



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-066-2022**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Paul Magee, 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 1032 LOT 6**, is known municipally as **3339 Mason Drive**, and is zoned as **“Residential 1 Zone (R1)”**.

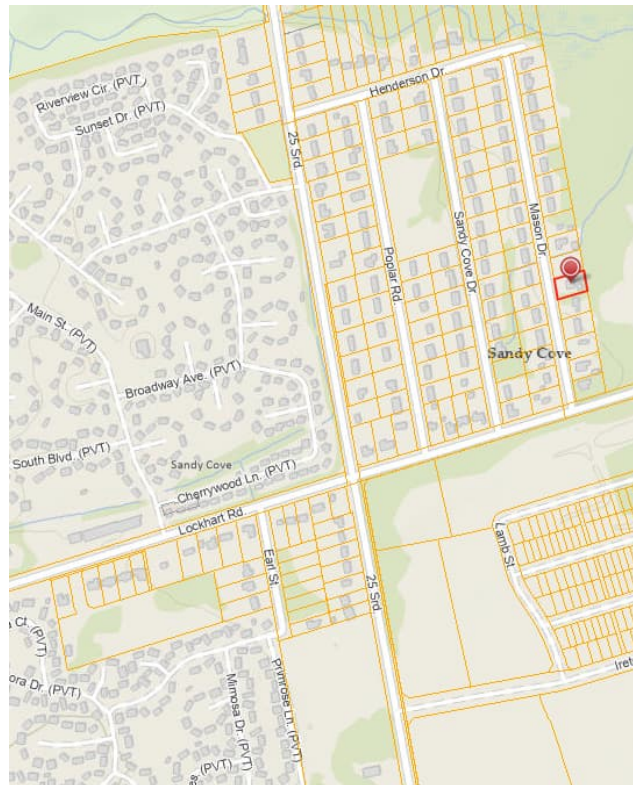
The applicant is proposing to construct a detached garage with a gross floor area of 67 m². The applicant is seeking relief from Section 3.3(b) of the Zoning By-law which permits a maximum gross floor area of 50 m².

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.

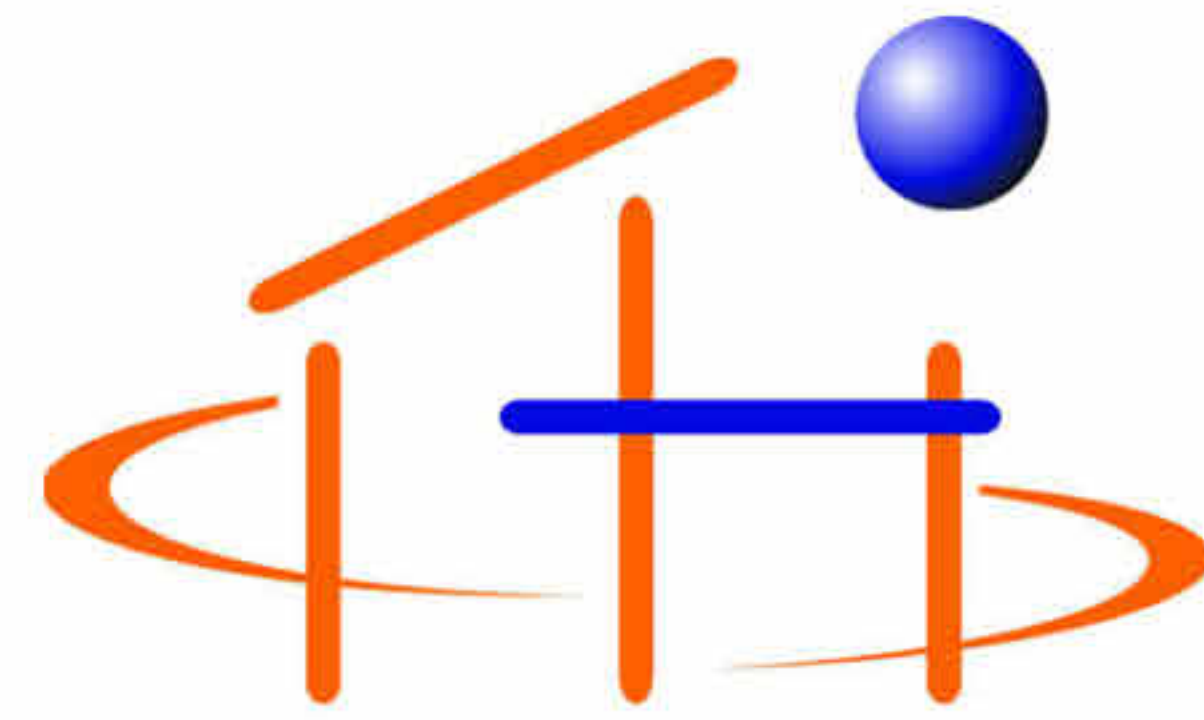
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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



Springwater Engineering Limited

PAUL AND AREN MAGEE

3339 Mason Drive
Innisfil, Ontario

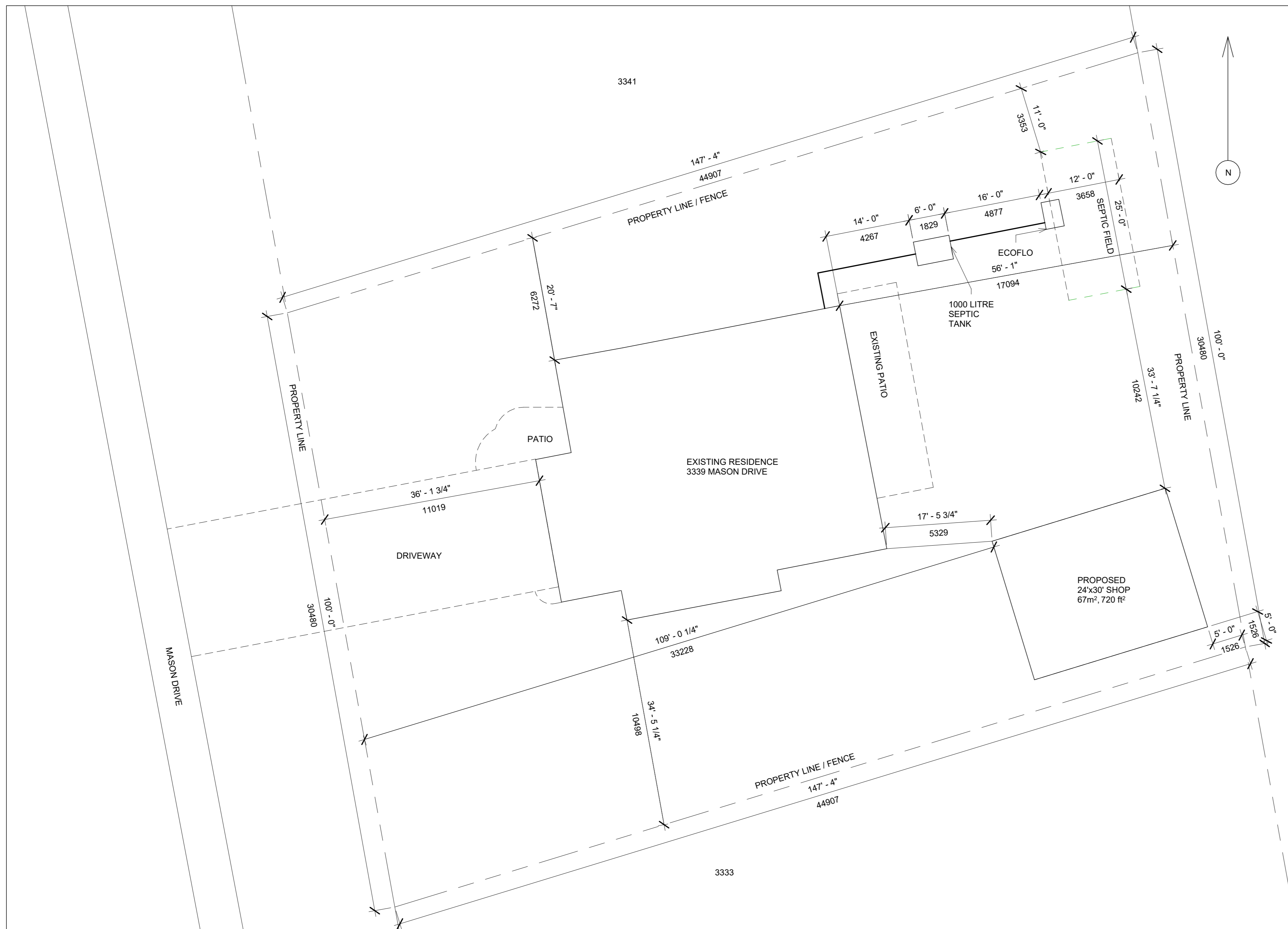
PROJECT 1751
ISSUED FOR PERMIT - JULY 26, 2022

