



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-061-2022**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Greg Lang, Applicant**, on behalf of **Shannon Lang, 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 **CON 5 S PT LOT 1**, is known municipally as **4178 5th Line**, and is zoned as **"Agricultural (AG)"**.

The applicant is proposing to construct a detached accessory dwelling unit with a footprint of 122.82 m². The applicant is seeking relief from 3.5 b) of the Zoning By-law which states any accessory dwelling shall not have a gross floor area greater than 50% of the gross floor area of the principal dwelling on the lot.

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, September 15, 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>

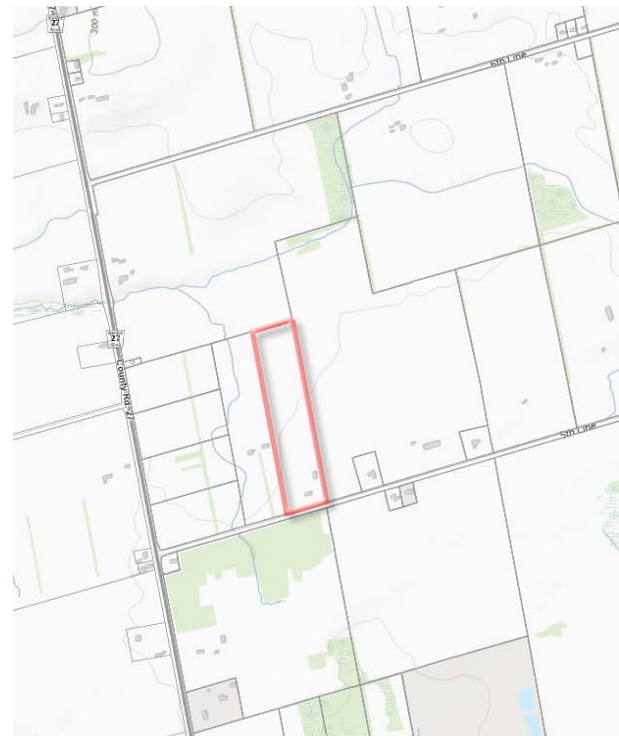
Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

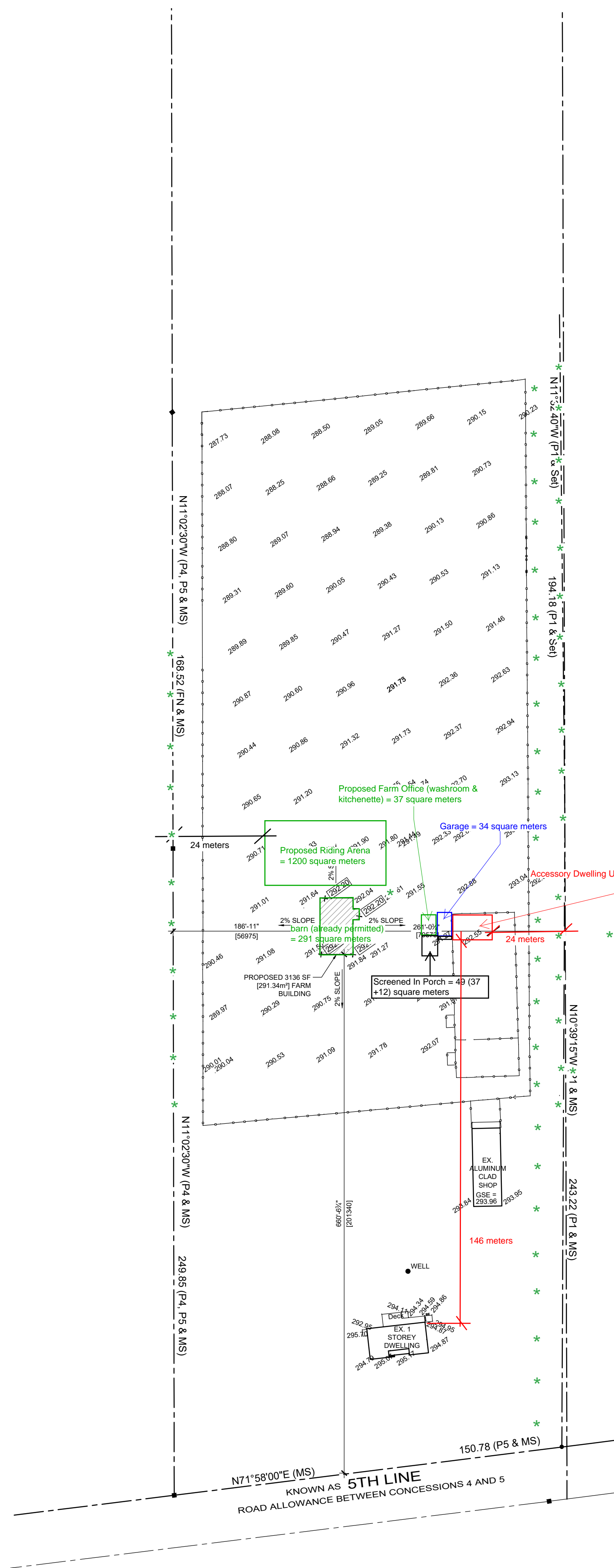
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **August 25, 2022**

