



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-082-2022**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Tony Troiano, 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 2 S PT LOT 20**, is known municipally as **1596 2nd Line**, and is zoned as **"Agricultural (AG)"**.

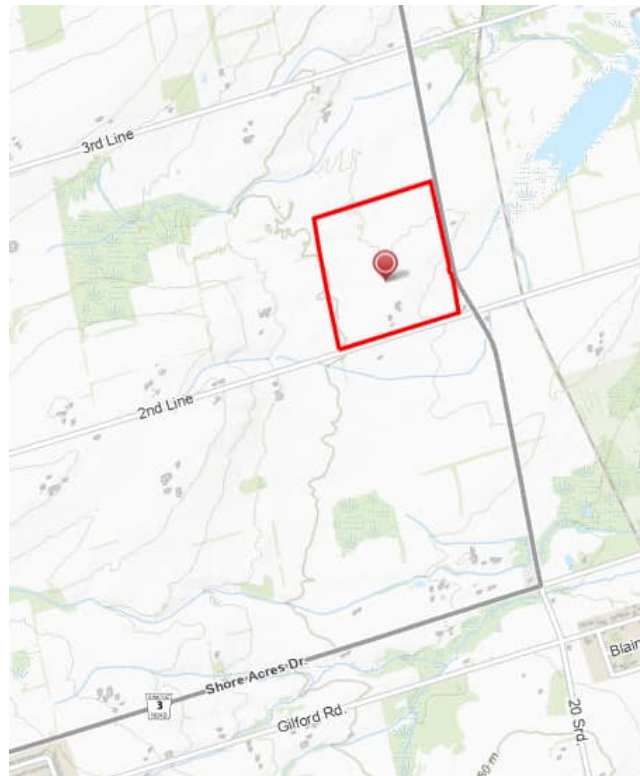
The applicant is proposing to construct a secondary dwelling with a Gross Floor Area of 415.52m². The applicant is seeking relief from Section 3.5(b) of the Zoning By-law which permits that an accessory dwelling unit shall not be greater than 50% of the gross floor area of the principal dwelling on the lot, up to a maximum of 100m².

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, December 8, 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.

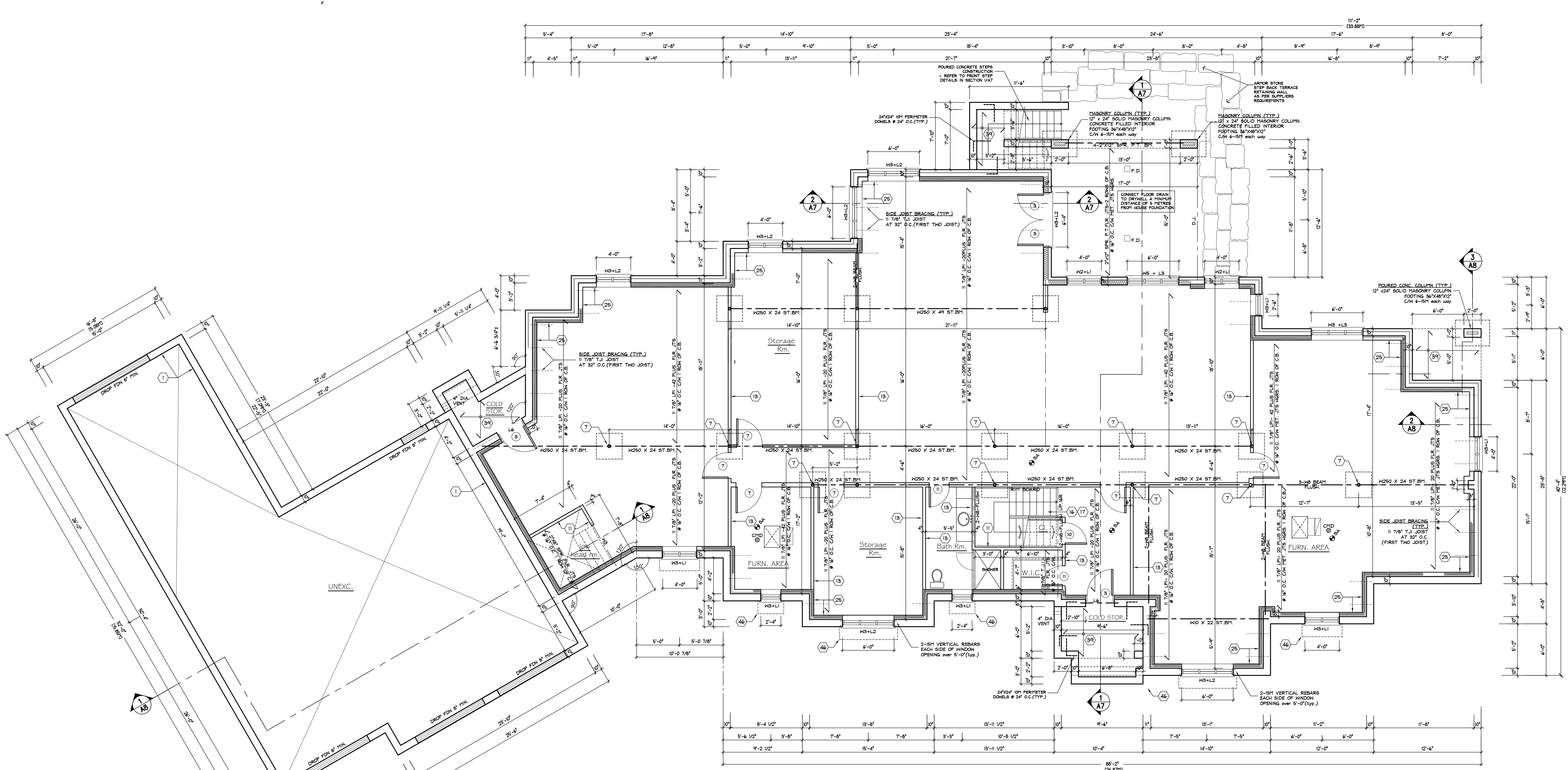
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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 21, 2022**

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



1 BASEMENT FLOOR PLAN
SCALE: 3/16"=1'-0"

- LEGEND / PLANS**
- CLASS B VENT
 - EXHAUST VENT
 - DUPLEX OUTLET (12" HIGH)
 - DUPLEX OUTLET (HEIGHT AS NOTED)
 - WATERPROOF DUPLEX OUTLET
 - HEAVY DUTY OUTLET
 - DJ DOUBLE JOIST
 - TJ TRIPLE JOIST
 - P.T. PRESSURE TREATED LUMBER
 - G.T. GIRDER TRUSS
 - SMOKE ALARM
 - CARBON MONOXIDE DETECTOR
 - FLOOR DRAIN
 - POI LIGHT (LOW VOLTAGE)
 - HANGING LIGHT
 - LIGHT FIXTURE (12" HIGH)
 - LIGHT FIXTURE (PULL CHAIN)
 - LIGHT FIXTURE (WALL MOUNTED)
 - SWITCH
 - SWITCH W/ DIMMER
 - SWITCH (DUPLEX)
 - HOSE DIB
 - DOUBLE VOLUME WALL (3/2"x4" (2 JACK STUDS))
 - SOLID BEARING
 - POINT LOAD
 - T.V. OUTLET
 - TELEPHONE OUTLET