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



LIST OF DRAWINGS

- A100 - SITE PLAN AND ZONING MATRIX
- A101 - FOUNDATION PLAN AND SLAB DETAILS
- A102 - MAIN FLOOR PLAN AND ROOF PLAN
- A103 - SECTIONS, LINTEL AND TRUSS WALL DETAIL
- A104 - ELEVATIONS
- A105 - RENDERINGS AND NOTES



ZONING MATRIX			
	REQUIRED	EXISTING	PROPOSED
ZONE	R1	R1	R1
MINIMUM LOT AREA	1400m ²	1378m ² , 14827 ft ²	-
MINIMUM LOT FRONTAGE	22m	30.48m, 100 ft	-
MIN. FRONT YARD SETBACK	22m	11m, 36 ft	-
MIN. INTERIOR SIDE YARD NORTH	1.5m	6.3m, 21 ft	-
MIN. INTERIOR SIDE YARD SOUTH	1.5m	10.5m, 34 ft	-
MIN. REAR YARD	6m	17.1m, 56 ft	-
MAX. LOT COVERAGE (ALL STRUCTURES)	35%	15%	-
MIN. LANDSCAPED OPEN SPACE	30%	75%	71%
MAX. BUILDING HEIGHT	9m	9m	-
ACCESSORY BUILDING			
MIN. SETBACK, FRONT	6m	-	33.2m, 109 ft
MIN. SETBACK, INTERIOR SIDE	1m	-	1.5m, 5 ft
MIN. SETBACK, EXTERIOR SIDE	3m	-	N/A
MIN. SETBACK, REAR	1m	-	1.5m, 5 ft
MAX. HEIGHT (MID POINT)	5m	-	4.82m, 15 ft 9 3/4"
LOT COVERAGE	10%	-	4.9%
GROSS FLOOR AREA	50m ²	-	67m ²

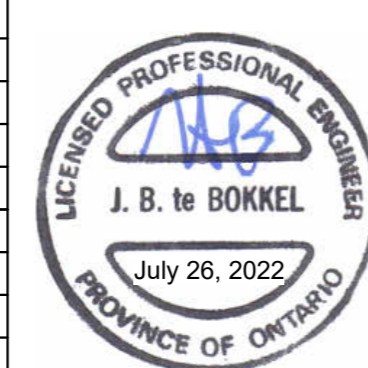
SITE MAP INFORMATION TAKEN FROM GIS SIMCOE COUNTY MAPPING
SEPTIC BED INFORMATION FROM INSPECTION REPORT - PUMP MY TANK - JUNE 15, 2022

1 Site Plan
3/32" = 1'-0"



No:	DATE:	REVISION:
1	July 19 2022	Plans for Review
2	July 26 2022	Plans for Permit
3		

SEAL:



ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE COURSE OF WORK.
REPORT ANY DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF WORK

DRAWING WILL PLOT TO SCALE ON "D"
(24"x36") PAPER SIZE

CLIENT:
Paul and Aren Magee

PROJECT:
Shop

LOCATION:
**3339 Mason Drive
Innisfil, ON**

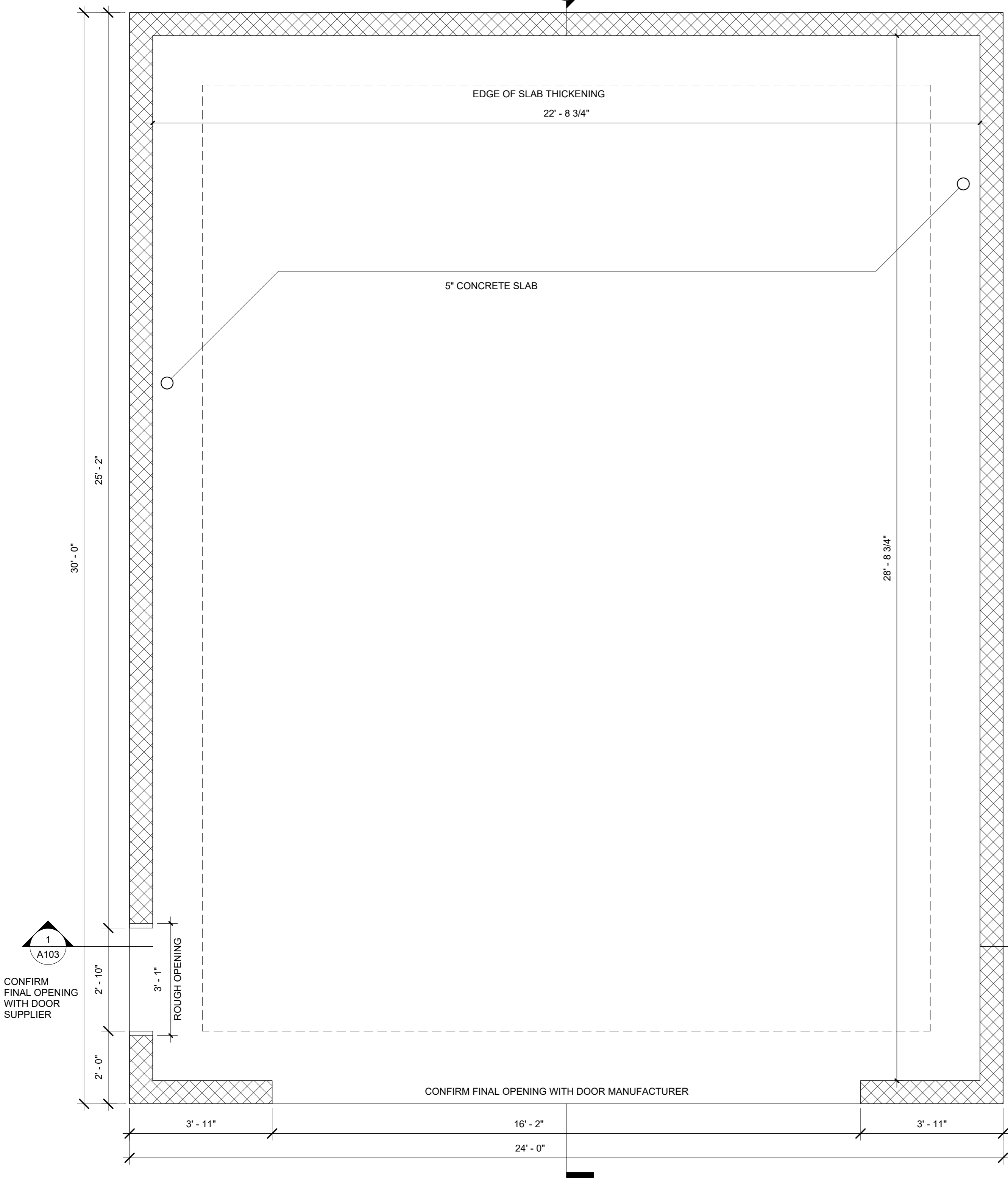
DRAWING:
**Site Plan and Zoning
Matrix**