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





GRADE POINTS TAKEN FROM TOPOGRAPHICAL SURVEY BY RODNEY GEYER JOB #19-3028T1



SITE PLAN SCALE: 1" = 100'-0"

KEY PLAN SCALE: 1" = 100'-0"

- GENERAL NOTES:**
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE TO ALL STATUTES, BY LAWS, CODES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
 - ALL NOTES CONTAINED IN THESE DRAWINGS AND ANY WRITTEN SPECIFICATIONS SHALL BE PART OF THE CONSTRUCTION CONTRACT DOCUMENTS AND THE REQUIREMENTS OF SUCH NOTES WILL BE THE RESPONSIBILITY OF THE GC. CONSTRUCTION CONTRACT DOCUMENTS SHALL REPRESENT THE ENTIRE AGREEMENT BETWEEN THE CLIENT AND THE GC FOR THE COMPLETION OF THIS CONSTRUCTION PROJECT.
 - CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS AND REQUIREMENTS. CONTRACTOR WILL REPORT TO DESIGNER UPON FINDING ANY DISCREPANCIES.
 - NO CHANGES OR MODIFICATIONS TO THE WORK SHALL BE MADE WITHOUT THE APPROVAL OF THE CLIENT OR THE DESIGNER REGARDING THESE DISCREPANCIES.
 - COMMUNICATION WITH CLIENT, THE DESIGNER, CONSULTANTS OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVAL OR NON APPROVALS RESULTING DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTORS RESPONSIBILITY.
 - GC IS REQUIRED TO REVIEW, VERIFY, AND FULLY UNDERSTAND ALL SCOPE OF WORK RELATING TO THE CONTRACT DOCUMENTS AND THE SCOPE OF WORK WITHIN THIS PROJECT.
 - THESE DRAWINGS ARE THE PROPERTY OF HARDING DRAFTING AND DESIGN, AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF HARDING DRAFTING AND DESIGN.
 - DO NOT SCALE OFF DRAWINGS.
 - GC IS RESPONSIBLE FOR LEAVING THE PREMISES CLEAN.
 - GC TO SUPPLY AND INSTALL EVERYTHING UNLESS OTHERWISE NOTED OR AGREED UPON WITH THE CLIENT.

- LUMBER**
- ALL LUMBER TO BE SPRUCE NO.2 GRADE UNLESS OTHERWISE NOTED.
 - STUDS SHALL BE STUD GRADE SPRUCE, UNLESS OTHERWISE NOTED.

- STRUCTURAL**
- REFER TO FLOOR PLANS FOR ALL STRUCTURAL SCOPE.

- ELECTRICAL**
- ALL LIGHTING AND ELECTRICAL TO COMPLY WITH O.B.C. 9.34.

- CONCRETE SLABS**
- PROVIDE A BOND BREAK AT SLABS AS PER OBC 9.16.4.5.

