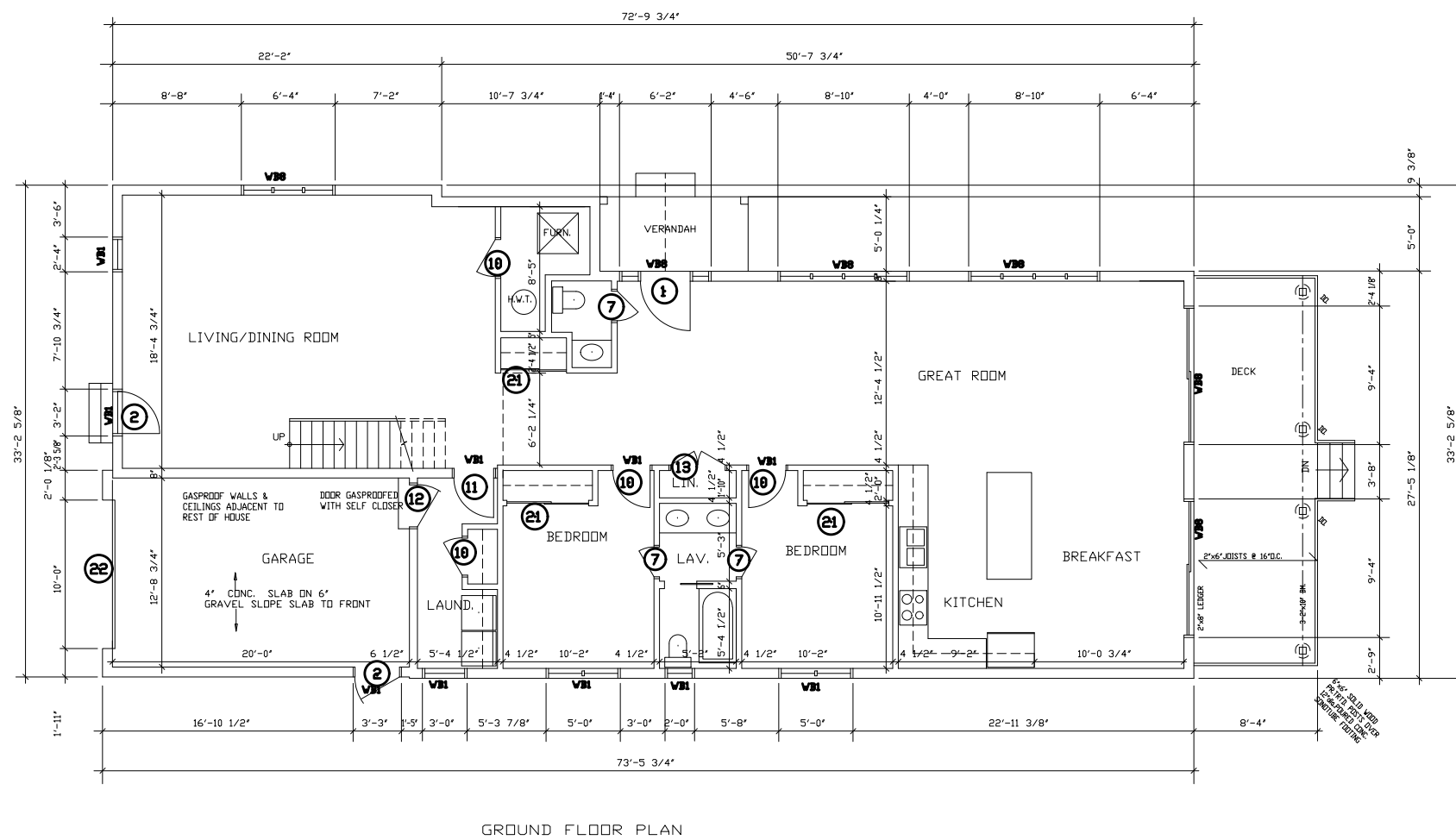
L1 3 1/2" X 3 1/2" X 1/4" (6'-1" Max.)
L2 4" X 3 1/2" X 1/4" (8'-1" Max.)
L3 4 7/8" X 3 1/2" X 5/16" (10'1" Max.)