DWG No:

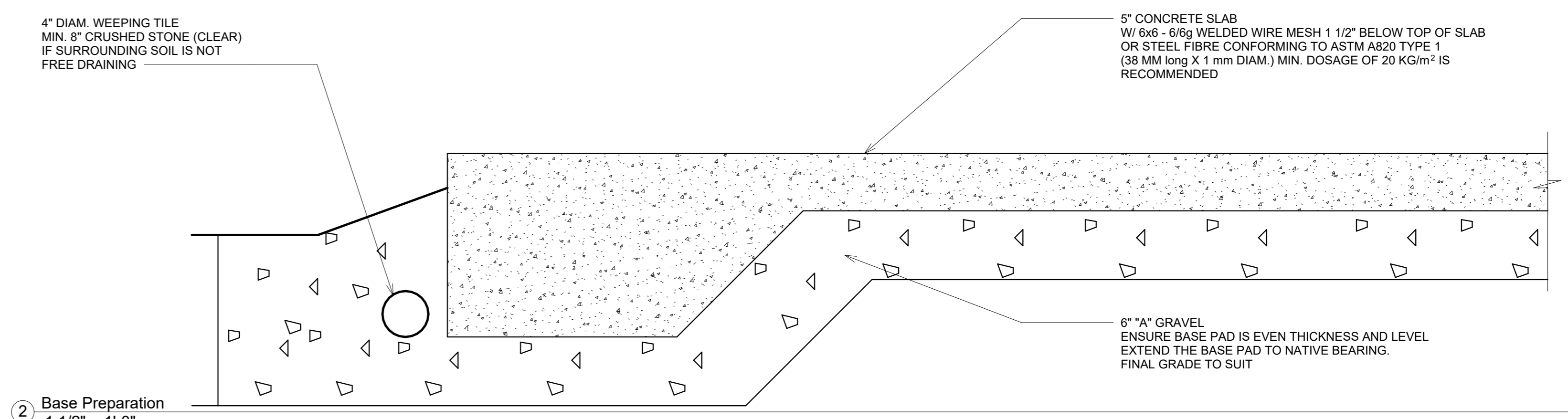
A100

Drawn by: WJE
Date: June 1, 2022
Scale: As indicated
Job#: 1751

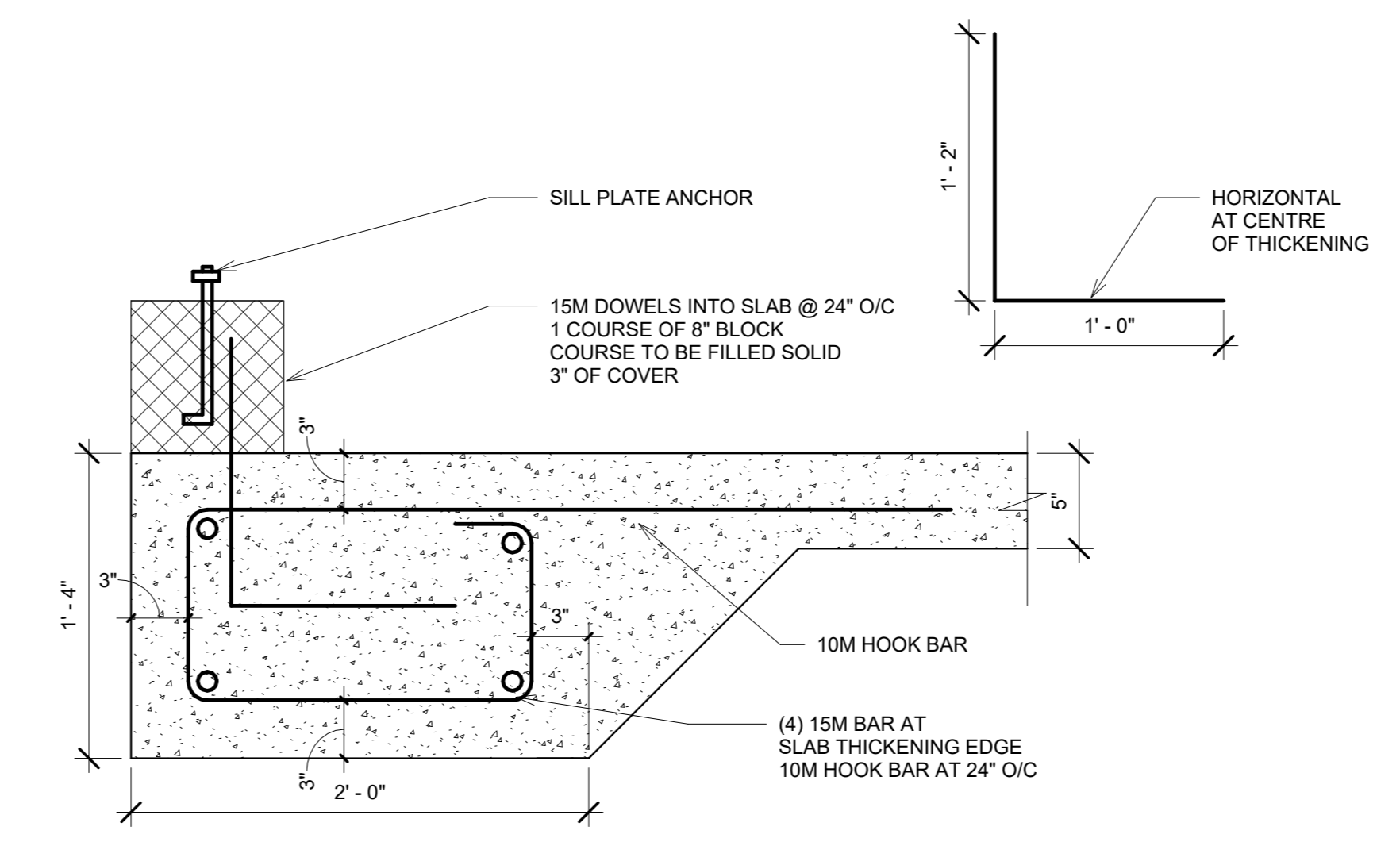
2
A103



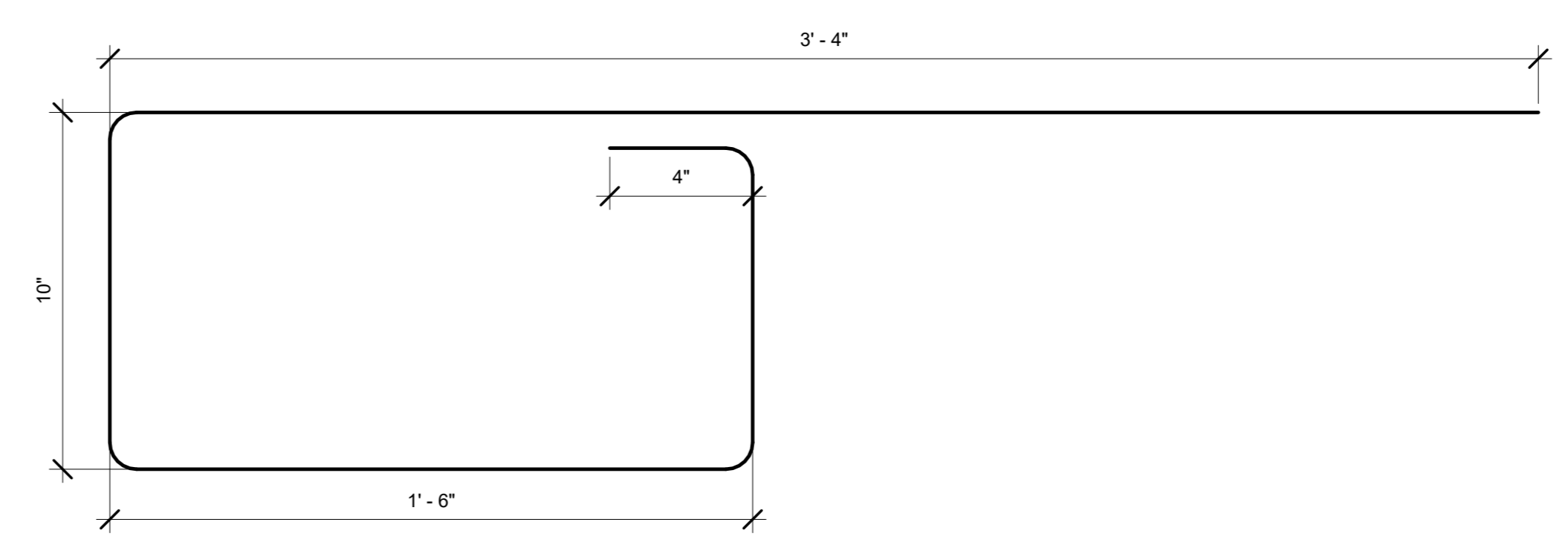
1 Foundation Plan
1/2" = 1'-0"



2 Base Preparation
1 1/2" = 1'-0"



3 Edge Thickening
1 1/2" = 1'-0"



4 10M Hook Bar Detail
3" = 1'-0"

Springwater
Engineering Limited