- CONCRETE COMPRESSIVE STRENGTH**
- UNLESS SPECIFIED ELSEWHERE THE COMPRESSIVE STRENGTH OF CONCRETE SHALL NOT BE LESS THAN 20MPA (2900 PSI) AFTER 28 DAYS.

- FOOTINGS**
- ALL FOOTINGS SHALL BE INSTALLED IN COMPLIANCE WITH OBC 9.15 AND SUBSECTION 9.4.4 AND/OR SOIL REPORT.
 - ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL CAPABLE OF SUSTAINING 75KPA (1566PSF) AND A MINIMUM OF 1.2M (4'-0") DEEP.
 - REMOVE ALL ORGANIC MATERIAL BELOW THE BUILDING.

- FOUNDATIONS**
- ALL FOUNDATIONS SHALL COMPLY WITH OBC 9.15.4.
 - TOP OF FOUNDATION WALL TO BE MIN. 150MM ABOVE FINISHED GROUND LEVEL.

- ANCHORING TO FOUNDATIONS**
- 2x6 PLATE ANCHORED TO FOUNDATION WALL WITH 1/2" DIA. ANCHOR BOLTS @ 1200MM (4'-0") O.C. (UNLESS NOTED OTHERWISE), EMBEDDED 100MM (4") INTO FOUNDATION WALL. PROVIDE CONTINUOUS SILL GASKET BELOW.

- FOUNDATION DRAINAGE**
- IN COMPLIANCE WITH OBC 9.14.3
 - 4" [100] DIAMETER MIN. DRAIN TILE W/ 6" [150] CRUSHED STONE OVER AND AROUND ALL TILE.

- DAMP-PROOFING OF FOUNDATION WALLS**
- SHALL BE IN COMPLIANCE WITH OBC 9.13
 - PREPARE FOUNDATION WALL TO BE DAMPPROOFED BY SEALING HOLES AND RECESSES WITH CEMENT MORTAR OR DAMPPROOFING MATERIAL.
 - PARGE EXTERIOR FACE OF FOUNDATION WALLS BELOW GRADE WITH NOT LESS THAN 6MM (1/4") MORTAR CONFORMING TO OBC 9.20.
 - APPLY DAMPPROOFING MATERIAL CONFORMING TO CAN/CGSB-37.1-M, "CHEMICAL EMULSIFIED TYPE, EMULSIFIED ASPHALT FOR DAMPPROOFING", WITH THE METHOD OF APPLICATION CONFORMING TO CAN/CGSB 37.3-M, "APPLICATION OF EMULSIFIED ASPHALTS FOR DAMPPROOFING OR WATERPROOFING".

- ROOF VENTILATION**
- IN COMPLIANCE WITH OBC 9.19.1.
 - ROOF VENTS TO BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF BUILDING.

- WINDOWS, DOORS & SKYLIGHTS (O.B.C. 9.7.)**
- ALL WINDOWS, DOORS & SKYLIGHTS TO RESIST INGRESS OF PRECIPITATION, RESIST INSECTS AND VERMIN, WIND LOADS, CONTROL AIR LEAKAGE, AND ARE EASY TO OPERATE.
 - ENTRANCE DOORS & WINDOWS LOCATED WITHIN 2M OF ADJACENT GROUND TO BE CONSTRUCTED TO RESIST FORCED ENTRY.
 - PROVIDE ALL NECESSARY SEALANTS, WEATHERSTRIPPING, THRESHOLDS AND HARDWARE TO MEET ITEMS ABOVE.

- MANUFACTURED AND PRE-ASSEMBLED WINDOWS, DOORS AND SKYLIGHTS AND THEIR INSTALLATION SHALL CONFORM TO:**

- AAMA/WDMA/CSA 1011.S.2/A440, "NAFS - NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS".
- CSA A440S1, "CANADIAN SUPPLEMENT TO AAMA/WDMA/CSA 1011.S.2/A440, NAFS - NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS".
- THE APPLICABLE REQUIREMENTS IN SUBSECTION 9.7.6. OF THE OBC.

- ROOFING (OBC 9.26)**
- ALL ROOFING MATERIALS AND INSTALLATION TO FOLLOW SUBSECTION 9.26 OF THE OBC.