※ BOLT STEEL LINTEL TO WOOD LINTEL AT
24' o/c PROVIDE A MINIMUM OF 8'
BEARING AT ENDS

DDDR SCHEDULE

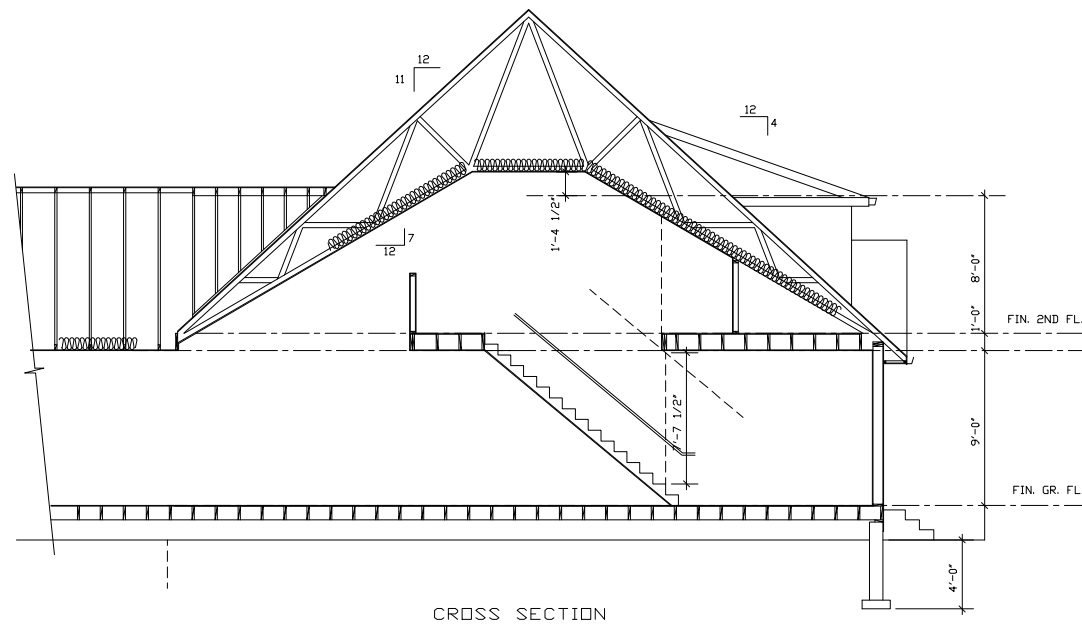
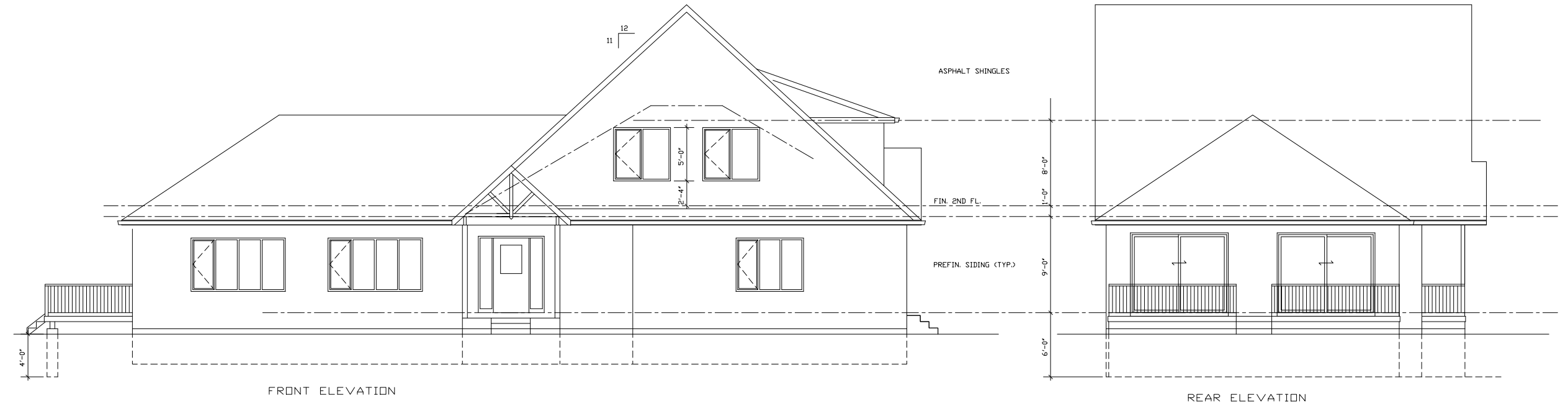
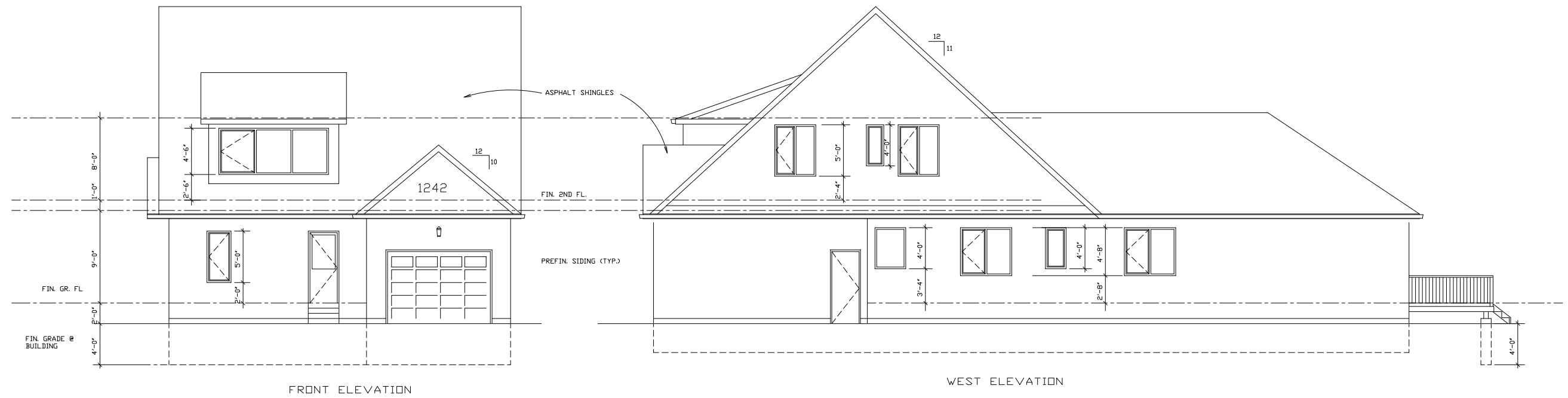
1	3'-2"x	8'-0"x	1 3/4"	INSUL. DOOR
2	3'-2"x	7'-0"x	1 3/4"	INSUL. DOOR
3	2'-2"x	7'-0"x	1 3/4"	GLASS DOORS
4	2'-3'-0"x	7'-0"x	1 3/4"	FRENCH DOORS
5	2'-8"x	7'-0"x	1 3/8"	FRENCH DOOR
6	1'-8"x	6'-8"x	1 3/8"	SLAB DOOR
7	2'-6"x	7'-0"x	1 3/8"	SLAB DOOR
8	2'-2"x	7'-0"x	1 3/8"	SLAB DOOR
9	2'-2"x	7'-0"x	1 3/8"	SLAB DOOR
10	2'-6"x	7'-0"x	1 3/8"	SLAB DOOR
11	2'-8"x	7'-0"x	1 3/8"	SLAB DOOR
12	1'-8"x	7'-0"x	1 3/8"	SLAB DOOR
13	2'-1'-10"x	7'-0"x	1 3/8"	SLAB DOORS
14	2'-2'-0"x	7'-0"x	1 3/8"	SLAB DOORS
15	2'-2'-2"x	7'-0"x	1 3/8"	SLAB DOORS
16	2'-2'-2"x	7'-0"x	1 3/8"	SLAB DOORS
17	2'-2'-6"x	7'-0"x	1 3/8"	SLAB DOORS
18	2'-2'-6"x	7'-0"x	1 3/8"	SLAB DOORS
19	2'-6"x	7'-0"x	1 3/8"	FRENCH DOOR
20	2'-3'-0"x	6'-8"x	1 3/8"	SLAB DOOR
21	VARIES		SLIDING DOOR (CLOSET)	
22	7'-0"x	8'-0"	OVERHEAD GARAGE DOOR	