24 Parkside Drive
Barrie, ON L4N 1W6
Tel (705) 721-7228

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SEAL:
LICENSED PROFESSIONAL ENGINEER
J. B. te BOKKEL
July 26, 2022
PROVINCE OF ONTARIO

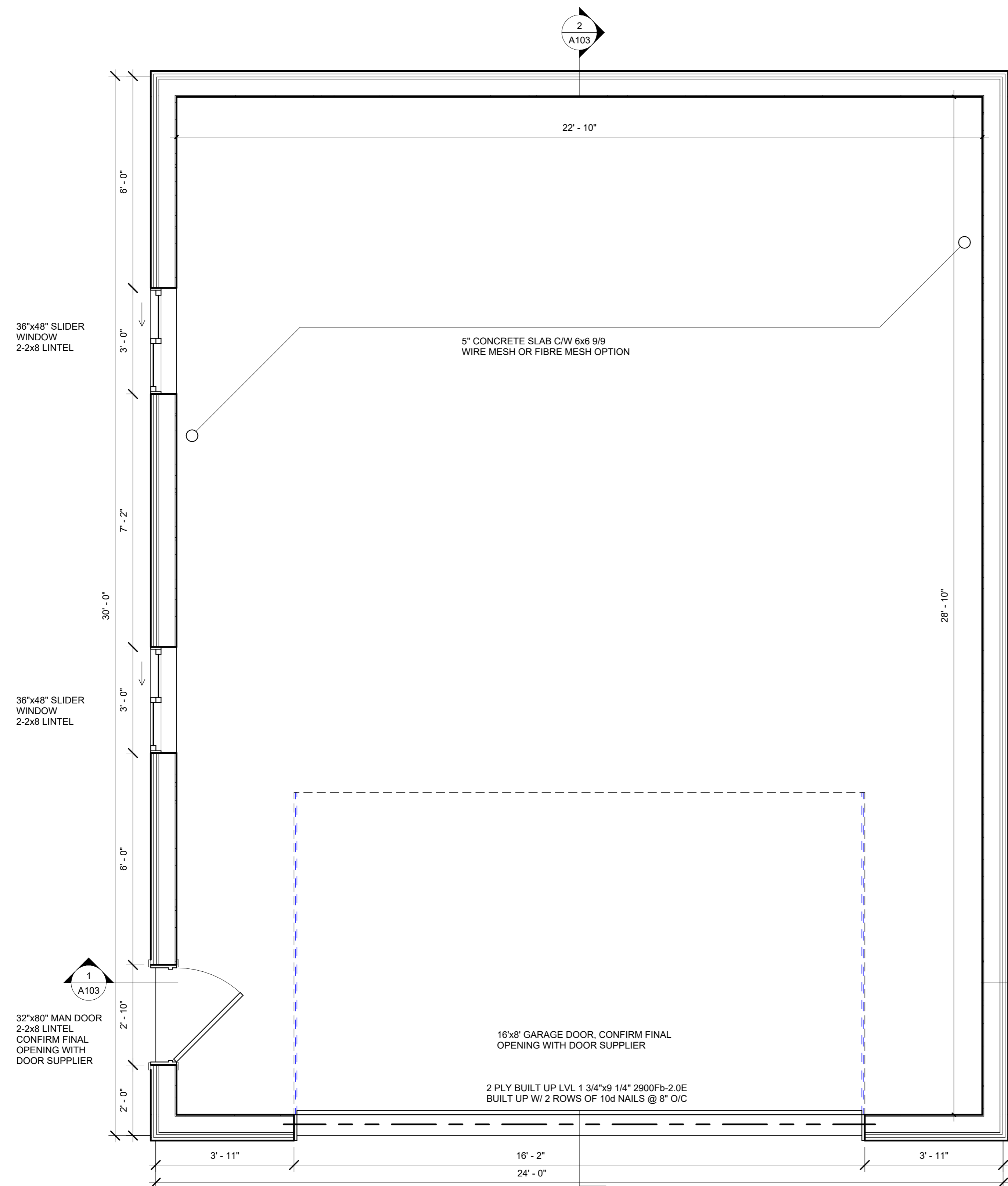
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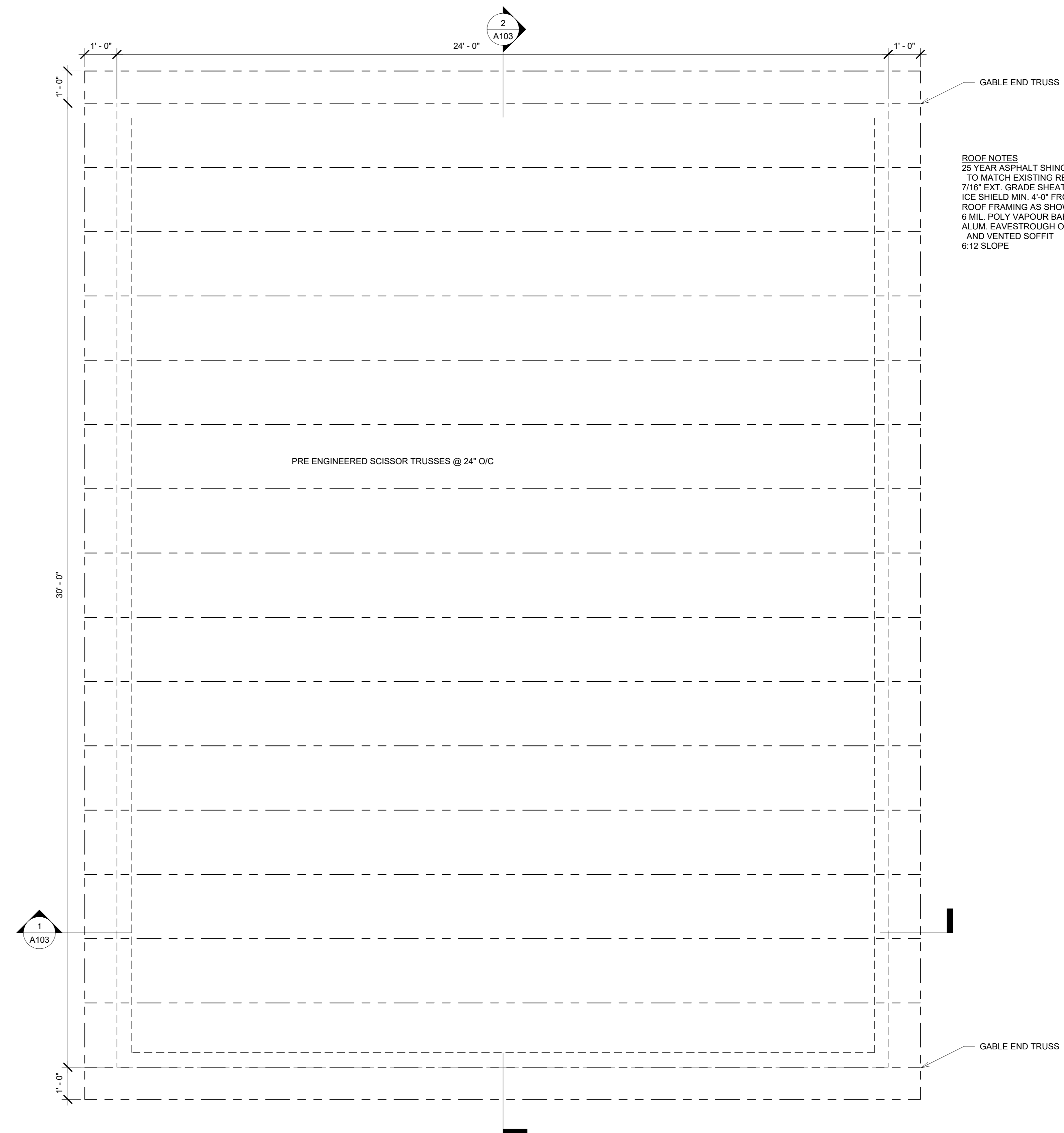
LOCATION:
**3339 Mason Drive
Innisfil, ON**