STEEL LINTEL SCHEDULE	
L1 = L- 3 1/2" X 3 1/2" X 1/4"	ST. ANGLE =3'-11" MAX. SPAN(7.9)
L2 = L- 4" X 3 1/2" X 5/16"	ST. ANGLE =5'-11" MAX. SPAN(8.2)
L3 = L- 5" X 3 1/2" X 5/16"	ST. ANGLE =7'-10" MAX. SPAN(10.1)
L4 = L- 5" X 3 1/2" X 3/8"	ST. ANGLE =8'-10" MAX. SPAN(10.8)
L5 = L- 6" X 4" X 3/8"	ST. ANGLE =9'-10" MAX. SPAN(11.6)
L6 = 3-15M REBARS	
WOOD LINTEL SCHEDULE (2-PLY WOOD MEMBERS)	
W1 = 2-2" X 8" SPRUCE No.1	(LVL- 20 f-E Grade)
W2 = 2-2" X 10" SPRUCE No.1	W7 = 1 3/4" X 9 1/2" LVL
W3 = 2-2" X 12" SPRUCE No.1	W8 = 1 3/4" X 11 7/8" LVL
	W9 = 1 3/4" X 14" LVL
	W10 = 1 3/4" X 16" LVL
(3-PLY WOOD MEMBERS)	
W4 = 3-2" X 8" SPRUCE No.1	
W5 = 3-2" X 10" SPRUCE No.1	
W6 = 3-2" X 12" SPRUCE No.1	

No.	ISSUED FOR	DATE
1	PERMIT APPLICATION-	08/08/22

No.	REVISIONS	DATE
1	FLOOR JOIST ALTERATION	31/08/22

The undersigned has reviewed & taken 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 is exempt under 3.2.5.1 of the building code

FRANK BEALINI 25554 BCIN JUN.08/22

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1 of the building code

ARCA DESIGN INC. 30785 BCIN

GENERAL NOTE:

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Planning & Design

202-A Oakdale Road, Suite 2
North York, Ontario. M3N 2S5
(416) 745-2940

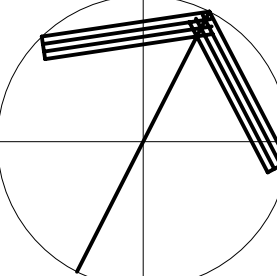
DRAWING TITLE:

BASEMENT FLOOR PLAN

PROJECT:

PROPOSED S.F.D. RESIDENCE

1596b 2nd LINE
INNISFIL, ON



SCALE: A5 NOTED

DRAWN: F.B.

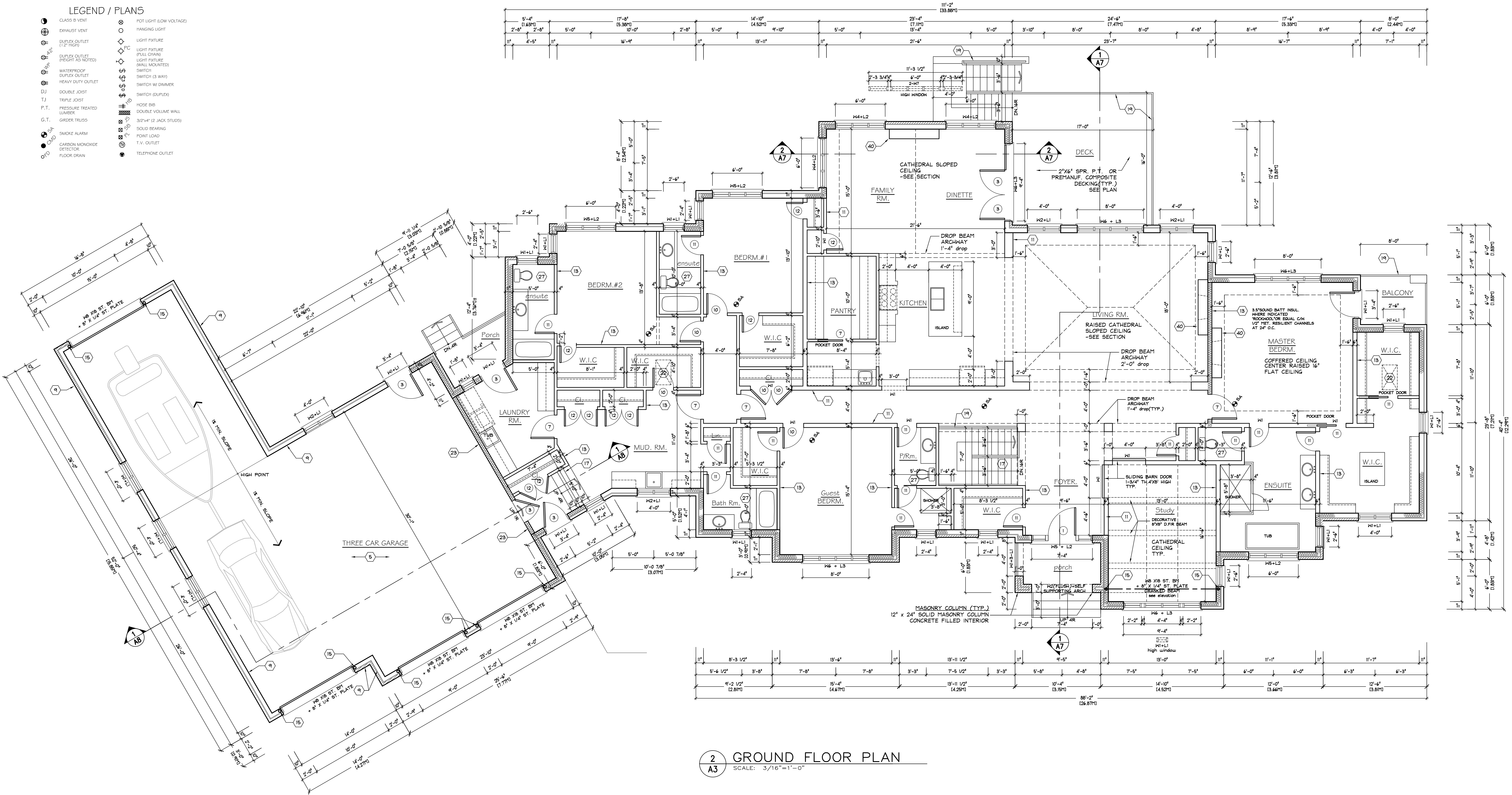
CHECKED BY: F.B.

FILE NO: -

DATE: MAY.2022

DRAWING No.

