



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-004-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Brad Dumond, Applicant**, on behalf of **Brandon Cook, 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 1036 LOT 52**, is known municipally as **731 Pinegrove Ave.**, and is zoned as **“Residential 1 Zone (R1)”** and **“Environmental Protection (EP)”**.

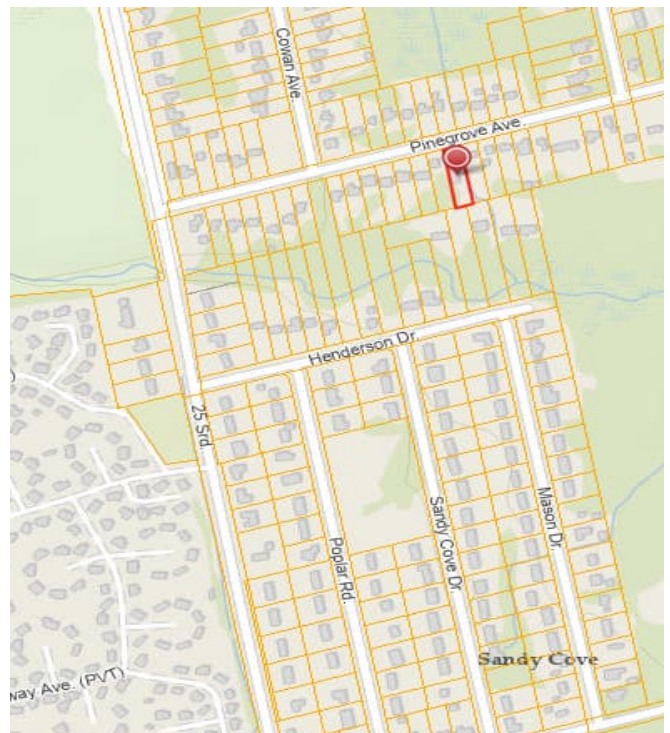
The applicant is proposing to construct a detached garage with a gross floor area of 76 m². The applicant is seeking relief from Section 3.3(b) of the Zoning By-law which permits a maximum gross floor area of 50 m².

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, January 19, 2023, 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.