DRAWING:
**Foundation and Slab
Details**

Drawn by: WJE
Date: June 1, 2022
Scale: As indicated
Job#: 1751
DWG No:
A101



① Main Floor Plan
1/2" = 1'-0"



② Roof Plan
1/2" = 1'-0"

ROOF NOTES
 25 YEAR ASPHALT SHINGLES,
 TO MATCH EXISTING RESIDENCE
 7/16" EXT. GRADE SHEATHING
 ICE SHIELD MIN. 4'-0" FROM BUILDING EDGE
 ROOF FRAMING AS SHOWN
 6 MIL. POLY VAPOUR BARRIER
 ALUM. EAVESTROUGH ON ALUM. FASCIA
 AND VENTED SOFFIT
 6:12 SLOPE

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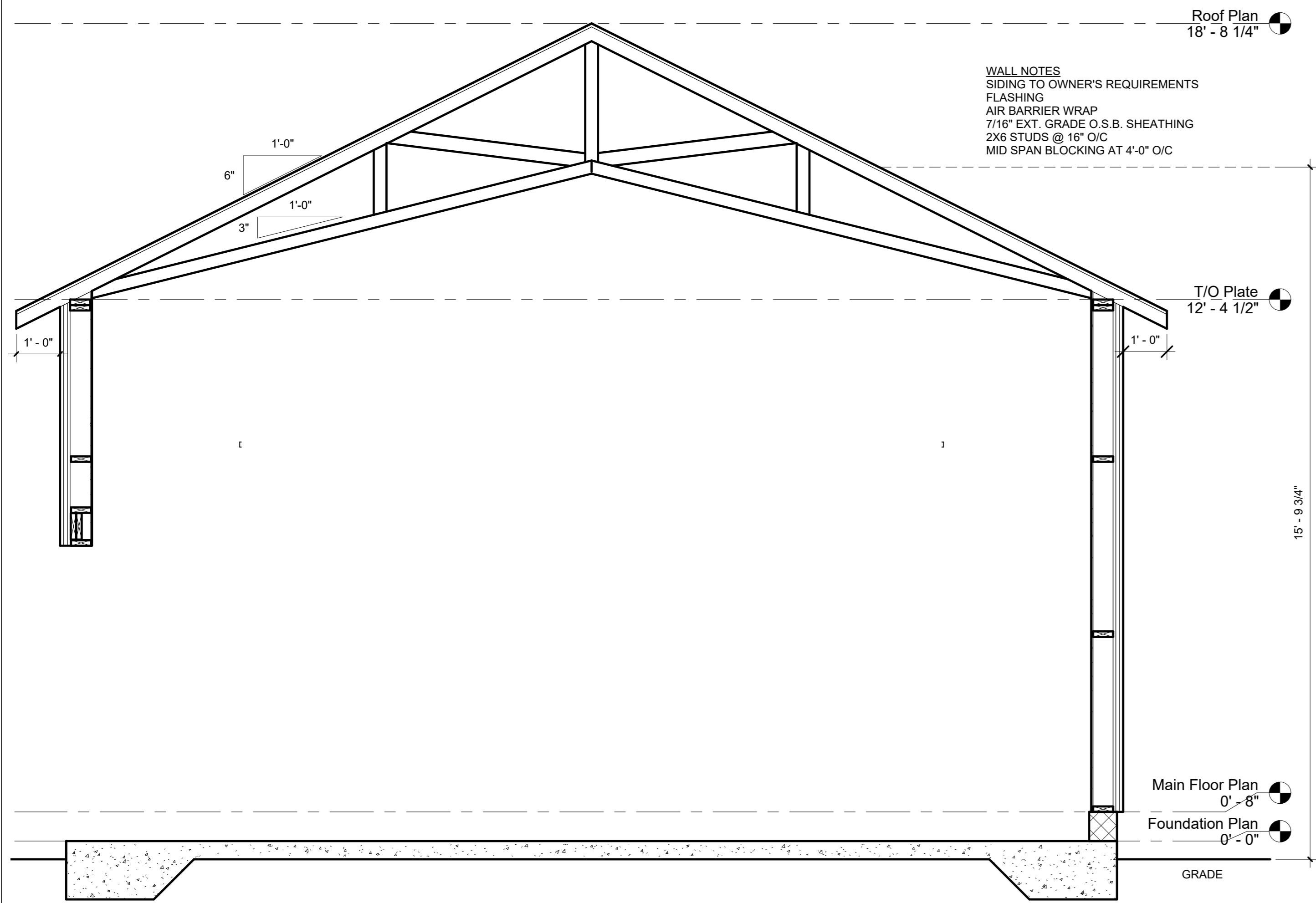
CLIENT:
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 PROJECT:
Shop