A-2



No.	ISSUED FOR	DATE
1	PERMIT APPLICATION-	08/08/22

No.	REVISIONS	DATE

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QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.1 of the building code

FRANK BECHER 2554 BC/N

Frank Becher JUN. 08/22 Date

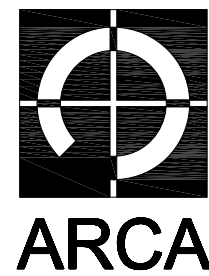
REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1 of the building code

ARCA DESIGN INC. 30785 BC/N

Firm Name BC/N

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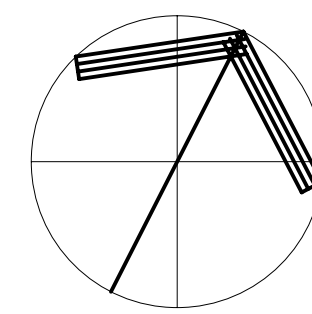
DRAWING TITLE:

GROUND
FLOOR PLAN

PROJECT:

PROPOSED
S.F.D. RESIDENCE

1596b 2nd LINE
INNISFIL, ON



SCALE:

A5 NOTED

DRAWN:

F.B.

CHECKED BY:

F.B.

FILE NO:

-

DATE:

MAY.2022

DRAWING No.

A-3

INTERIOR TRIM-POPULAR PAINT GRADE
GROUND FLOOR: Baseboard 9.25" high
plus shoe mould -1 5/8"
Casing 3.5" plus 1"x1.5" backband
BASEMENT FLOOR: Baseboard 5.25" high
plus shoe mould -1 5/8"
Casing 3.5" plus 1"x1.5" backband

STEEL LINTEL SCHEDULE

L1 = L- 3 1/2" X 3 1/2" X 1/4" ST. ANGLE =3'-11" MAX. SPAN(7.9)
L2 = L- 4" X 3 1/2" X 5/16" ST. ANGLE =5'-11" MAX. SPAN(8.2)
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L5 = L- 6" X 4" X 3/8" ST. ANGLE =9'-10" MAX. SPAN(11.6)
L6 = 3-15M REBARS

WOOD LINTEL SCHEDULE

(2-PLY WOOD MEMBERS)

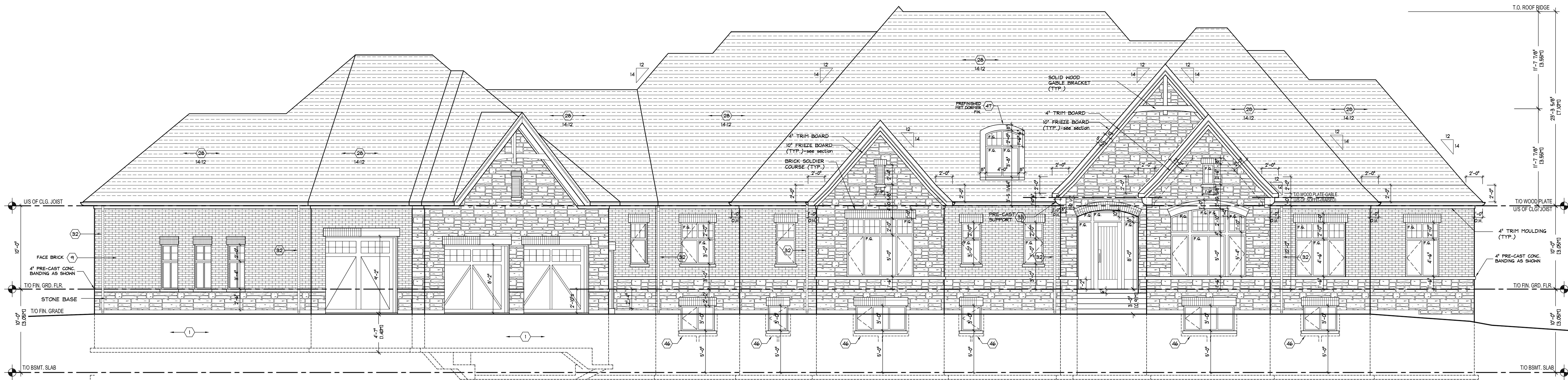
W1 = 2-2" X 8" SPRUCE No.1
W2 = 2-2" X 10" SPRUCE No.1
W3 = 2-2" X 12" SPRUCE No.1

(3-PLY WOOD MEMBERS)

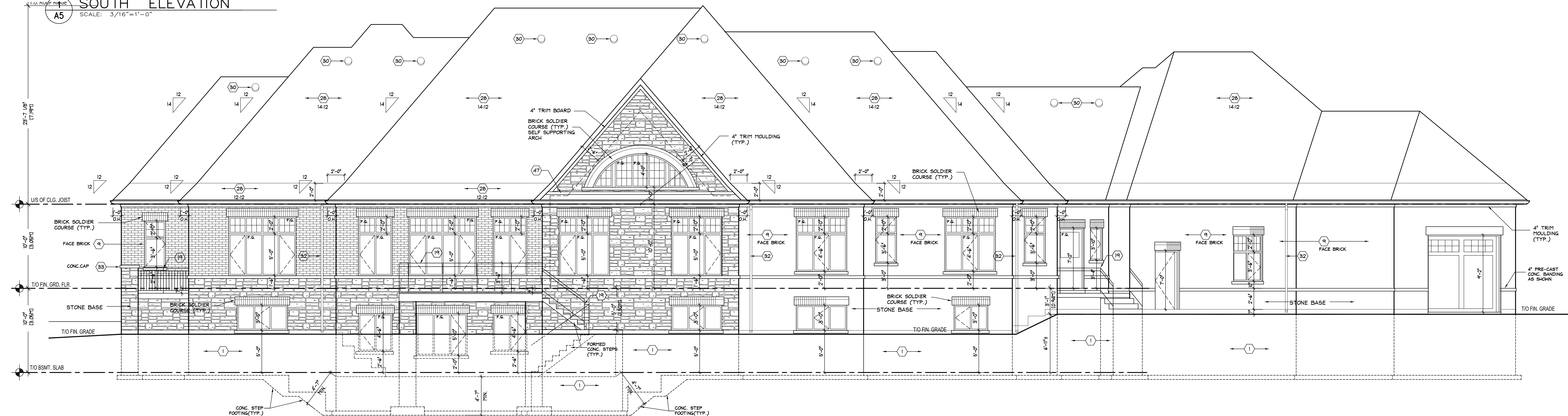
W4 = 3-2" X 8" SPRUCE No.1
W5 = 3-2" X 10" SPRUCE No.1
W6 = 3-2" X 12" SPRUCE No.1

(LVL- 20 f-E Grade)