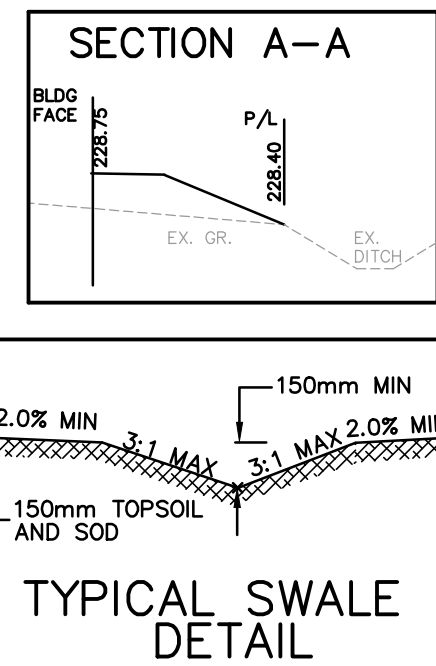
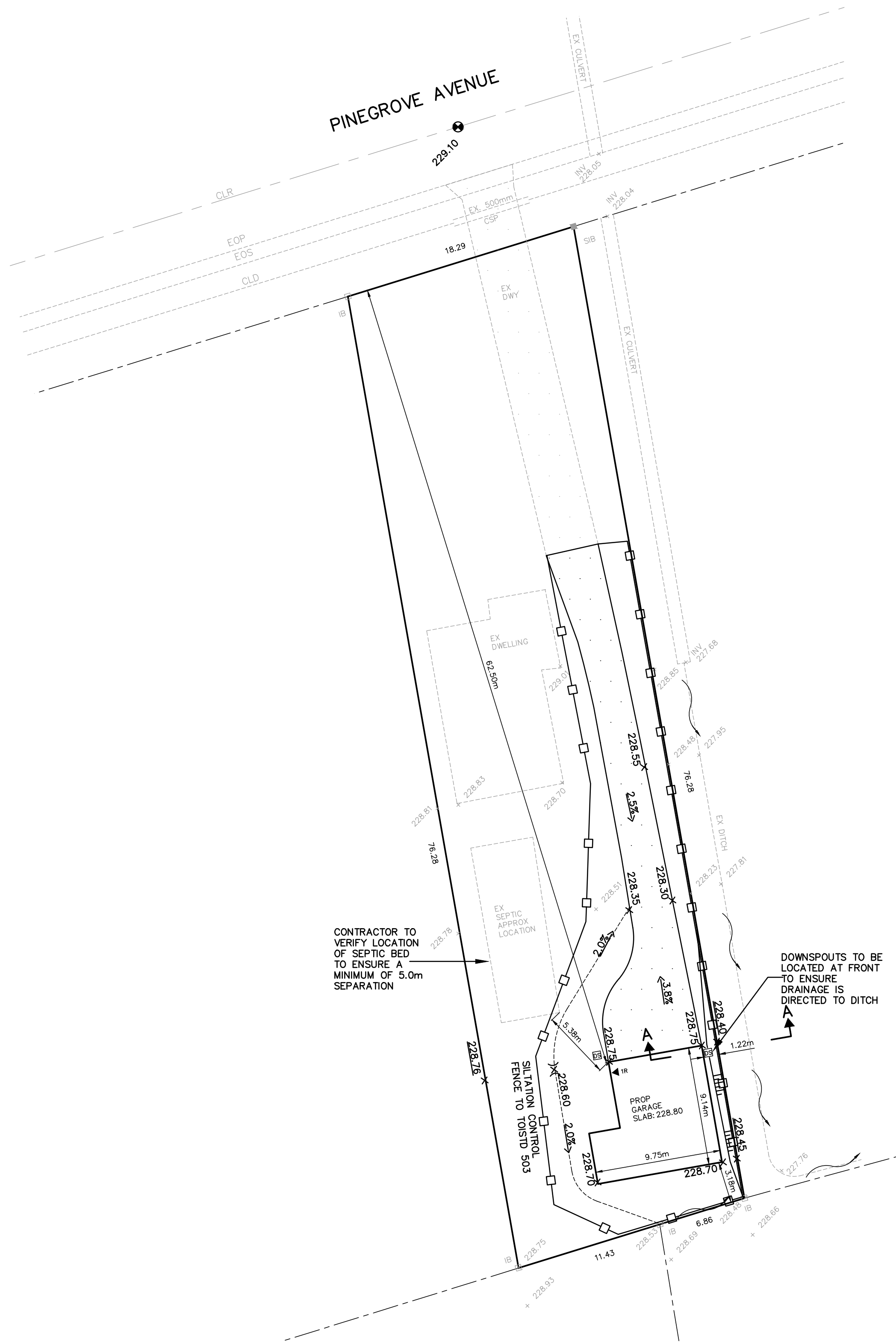