LOCATION:
**3339 Mason Drive
 Innisfil, ON**

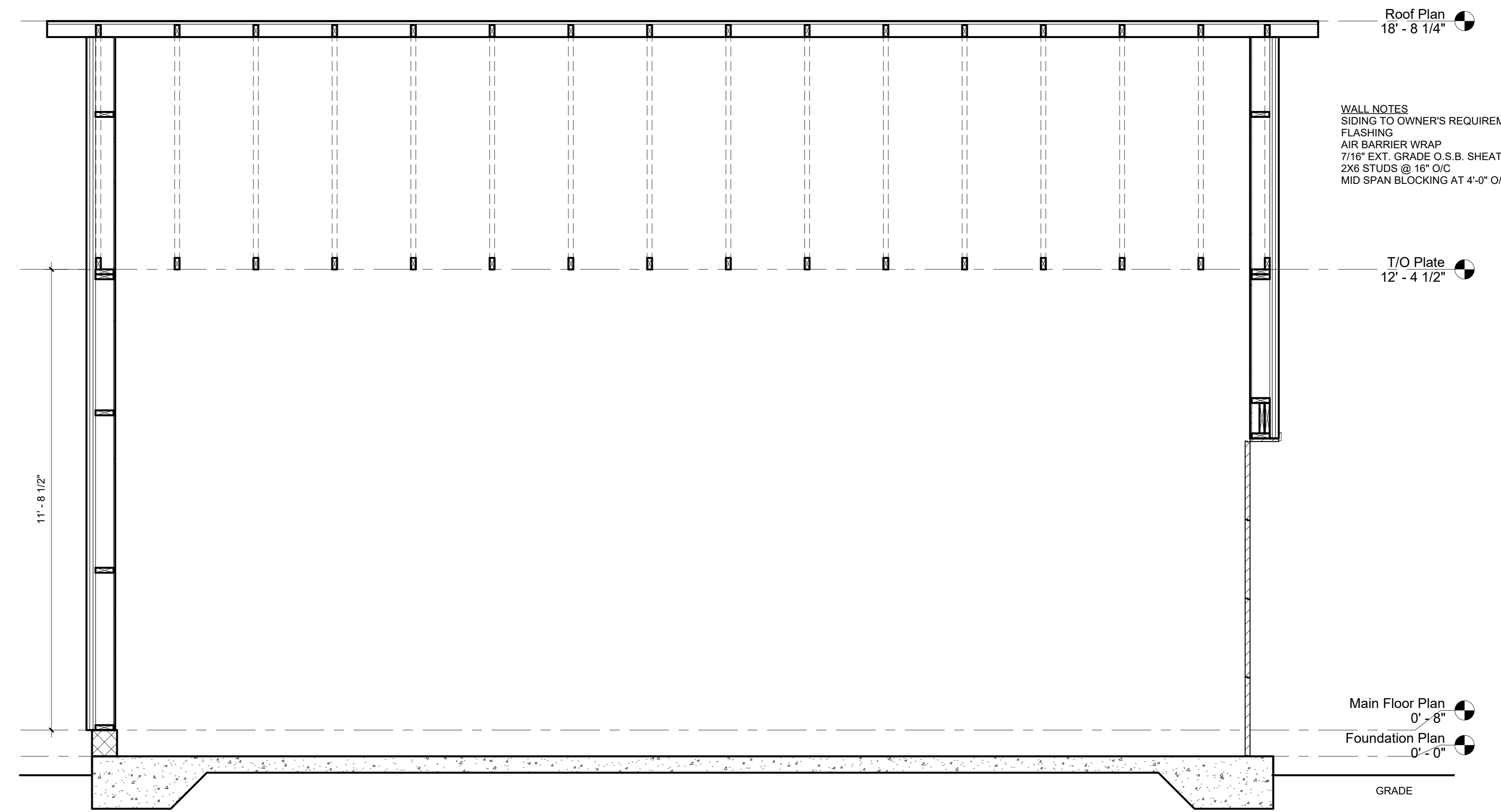
DRAWING:
**Main Floor and
 Roof Plan**

DWG No:
A102

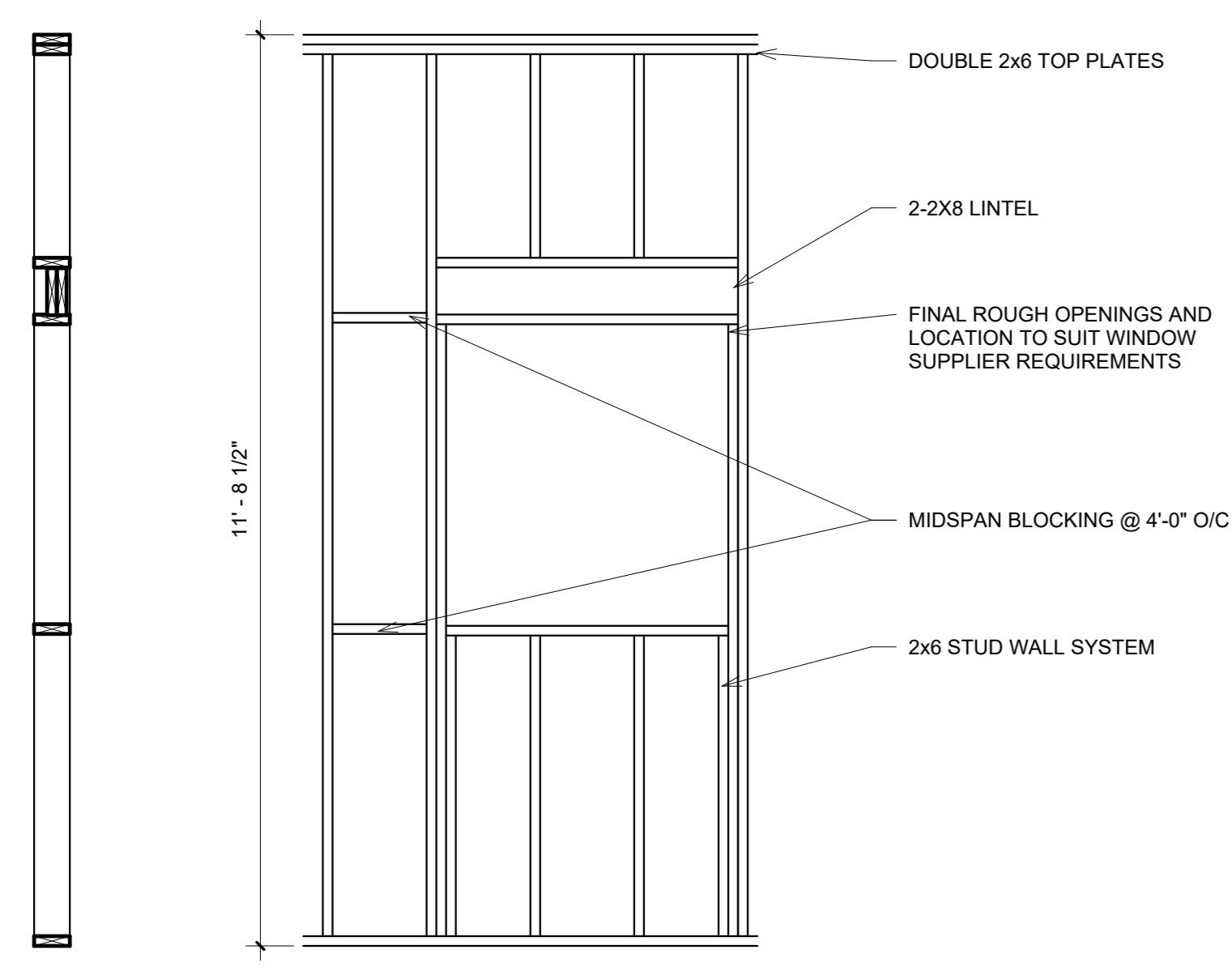
Drawn by:	WJE
Date:	June 1, 2022
Scale:	1/2" = 1'-0"
Job#:	1751