W7 = 1 3/4" X 9 1/2" LVL
W8 = 1 3/4" X 11 7/8" LVL
W9 = 1 3/4" X 14" LVL
W10 = 1 3/4" X 16" LVL



1.50' PLUMB RUMBLE
A5 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



2
A5 NORTH SIDE ELEVATION
SCALE: 3/16"=1'-0"

No.	ISSUED FOR	DATE
1	PERMIT APPLICATION-	08/08/22

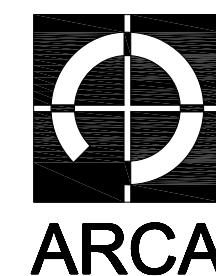
No.	REVISIONS	DATE

The undersigned has reviewed & taken 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 is exempt under 3.2.3.1 of the building code
FRANK BRADY 25504 BCNE JUN.08/22 Date
Signature
REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1 of the building code
ARCA DESIGN INC. 30785 BCNE Firm Name

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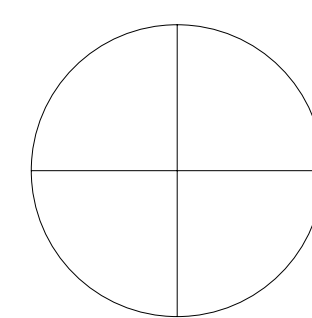
DRAWING TITLE:

SOUTH/NORTH
ELEVATIONS

PROJECT:

PROPOSED
S.F.D. RESIDENCE

1596b 2nd LINE
INNISFIL, ON



SCALE:
A5 NOTED

DRAWN:
F.B.

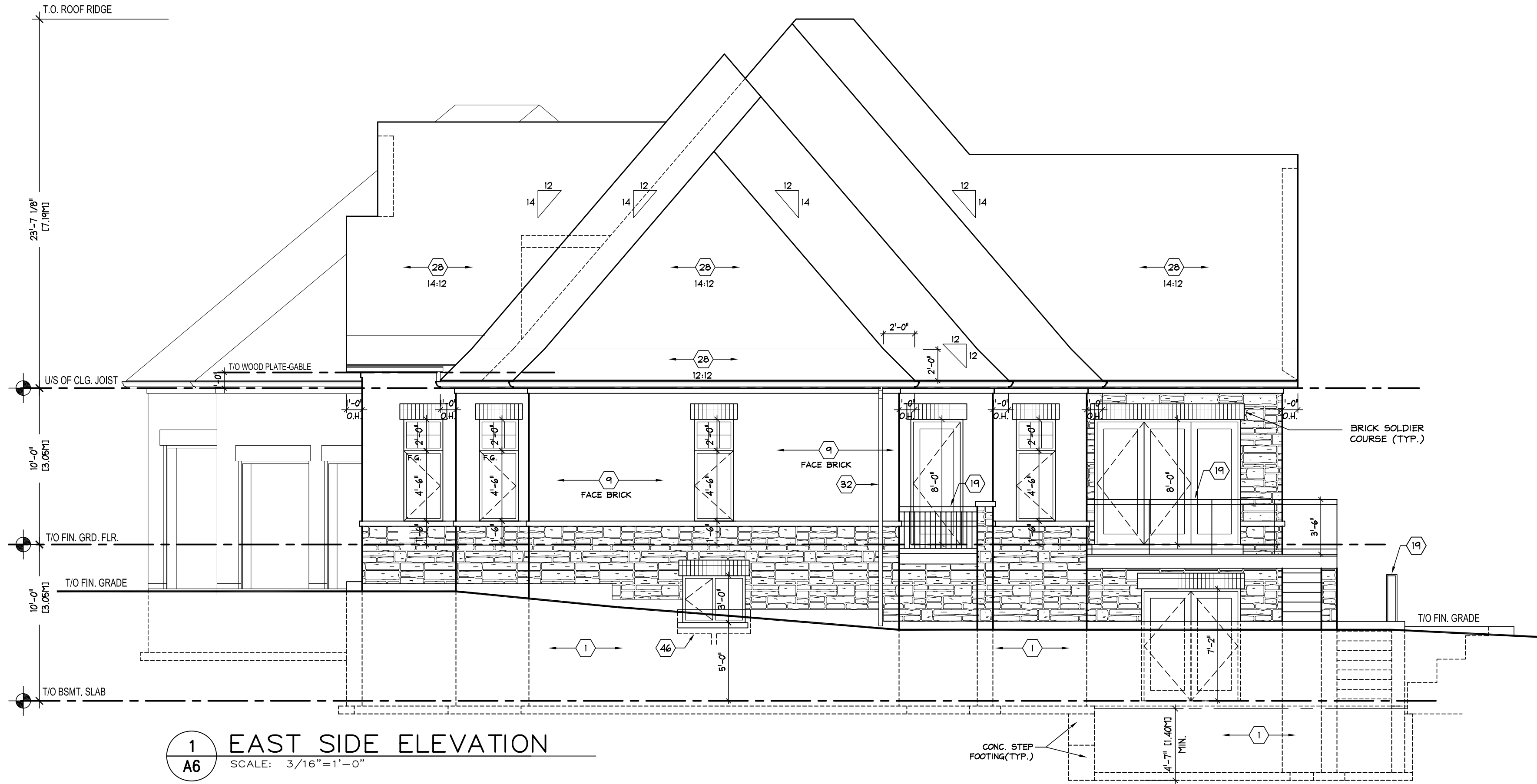
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F.B.

FILE NO:
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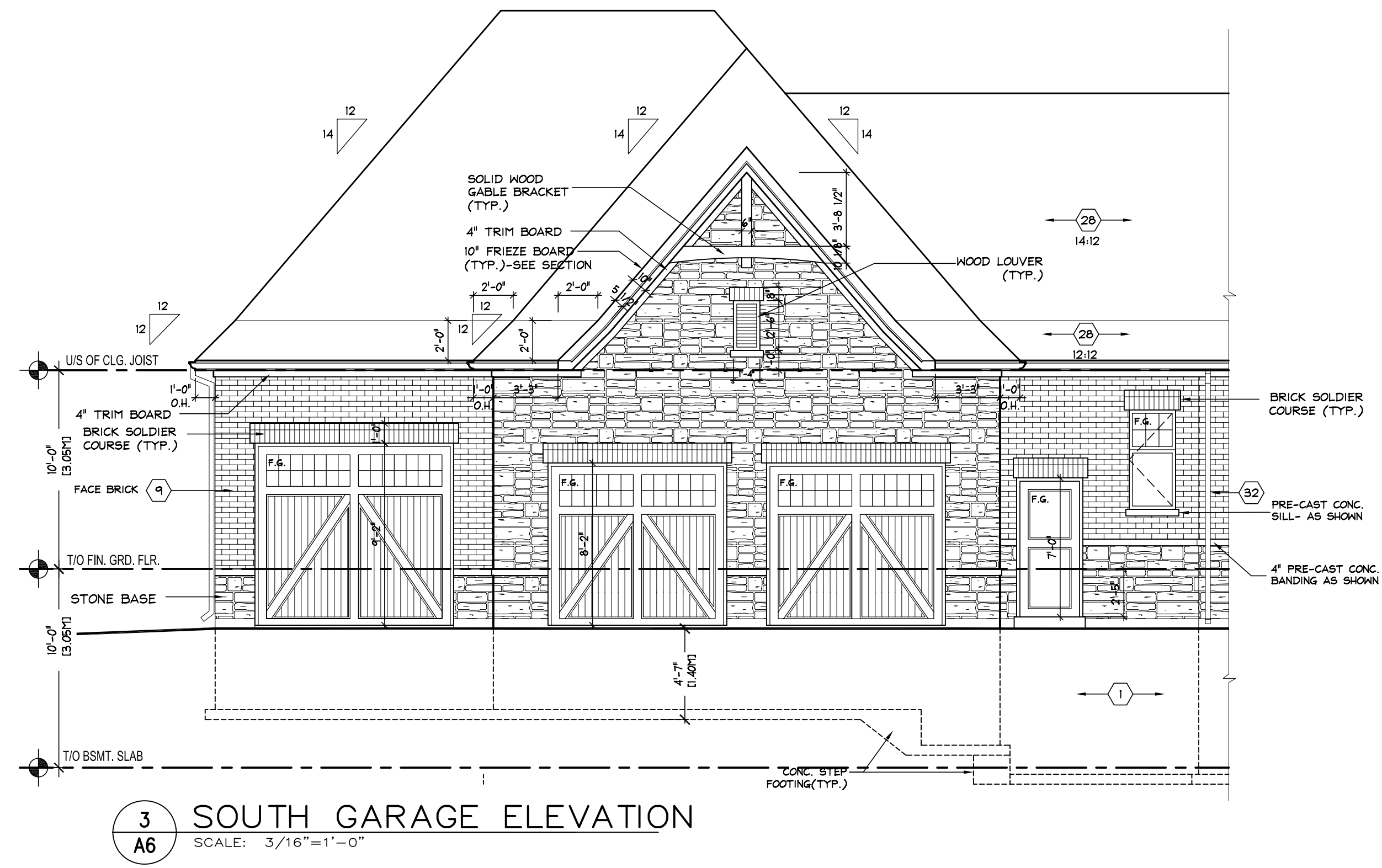
DATE:
MAY.2022