INTERIOR STAIRS (OBC 9.8.4.) RECTANGULAR TREADS

MAXIMUM RISE	200mm (7 7/8")
MINIMUM RISE	125mm (4 7/8")
MAXIMUM RUN	NO LIMIT
MINIMUM RUN	280 (11")
MINIMUM TREAD	NO LIMIT
MINIMUM TREAD	280mm (11")
MAXIMUM NOSING	25mm (1")

THE DEPTH OF A RECTANGULAR TREAD SHALL BE NOT LESS THAN ITS RUN AND NOT MORE THAN ITS RUN PLUS 25 MM

- LEADING EDGES OF TREADS THAT ARE BEVELED OR ROUNDED SHALL,
- NOT REDUCE THE REQUIRED TREAD DEPTH BY MORE THAN 15 MM, AND

- NOT, IN ANY CASE, EXCEED 25 MM HORIZONTALLY.

ANGLED TREADS

AVERAGE RUN	NOT LESS THAN 200mm (7 7/8")
MINIMUM RUN	150mm (5 7/8")

THE DEPTH OF AN ANGLED TREAD SHALL BE NOT LESS THAN ITS RUN, MEASURED AS THE HORIZONTAL NOSING-TO-NOSING DISTANCE, AT ANY POINT AND NOT MORE THAN ITS RUN AT ANY POINT PLUS 25 MM

WINDERS
CONVERGE TO A CENTER POINT.
WINDERS RUNS THROUGH AN ANGLE OF NOT MORE THAN 90°
INDIVIDUAL TREADS TURN THROUGH AN ANGLE OF NOT LESS THAN 30° OR NOT MORE THAN 45°.
ADJACENT WINDERS TURN THROUGH THE SAME ANGLE.

- UNIFORMITY IN TREADS**
TREADS SHALL HAVE UNIFORM RUN WITH A MAXIMUM TOLERANCE OF,
- 5 MM BETWEEN ADJACENT TREADS, AND
 - 10 MM BETWEEN THE DEEPEST AND SHALLOWEST TREADS IN A FLIGHT.

ADDITIONAL REQUIREMENTS:

- | | |
|-------------------------|---------------------------------------|
| MINIMUM HEADROOM | 1950mm (6'-5") |
| RAIL AT LANDING | 915mm (3'-0") |
| RAIL AT STAIR | 800mm MIN. (2'-7") 965mm MAX. (3'-2") |
| MAX. RAILING PROJECTION | NO MORE THAN 100mm (4") |
| MINIMUM STAIR WIDTH | 860mm (2'-10") |
- HANDRAILS (OBC 9.8.7.)**
- INSTALL HANDRAILS NOT LESS THAN 865mm AND NOT MORE THAN 965mm FROM A POINT IN LINE VERTICALLY WITH A TANGENT TO THE TREAD NOSING OR THE FINISHED FLOOR.
 - ATTACHMENT OF HANDRAILS ARE TO BE SPACED NOT MORE THAN 1.2m APART, THE FIRST ATTACHMENT POINT AT EITHER END OF RUN IS TO BE NO MORE THAN 300mm FROM THE END OF THE HANDRAIL AND THE FASTENERS CONSIST OF NO FEWER THAN 2 WOOD SCREWS AT EACH POINT PENETRATING NOT LESS THAN 32mm INTO SOLID WOOD.
 - HEIGHT OF HANDRAILS SHALL BE 865mm MIN. AND 965 MAX. WHERE GUARDS ARE REQUIRED, HANDRAILS REQUIRED ON LANDINGS SHALL NOT BE MORE THAN 1070mm IN HEIGHT.

GUARDS (OBC 9.8.8.)