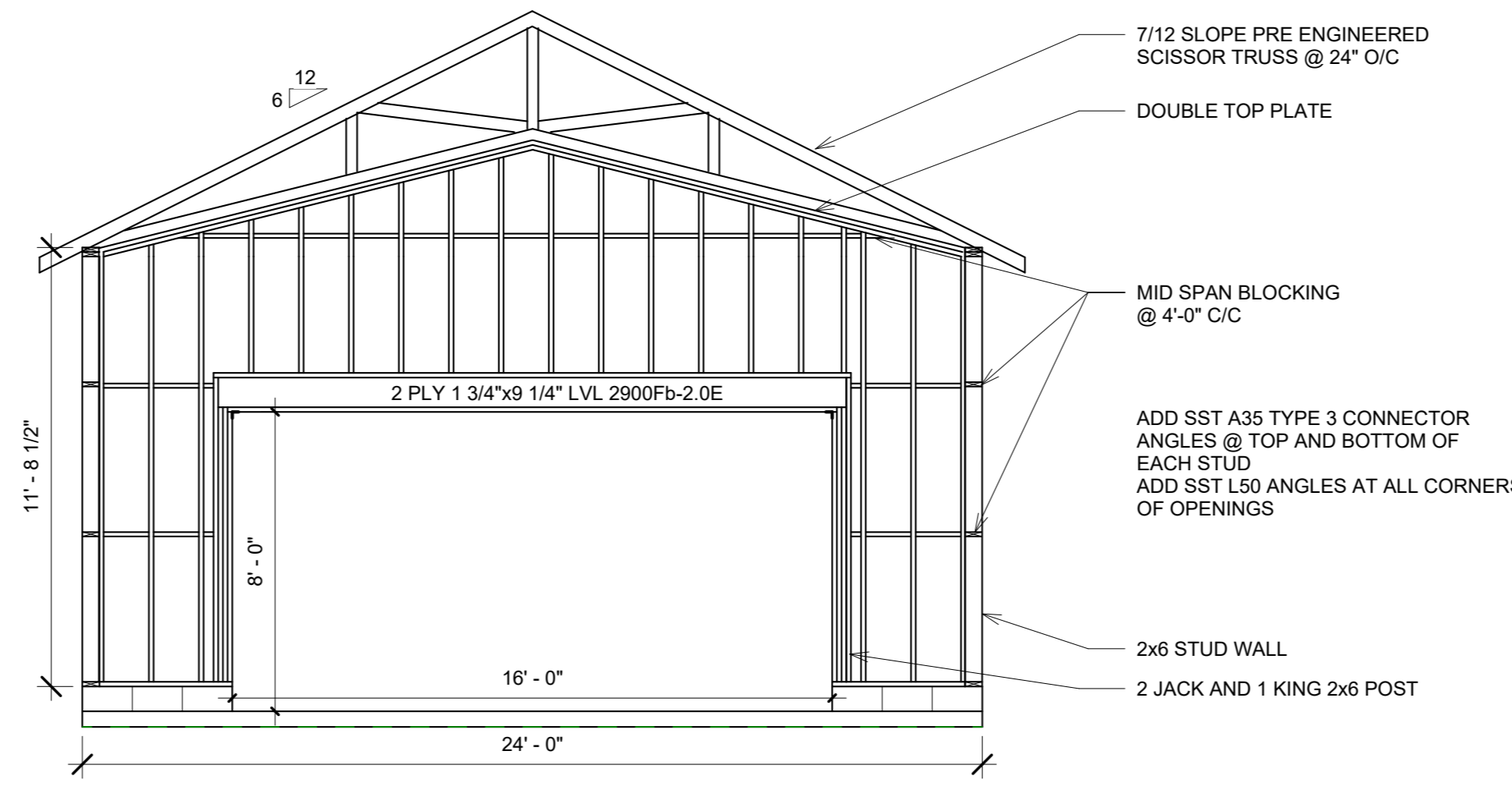
1 Section 1
1/2" = 1'-0"



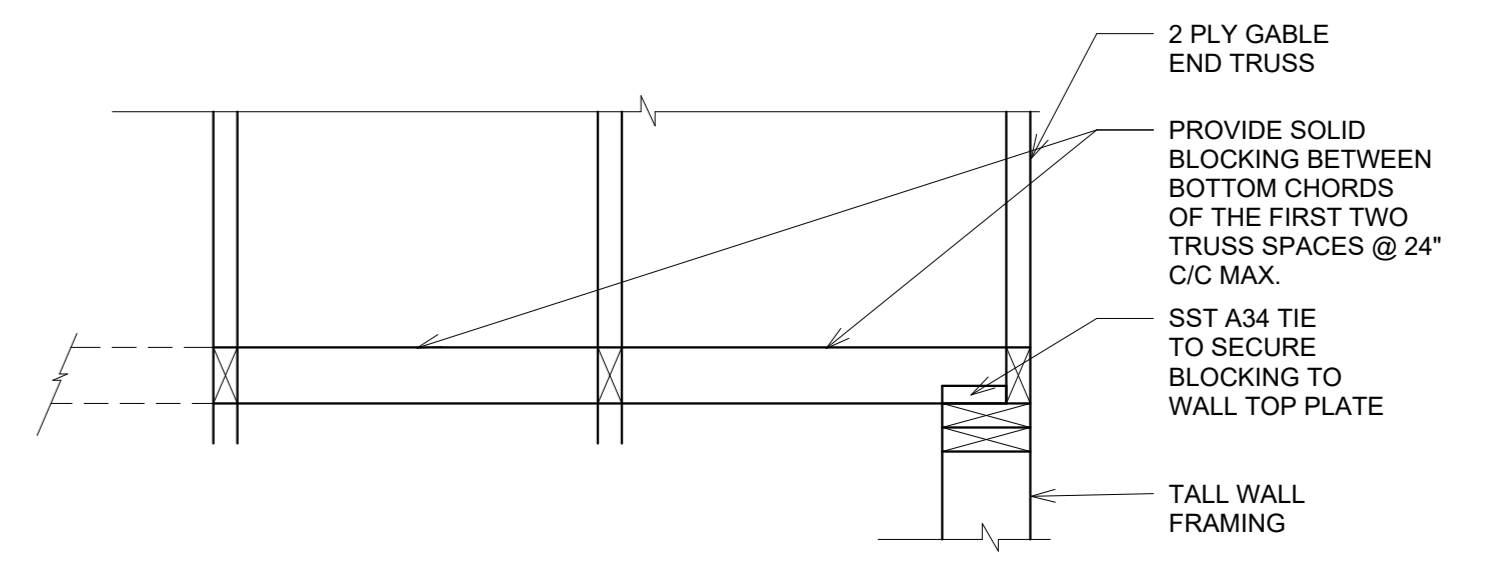
2 Section 2
1/2" = 1'-0"