DRAWING No.

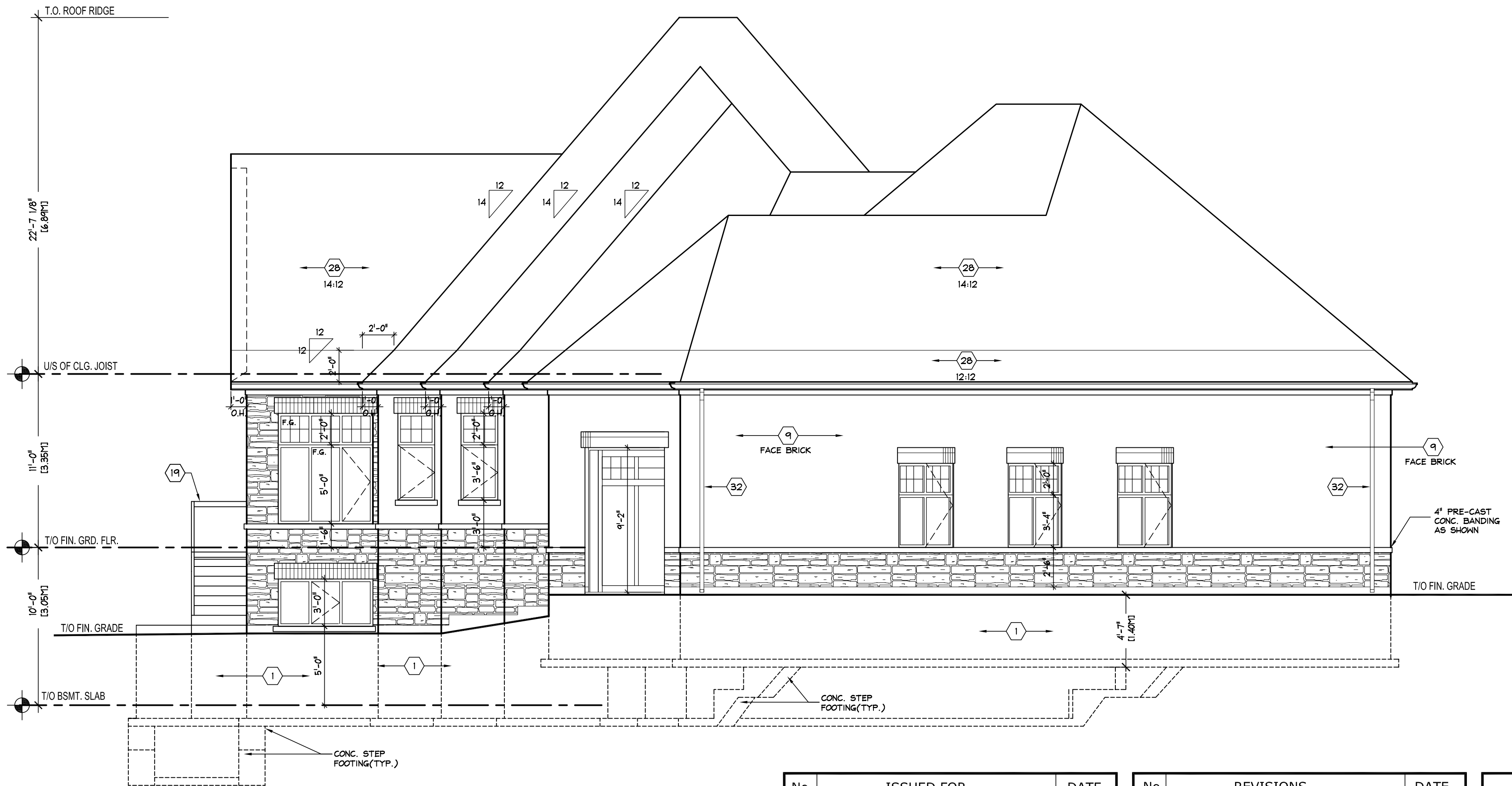
A-5



1 EAST SIDE ELEVATION
A6 SCALE: 3/16"=1'-0"



3 SOUTH GARAGE ELEVATION
A6 SCALE: 3/16"=1'-0"



2 WEST SIDE ELEVATION
A6 SCALE: 3/16"=1'-0"

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FRANK BELLINI 25554 BCR# JUN. 08/22 Date

Signature

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.1 of the building code

ARCA DESIGN INC. 30785 BCR# Form Name

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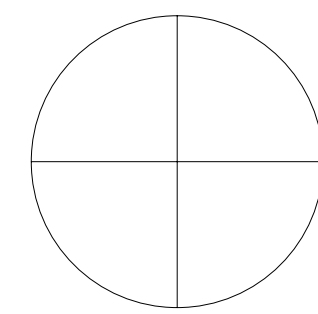
DRAWING TITLE:

GARAGE ELEVATION
SIDE ELEVATIONS

PROJECT:

PROPOSED
S.F.D. RESIDENCE

1596b 2nd LINE
INNISFIL, ON



SCALE:

AS NOTED

DRAWN:

F.B.

CHECKED BY:

F.B.