- OPENING IN GUARDS SHALL BE CONSTRUCTED SO THAT IT WILL PREVENT THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 100 MM
- BE CONSTRUCTED SO THAT NO ATTACHMENT OR OPENING LOCATED BETWEEN 140 MM AND 900 MM ABOVE THE FLOOR OR WALKING SURFACE PROTECTED BY THE GUARD WILL FACILITATE CLIMBING.
- LOADS ON GUARDS SHALL BE CONSTRUCTED TO WITHSTAND INWARD AND OUTWARD HORIZONTAL LOADS OF 0.5 KN APPLIED OVER A MAXIMUM WIDTH OF 300 MM AND A HEIGHT OF 300 MM. EVENLY DISTRIBUTED VERTICAL LOADS OF 1.5 kN/m

GUARDS WITHIN DWELLING UNITS NOT LESS THAN 900mm (35 7/16")

EXTERIOR GUARDS NOT MORE THAN 1800mm ABOVE THE FINISHED GROUND LEVEL NOT LESS THAN 900mm (35 7/16")

EXTERIOR GUARDS LOCATED GREATER THAN 10M ADJACENT GROUND LEVEL NOT LESS THAN 1500mm (59 1/16")

LEGEND	
SYMBOL	DESCRIPTION
	WALL TAG
	CEILING HEIGHT MARKER
	SECTION MARKER
	ROOF SLOPE
	WINDOW/DOOR OPENING LINTEL SIZE
	PROPOSED GRADE MARKER

NOTES:

- DO NOT SCALE OFF OF DRAWINGS.
- ALL WORK DONE TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE DESIGNER.
- ALL DRAWINGS ARE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED IN WHOLE WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code

BRADLEY HARDING		L7252
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C - 3.2.5.1. of the 2012 Ontario Building Code

HARDING DRAFTING AND DESIGN	102973
FIRM NAME	BCIN

NO.	REVISION	DATE
05	ISSUE FOR PERMIT	24/06/21
04	ISSUE FOR COORDINATION	18/06/21
03	DESIGN REVISIONS	03/06/21
02	DESIGN REVISIONS	01/06/21
01	CLIENT REVIEW	27/05/21

DIRECTION:

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CLIENT:

GREG LANG

PROJECT:

NEW FARM BUILDING
4178 5TH LINE
INNISFIL, ON

HDD
HARDING DRAFTING & DESIGN
13 MAPLE AVE. WEST
PO BOX 344
BEETON, ON L0G1A0
brad.h@hardingdraftinganddesign.com
416-723-7632
hardingdraftinganddesign.com

SHEET TITLE:

SITE PLAN, KEY PLAN & GENERAL NOTES

SCALE: AS SHOWN	PROJECT NO.: 2921
DATE: 24/06/21	SHEET NO.: A100
DRAWN BY: BH	

N. 1/2 LOT 1
PIN 58061 - 0207

S. 1/2 LOT 1
PIN 58061 - 0218
SEE SURVEY BY
W.D. SMITH, OLS (1994)

PIN 58061 - 0219
AREA - 10.1 Ha.
(24.95 Ac.)

SURVEYOR'S REAL PROPERTY REPORT (PART 1)
PLAN OF SURVEY OF
PART OF THE SOUTH HALF OF LOT 1
CONCESSION 5 GEOGRAPHIC TOWNSHIP OF INNISFIL
TOWN OF INNISFIL
COUNTY OF SIMCOE
SCALE: 1:2500

PETER J. MANSFIELD, OLS - 2017

NOTES

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE N 72° 50' 30" E OF THE SOUTHERLY LIMIT OF LOT 1 IN ACCORDANCE WITH PLAN P-2054-9.

■	DENOTES	FOUND SURVEY MONUMENT
□		SET SURVEY MONUMENT
SIB		STANDARD IRON BAR
IB		IRON BAR
IP		IRON PIPE
OU		ORIGIN UNKNOWN
PROP		PROPORTIONED
D1		INST. RO1244998

SURVEYORS CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS' ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
2. THIS SURVEY WAS COMPLETED ON *APRIL 13 2017*

DATE *APRIL 20 2017*

P. Mansfield
P. MANSFIELD OLS


THIS PLAN WAS PREPARED FOR ANNE HILLIARD

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

PETER J. MANSFIELD
Ontario Land Surveyor
58 CHIEFTAIN CRESCENT
BARRIE ONTARIO L4N4L8
705 728 8832

Job No. 17-4638

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2006875



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

HIGHWAY 27

easterly limit of Highway 27 as widened

CONCESSION

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5
PIN 58061 - 0247