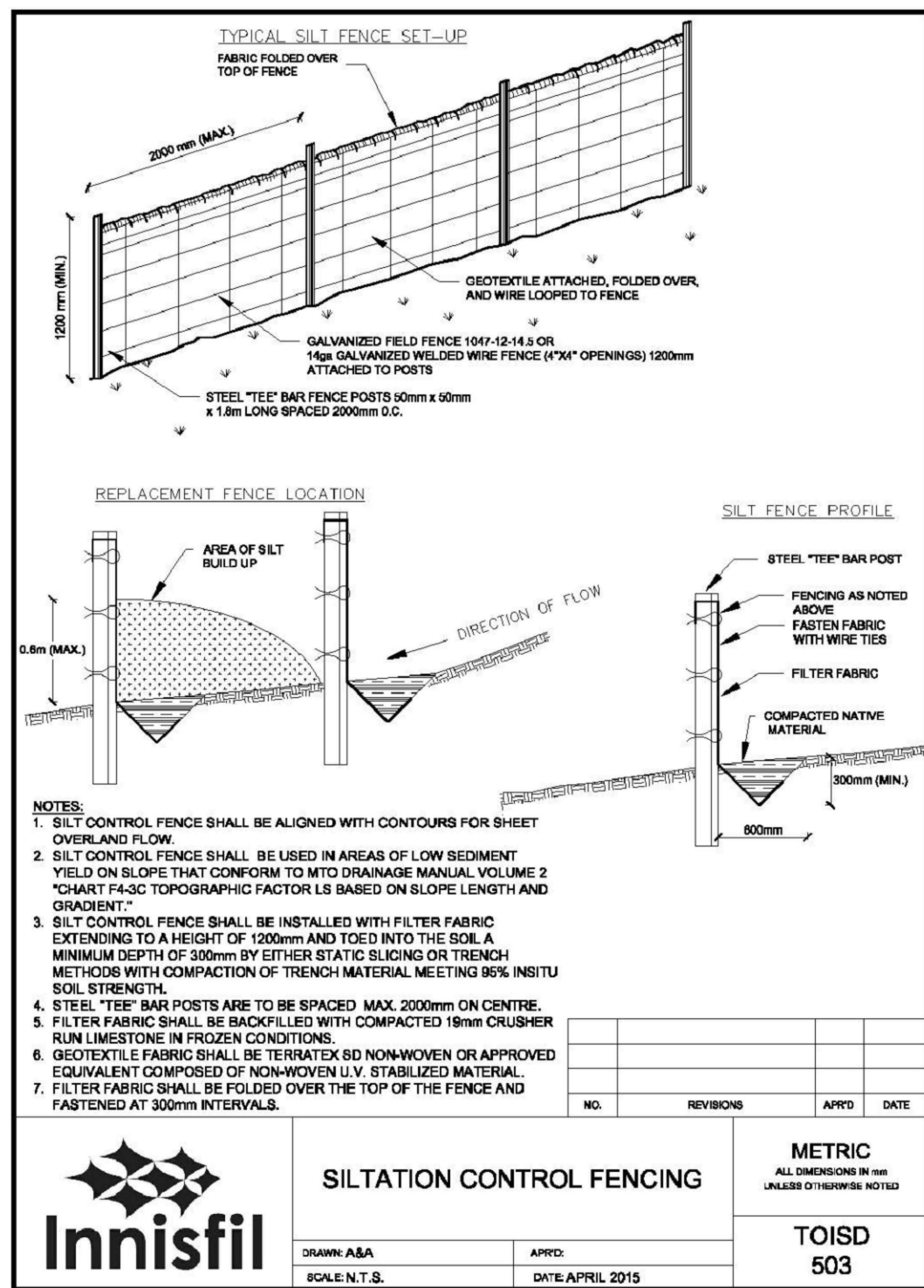
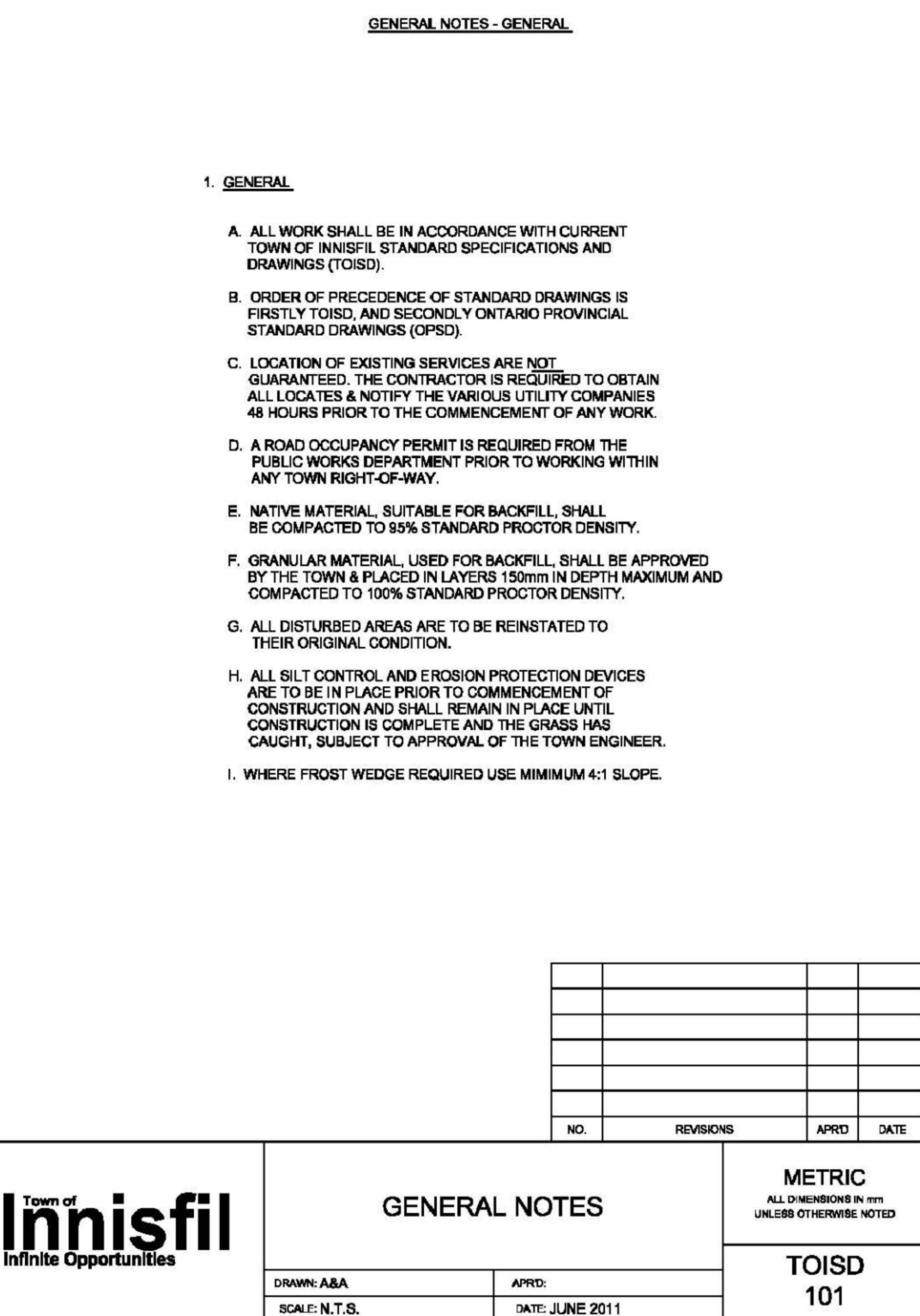