FILE NO:

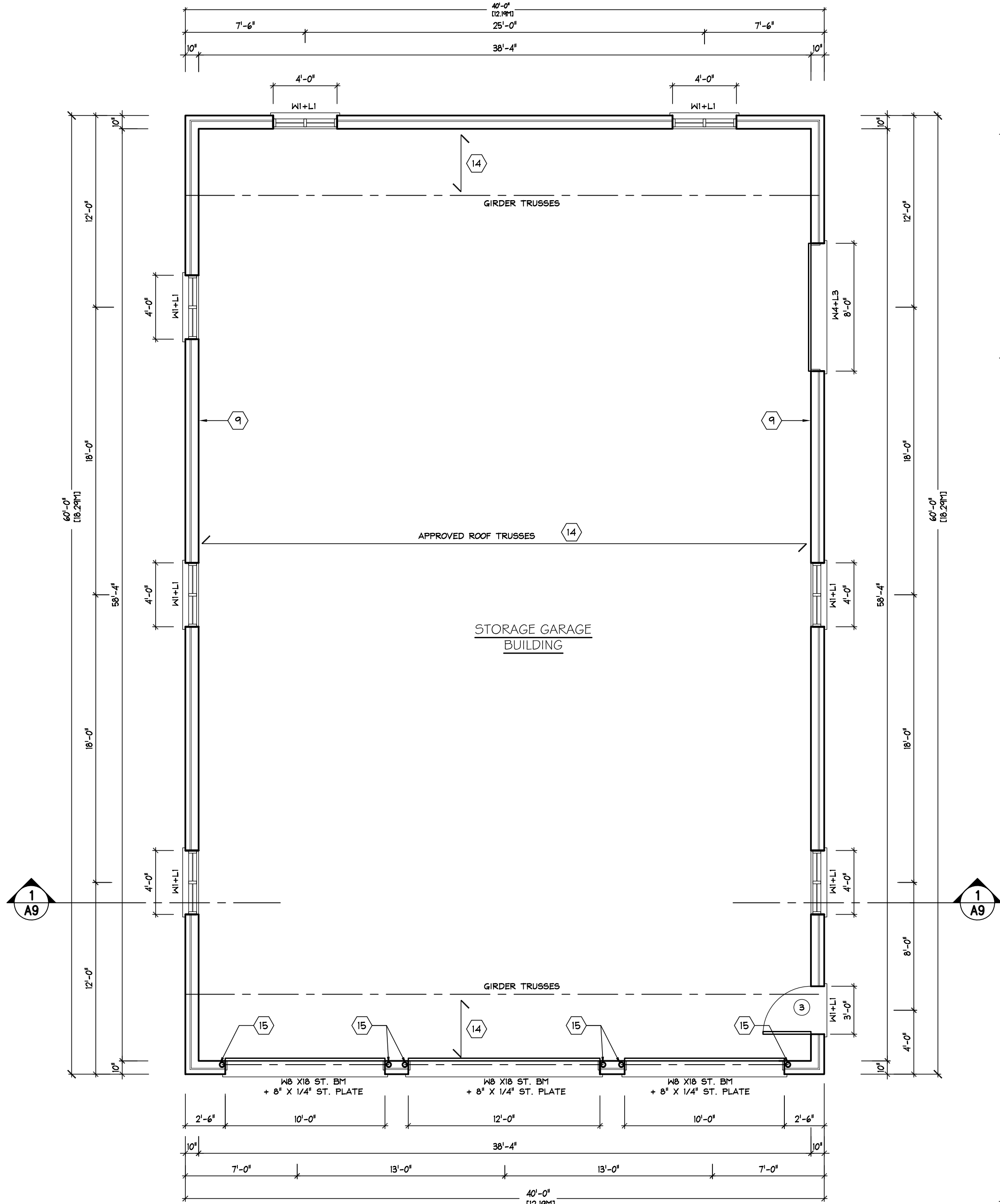
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DATE:

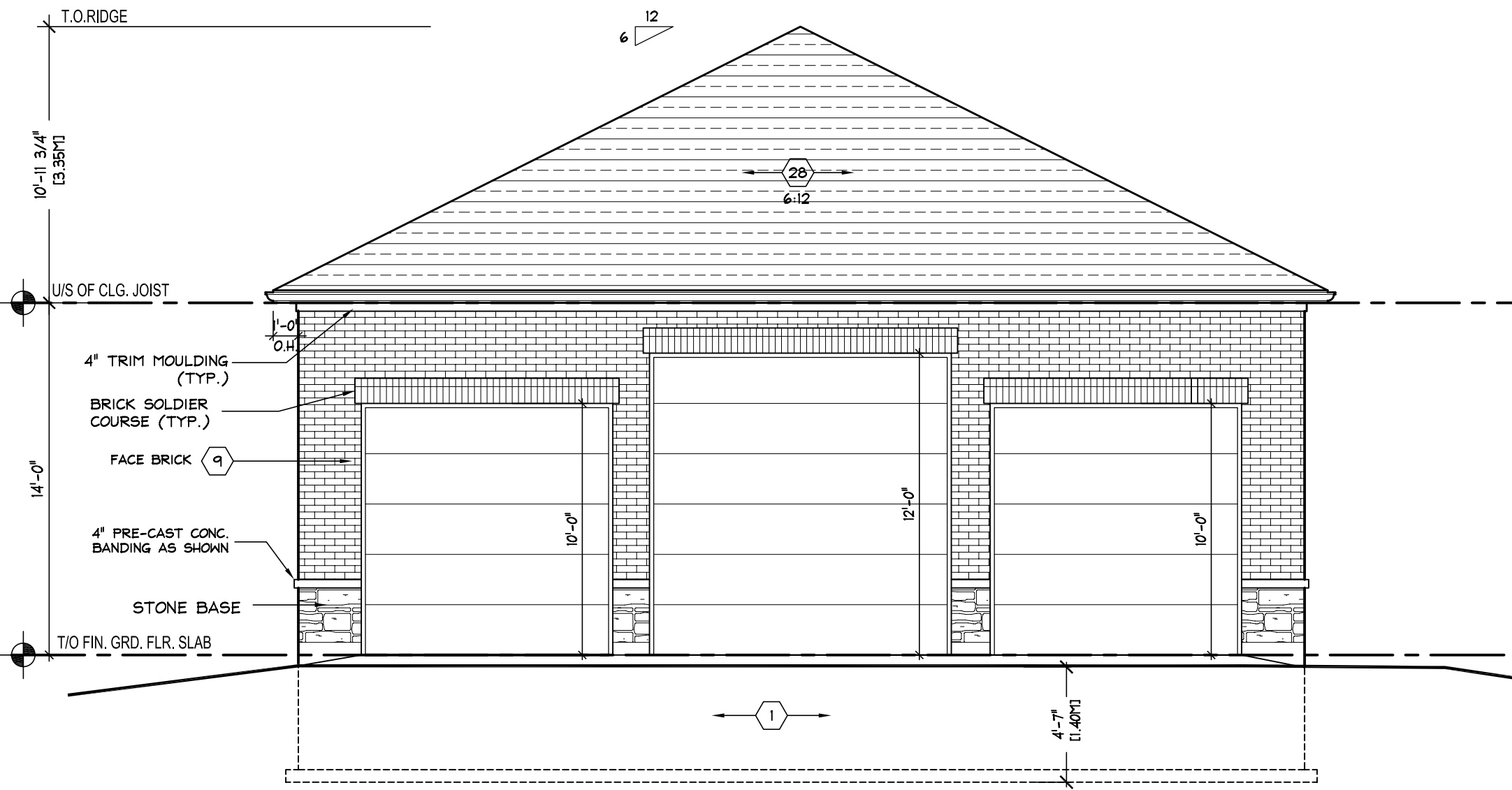
MAY.2022

DRAWING No.

