



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-074-2022**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Gus Karvouniaris, 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 1 PT LOT 2**, is known municipally as **971 Ferrier Avenue**, and is zoned as “**Residential 1 Zone (R1)**”.

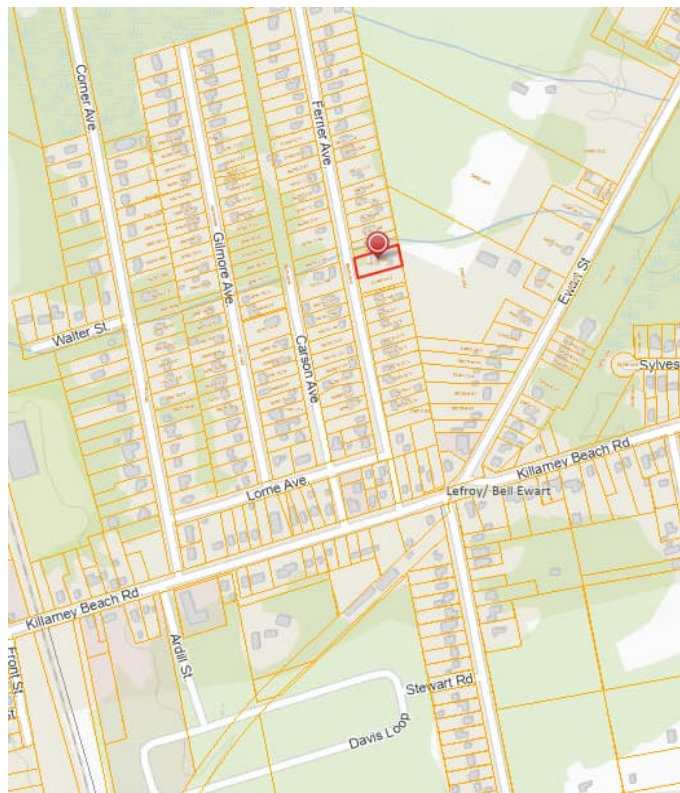
The applicant is proposing to construct a detached garage with a gross floor area of 89.2 m². The applicant is seeking relief from section 3.3 b) of the Zoning By-law which permits a maximum gross floor area of 50 m².

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, November 17, 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: **November 1, 2022**

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

ZONING MATRIX			
	REQUIRED	EXISTING	PROPOSED
ZONE	R1	R1	R1
MINIMUM LOT AREA	1400 m ²	1707 m ² , 18375 ft ²	-
MINIMUM LOT FRONTAGE	22 m	27.21 m, 89'-3 3/4"	-
MIN. FRONT YARD SETBACK	8 m	19.88 m, 65'-2 1/2"	-
MIN. INTERIOR SIDE YARD NORTH	1.5 m	.725 m, 2'-4 1/2"	-
MIN. INTERIOR SIDE YARD SOUTH	1.5 m	10.65 m, 34'-11"	-
MIN. REAR YARD	6 m	31.3 m, 102'-9"	-
MAX. LOT COVERAGE (ALL STRUCTURES)	35%	8.27%	-
MIN. LANDSCAPED OPEN SPACE	30%	86%	81%
MAX. BUILDING HEIGHT	9m	5.31 m, 17'-5"	-
ACCESSORY BUILDING			
MIN. SETBACK, FRONT	6m	-	36.6 m, 120 ft
MIN. SETBACK, INTERIOR SIDE	1m	-	2.74 m, 9 ft
MIN. SETBACK, EXTERIOR SIDE	3m	-	N/A
MIN. SETBACK, REAR	1m	-	11.28 m, 37 ft
MAX. HEIGHT (MID POINT)	5m	-	4.06 m, 13'-4"
LOT COVERAGE	10%	-	5.2%
GROSS FLOOR AREA	50m ²	-	89.2 m ² 960 ft ²

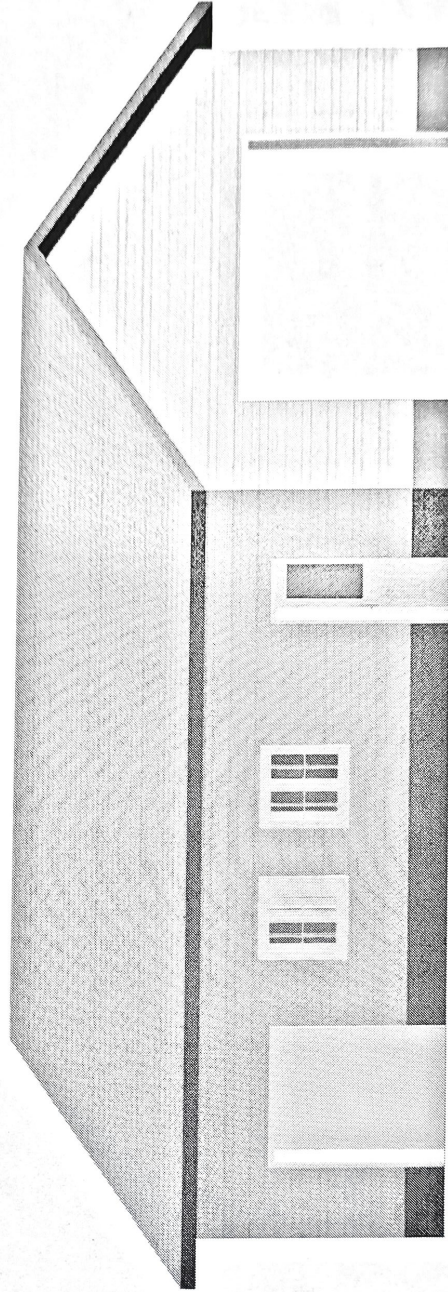
Springwater Engineering Limited

GUS KARVOUNIARIS

971 Ferrier Avenue
Lefroy, Ontario

PROJECT 1832
ISSUED FOR PERMIT - SEPTEMBER 7, 2022

CONTACT: WIL EISSES
705-721-7228 Ext. 104
wilfredae.se@gmail.com

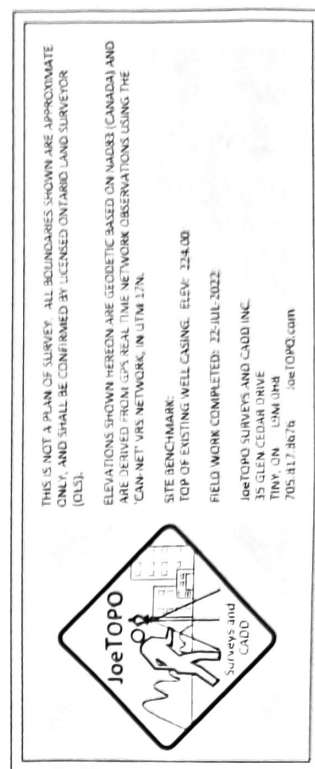


LIST OF DRAWINGS
A100 - SITE PLAN AND ZONING MATRIX
A101 - FOUNDATION, MAIN FLOOR AND ROOF PLANS, SECTIONS AND LINTEL DETAIL
A102 - ELEVATIONS AND NOTES

APPROVED
LAKE SIMCOE REGION
CONSERVATION AUTHORITY


SIGNATURE

SCOPE OF WORK
THE CLIENT REQUESTED PLANS FOR
A NEW DETACHED 24'x40' GARAGE



HOUSE	HIGHT	5.425m
CARAGE	HIGHT	4.237m
SHED	HIGHT	2.43m