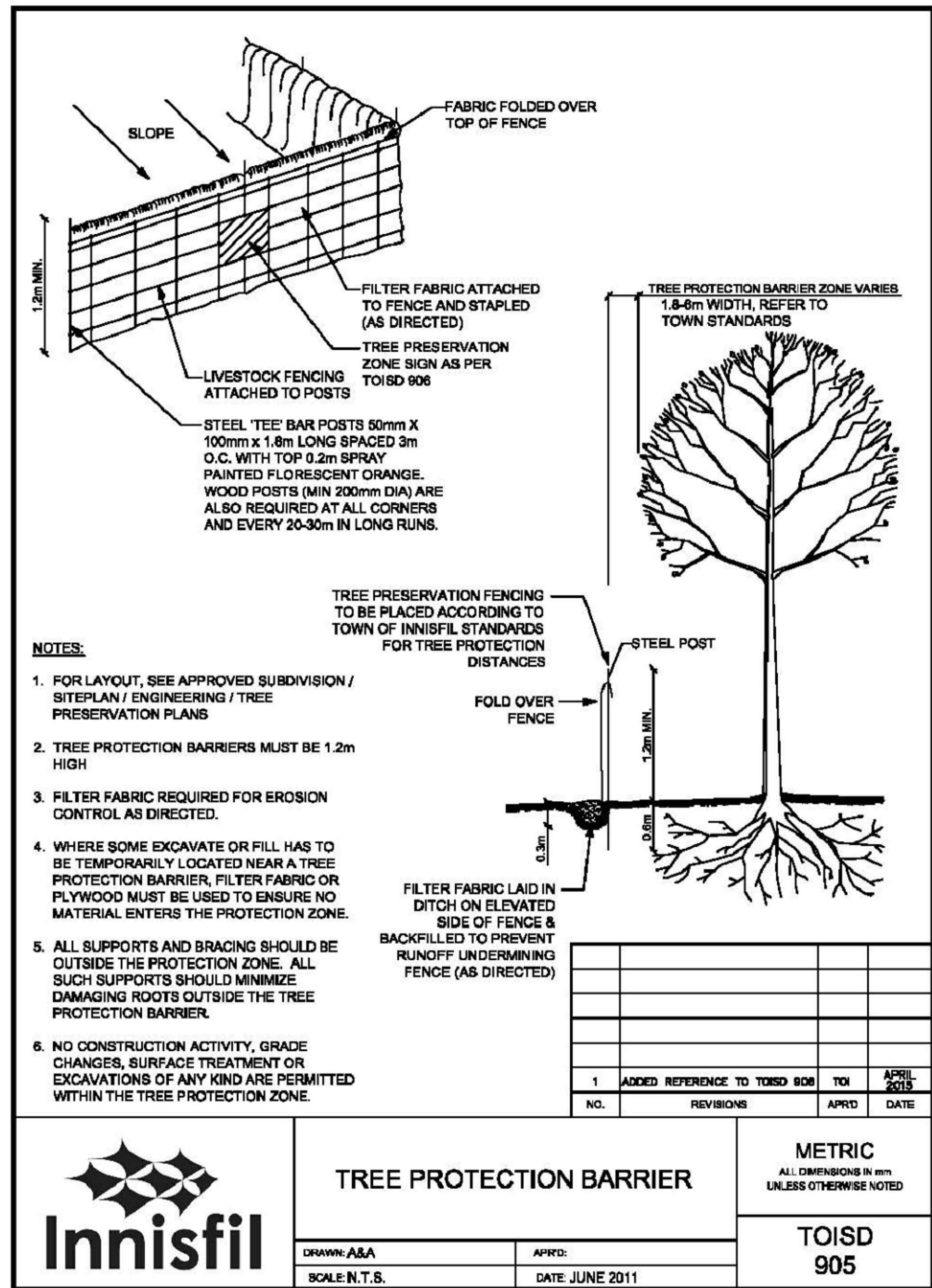
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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