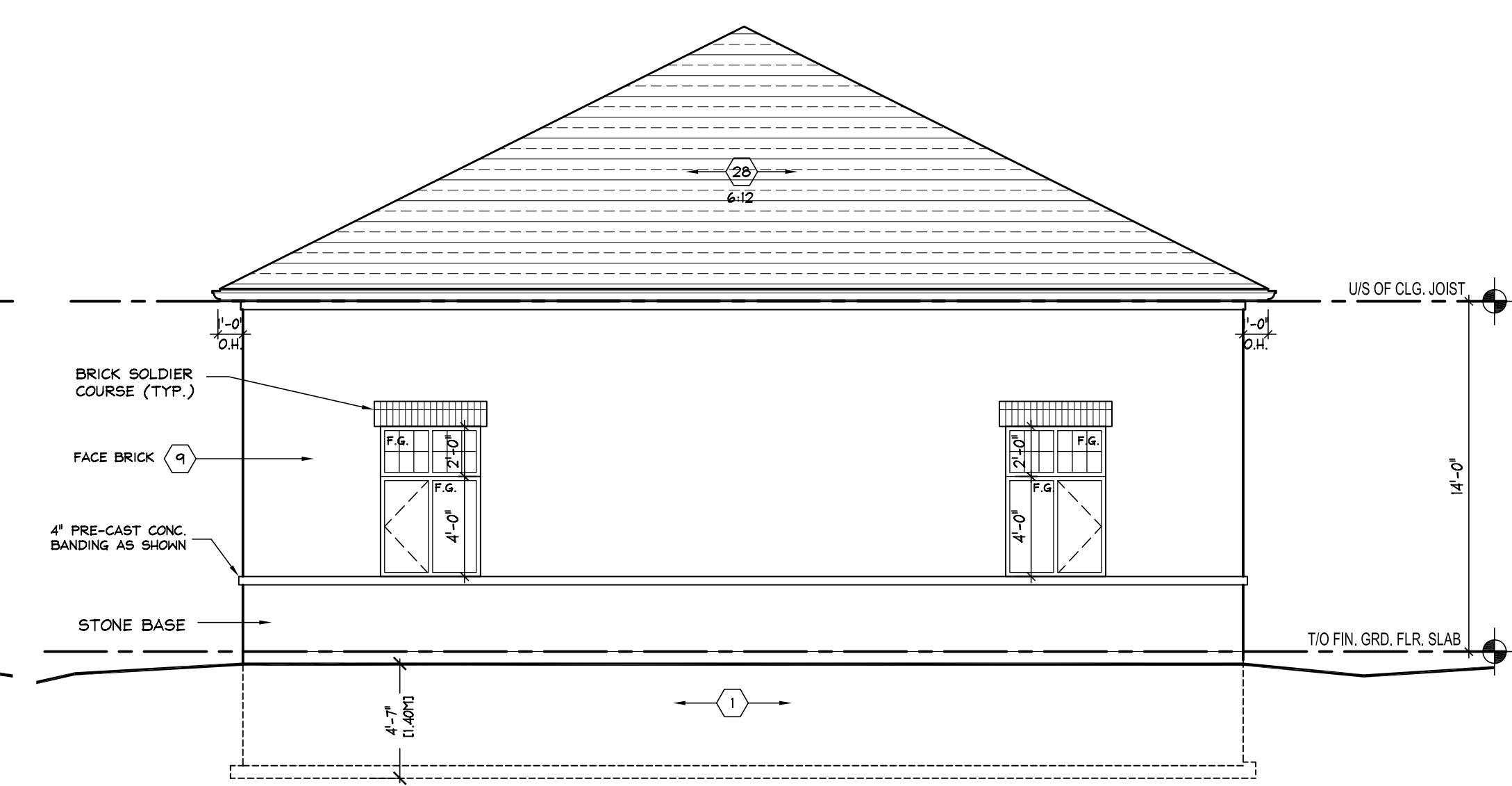
A-6



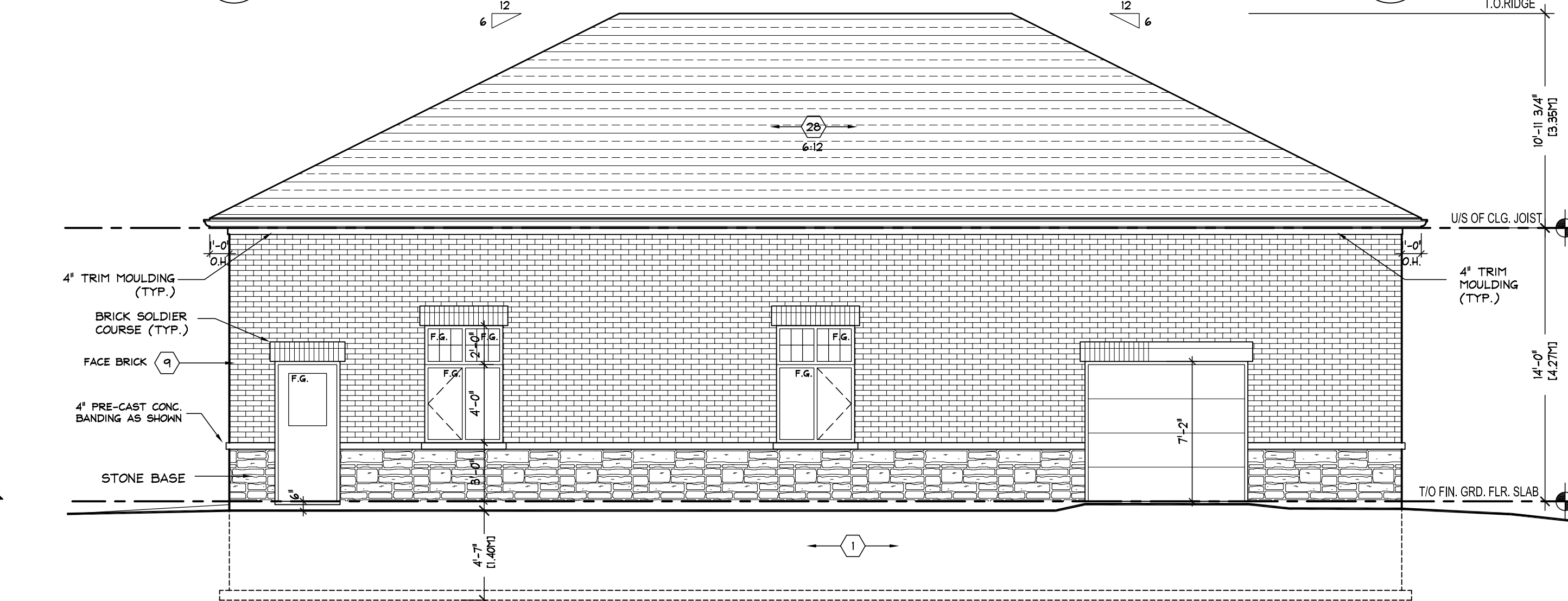
1 GROUND FLOOR PLAN
SCALE: 3/16"=1'-0"