NOTE: OWNER MAY OPT FOR HIGHER DOORS



SECOND FLOOR PLAN

No.	REVISIONS	MARK USED ALL COPIES PREVIOUS TO THIS DATE	DATE	BY			
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED							
BATTAGLIA ARCHITECT INC. 1059 MONROD AVE./UNIT 14 SCARBOROUGH, ONT. M1V 5L8 TEL: (416) 557-9649							
PROJECT ADDITION TO 1242 KILLARNEY BEACH RD. INNISFALL, ONTARIO							
DWG. FLOOR PLANS							
SCALE 3/16"= 1'-0" unless noted							
DRAWN BY JB.							
DATE JUN.2/22							
PROJECT NO. 2267							
DRAWING NO.							
A2							



No.	REVISIONS	MARK VOID ALL COPIES PREVIOUS TO FINAL DATE	DATE	BY
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED.				
BATTAGLIA ARCHITECT INC. 1050 MCNICOLL AVE. UNIT 14 SCARBOROUGH, ONT. M1W 2L8 TEL: (416) 557-9649				
PROJECT ADDITION TO 1242 KILLARNEY BEACH RD. INNISFIL, ONTARIO				
DWG ELEVATIONS & CROSS SECTION				
SCALE 3/16" = 1'-0" unless noted				
DRAWN BY JB.				
DATE JUN.2/22				
PROJECT NO. 2267				
DRAWING NO. A3				