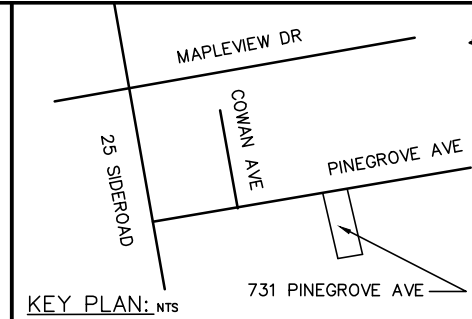
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **January 3, 2023**

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



- REV 1: REVISED BLDG FOOTPRINT 11/29/22
- GENERAL NOTES**
- ALL DIMENSIONS AND ELEVATIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 - DRAWINGS ARE NOT TO BE SCALED.
 - CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
 - ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH TOWN OF INNISFIL STANDARDS AND OPS STANDARDS. WHERE CONFLICT OCCURS, TOWNSHIP STANDARDS GOVERN.
 - THE BENCHMARK ELEVATION HAS BEEN DERIVED FROM SIMCOE COUNTY MAPPING.
 - LEGAL SURVEY PROVIDED BY W. DOUGLAS SMITH, O.L.S. JUNE 26, 1986.
 - TOPOGRAPHIC INFORMATION PROVIDED BY MER-TECH INC. JUNE 15, 2022.
 - MNT CONSULTING GROUP INC. AND MER-TECH INC. ASSUME NO RESPONSIBILITY FOR THE LEGAL SURVEY.
 - MNT CONSULTING GROUP INC. ASSUMES NO RESPONSIBILITY FOR THE TOPOGRAPHIC SURVEY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK.
 - ALL PROPERTY BARS SHALL BE PRESERVED AND REPLACED BY A CERTIFIED QLS AT THE CONTRACTORS EXPENSE IF DISTURBED DURING CONSTRUCTION.
 - CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO VERIFY SEASONAL HIGH GROUNDWATER AND/OR BEDROCK ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION AND ADJUST THE PROPOSED ELEVATIONS ACCORDINGLY.
 - THE CONTRACTOR/OWNER SHALL NOTIFY THE ARCHITECT AND ENGINEER SHOULD ELEVATION ADJUSTMENTS BE REQUIRED.
 - LOCATION AND ELEVATIONS OF EXISTING SERVICES ARE APPROXIMATE ONLY. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION.
 - ALL DISTURBED AREAS TO BE REINSTATED TO PREVIOUS CONDITION OR BETTER.
 - DISTURBED AREAS TO BE REINSTATED WITH 150 mm TOPSOIL AND SOD IN ACCORDANCE OPSS 802.
 - ALL ON-SITE MATERIAL SHALL BE PROPERLY STORED, SECURED, MONITORED AND COVERED AS REQUIRED.
 - ALL MATERIALS TO COMPLY WITH CSA, OPSS AND TOWN STANDARDS.
 - ALL SEGMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MUD AND DUST CONTROL.
 - SILTATION CONTROL FENCE IN ACCORDANCE TO TOWN STANDARDS.



LEGEND

PEDESTAL	
HYDRO TRANSFORMER	
LIGHT STANDARD	
PROPOSED ELEVATION	394.02
ORIGINAL ELEVATION	391.31
PROP ELEV TO MATCH ORIGINAL ELEVATION	394.50
SURFACE DRAINAGE	
SWALE DRAINAGE	5.0%
ENTRY LOCATION/RISERS	
DOWN SPOUTS/SPLASH PAD	
SUMP PUMP	
BENCHMARK	
TEST PIT	

ZONING

R1 (RESIDENTIAL)

LOT NUMBER	REQ.	PROV.
52	1400	1372
LOT AREA (sq.m)*	22.00	18.29
LOT FRONTAGE	6.00	62.50
FRONT YARD ACC	1.00	1.22
SIDE YARD INT ACC	3.00	N/A
REAR YARD ACC	1.00	3.17
BLDG HEIGHT	9.00	X.XX
MAX LOT CVRG %	35	16
LNDSOP OPEN SP %	30	65