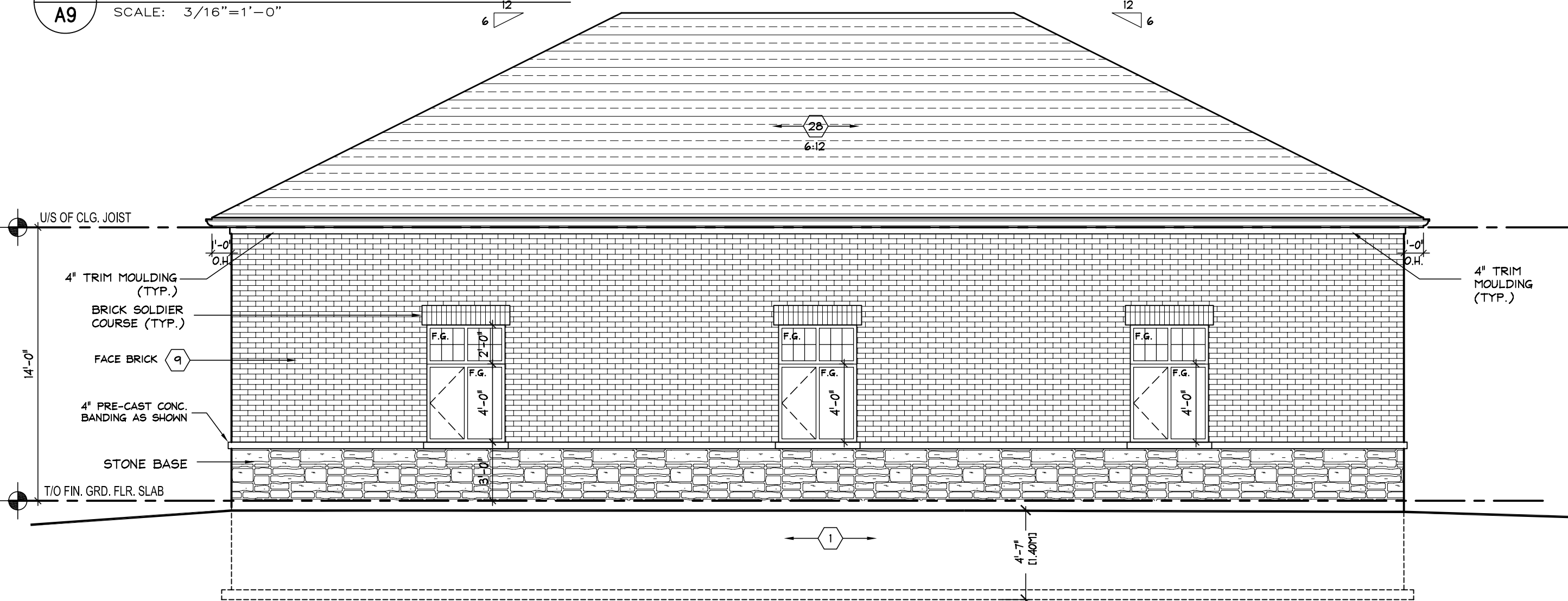
2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



3 WEST ELEVATION
SCALE: 3/16"=1'-0"


























4 EAST ELEVATION
SCALE: 3/16"=1'-0"



5 EAST ELEVATION
SCALE: 3/16"=1'-0"

LEGEND / PLANS

	CLASS B VENT		POT LIGHT (LOW VOLTAGE)
	EXHAUST VENT		HANGING LIGHT
	DUPLEX OUTLET (12\"/>		LIGHT FIXTURE (FULL CHAIN)
	DUPLEX OUTLET (HEIGHT AS NOTED)		LIGHT FIXTURE (WALL MOUNTED)
	WATERPROOF DUPLEX OUTLET		SWITCH
	HEAVY DUTY OUTLET		SWITCH W/ DIMMER
	DOUBLE JOIST		SWITCH (DUPLEX)
	TRIPLE JOIST		HOSE BIB
	PRESSURE TREATED LUMBER		DOUBLE VOLUME WALL
	G.I.T.		3/2\"/>
	SMOKE ALARM		SOLID BEARING
	CARBON MONOXIDE DETECTOR		POINT LOAD
	FLOOR DRAIN		T.V. OUTLET
	TELEPHONE OUTLET		

STEEL UNTEL SCHEDULE

L1 = L- 3 1/2" X 3 1/2" X 1/4"	ST. ANGLE =3'-11" MAX. SPAN(7.9)
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L6 = 3-15M REBARS	

WOOD UNTEL SCHEDULE (2-PLY WOOD MEMBERS)

W1 = 2-2" X 8" SPRUCE No.1	W7 = 1 3/4" X 9 1/2" LVL
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	W10 = 1 3/4" X 16" LVL

(3-PLY WOOD MEMBERS)

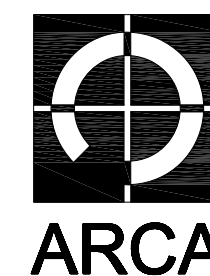
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No.	ISSUED FOR	DATE
1	PERMIT APPLICATION-	08/08/22

No.	REVISIONS	DATE
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QUALIFICATION INFORMATION Required unless design is exempt under 3.2.5.1 of the building code		
FRANK BLANCH	25554	REV
	JUN 08/22	Date
REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.1 of the building code		
ARCA DESIGN INC.	30765	REV
Firm Name	30765	REV

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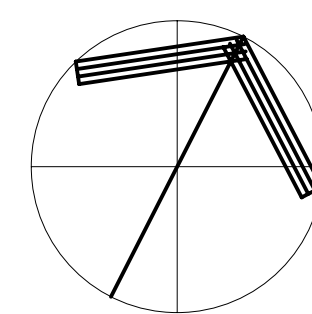
DRAWING TITLE:

STORAGE GARAGE
PLAN+ELEVATIONS

PROJECT:

PROPOSED
STORAGE GARAGE BUILDING

1596b 2nd LINE
INNISFIL, ON



SCALE:

A5 NOTED

DRAWN:

F.B.

CHECKED BY:

F.B.

FILE NO:

-

DATE:

MAY.2022

DRAWING No.

A-9