*EXISTING CONDITION

STRUCTURE

MUNICIPAL ADDRESS	731
GARAGE FLOOR	228.80
FND WALL GAR	228.90
U/F GARAGE	227.48

BENCHMARK

SITE BENCHMARK IS THE C/L OF ROAD IN FRONT OF LOT 52 PER SIMCOE CTY MAP HAVING AN ELEVATION OF 229.10m



MER-TECH

44 TORONTO STREET UNIT 1
BARRIE ON. L4N 1T9
mertech@outlook.com
705 715 8338

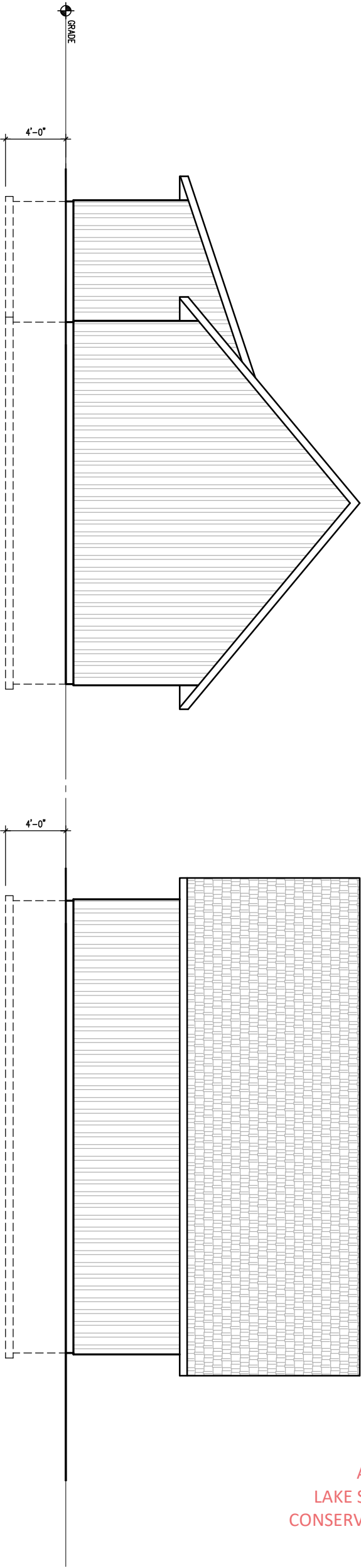
731 PINEGROVE AVENUE
LOT 52
REGISTERED PLAN 1036
TOWN OF INNISFIL

GRADING PLAN

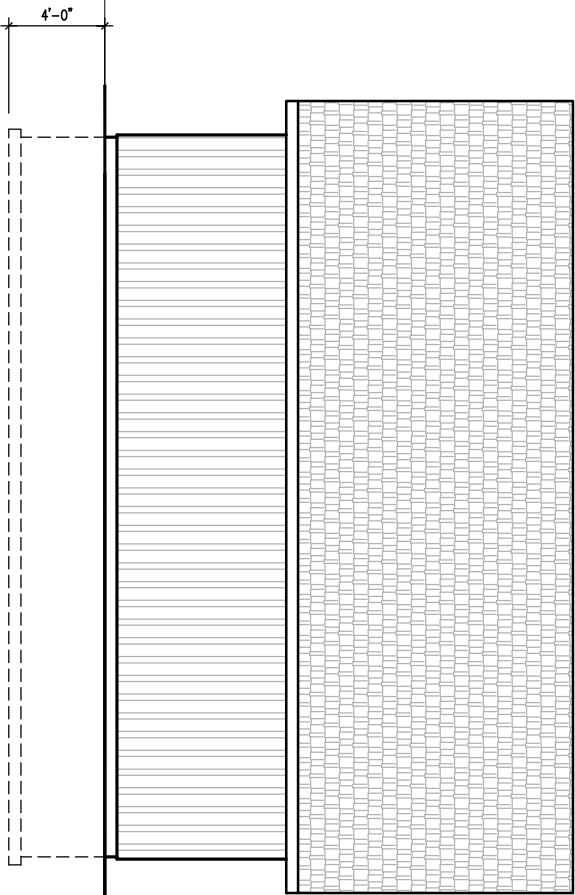
SCALE: 1:250
DATE: JUN/22
DRAWN: ASR
DESIGNED: MER

DWG. NO.
GR-1

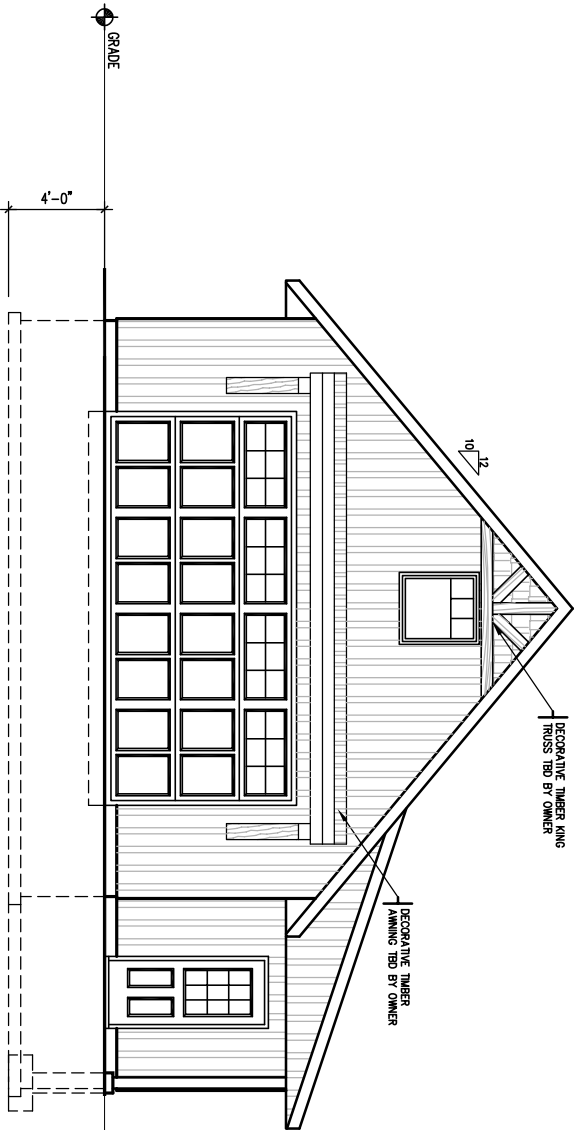
SOUTH ELEVATION



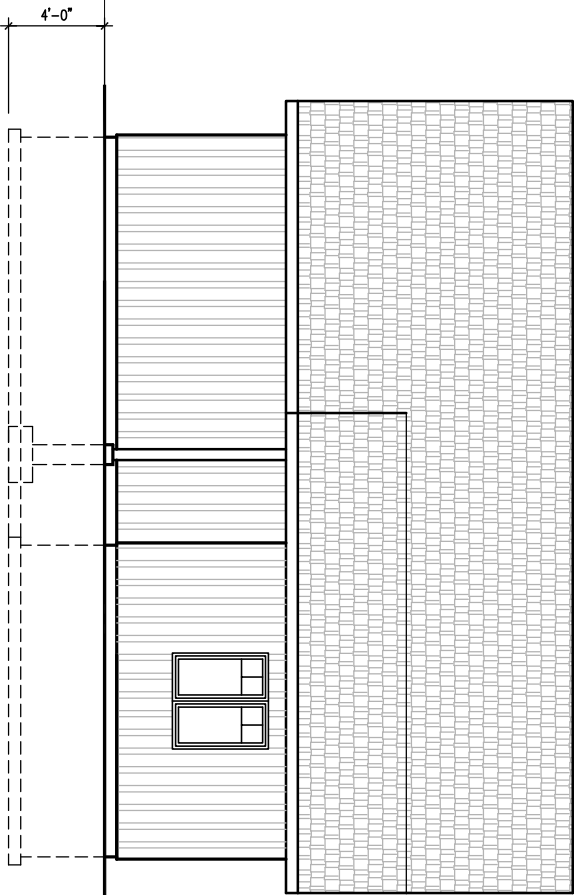
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



APPROVED
LAKE SIMCOE REGION
CONSERVATION AUTHORITY

SIGNATURE_____

<div>3 OF 4</div>	PROJECT	Gregor Homes Detached Accessory Building 731 Pinegrove Ave, Innisfil		STATUS: Building Permit	<div>I, <u>Warren Northcott</u> review and take responsibility for the design work on behalf of our firm Sunrise Drafting registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.</div> <div>Design Firm BCIN: 100930 Individual BCIN: 40478</div> <div>Signed: </div>
	TITLE	Elevations	PLOTTED:		
			SCALE: 1/8"=1'-0"		
			DWN BY: WCN		
	DATE: September 19, 2022				
	REV.				





- ## CONCRETE NOTES

- APPROVED
LAKE SIMCOE REGION
CONSERVATION AUTHORITY

SIGNATURE

PROJECT	<p>Gregor Homes Detached Accessory Building 731 Pinegrove Ave, Innisfil</p>
TITLE	<p>Building Section Notes</p>

STATUS:	Building Permit
PLOTTED:	
SCALE:	3/16"=1'-0"
DWN BY:	WCN
DATE:	September 19, 2022
REV.	

I Warren Northcott review and take responsibility for the design work on behalf of our firm Sunrise Drafting registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Design Firm BCIN: 100930
Individual BCIN: 40478

Signed: 