3 Typical Lintel Detail
1/2" = 1'-0"



4 Gable Truss Wall - West
1/4" = 1'-0"



5 Tall Wall to Roof Connection
1" = 1'-0"

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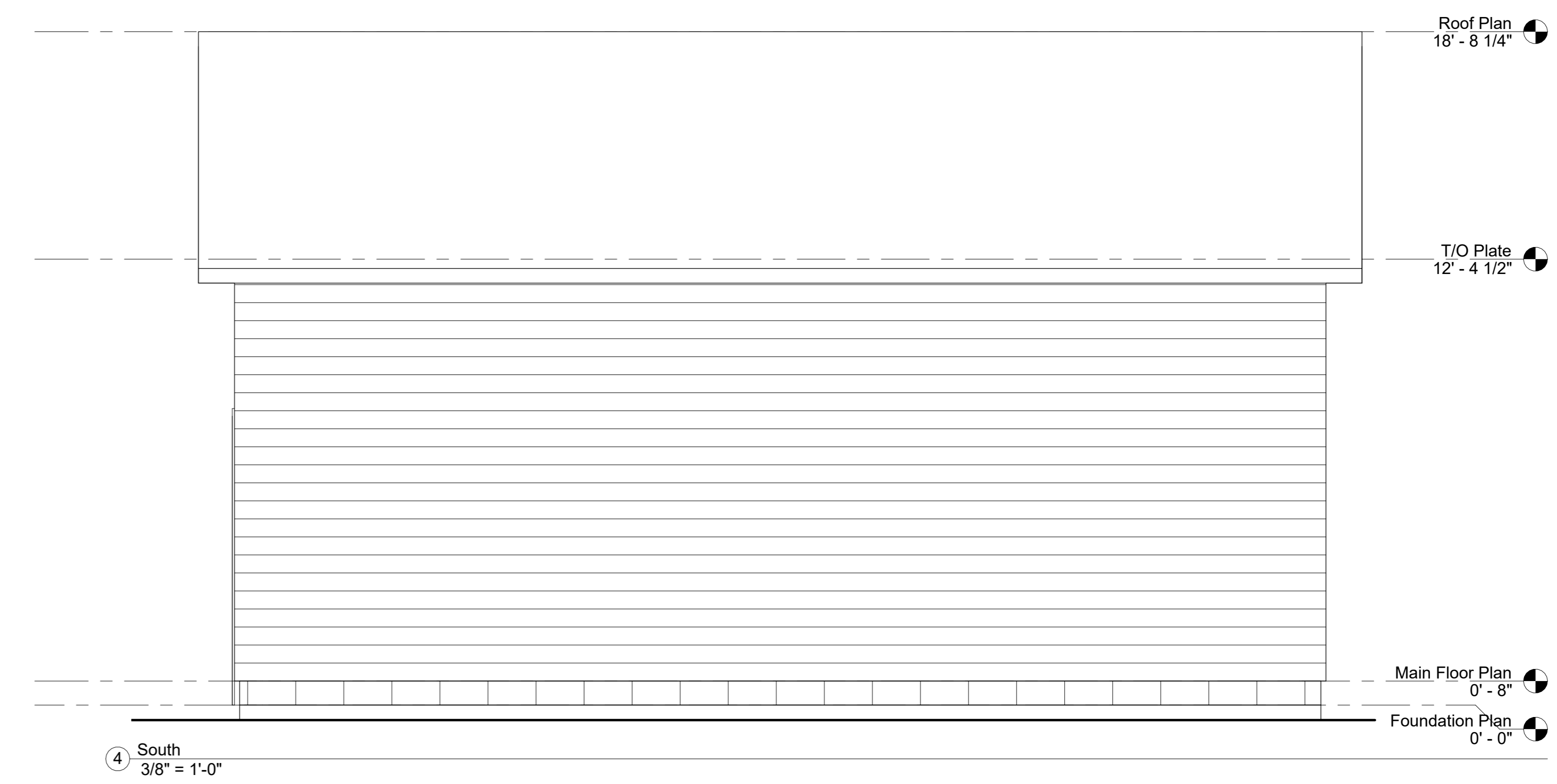
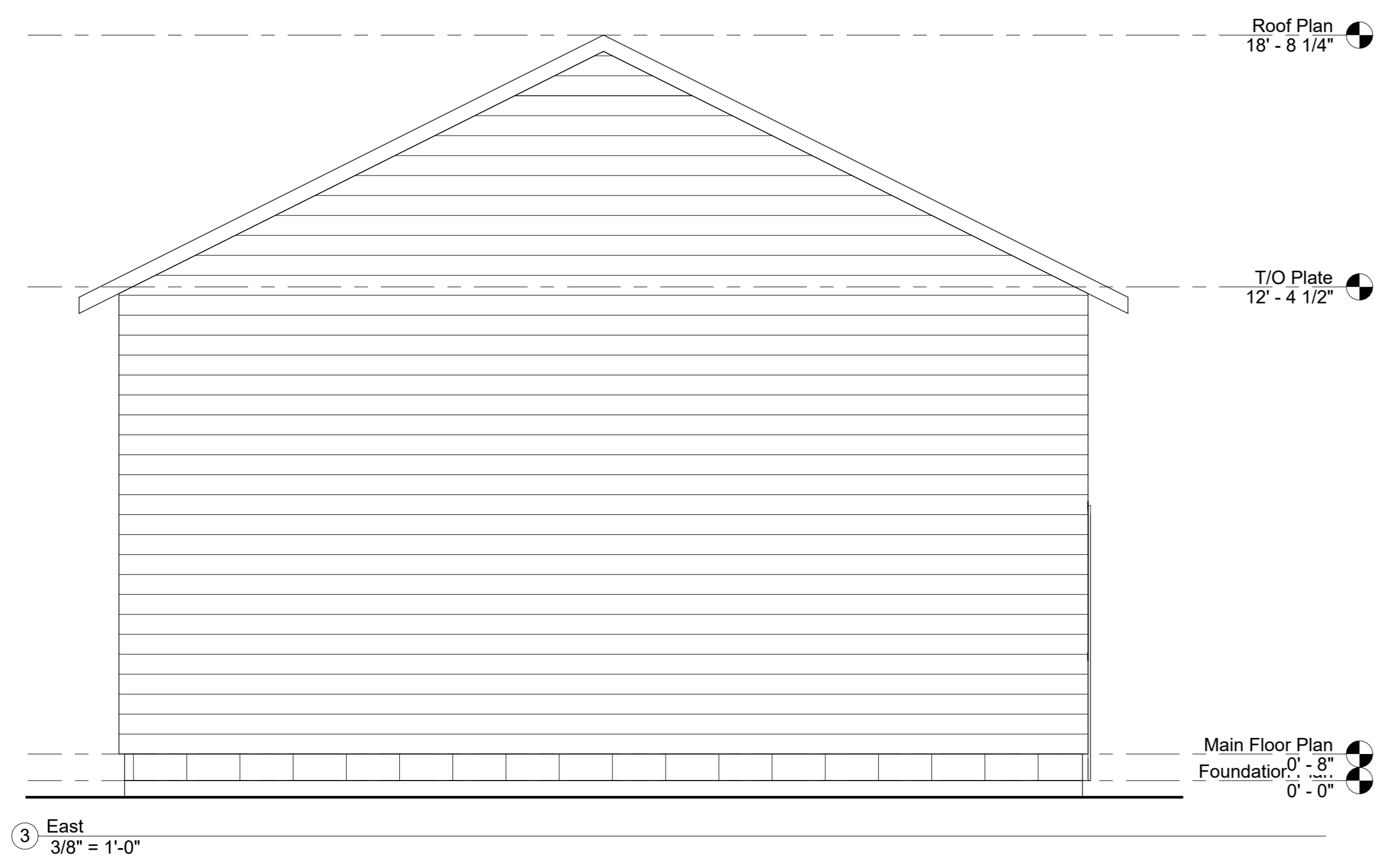
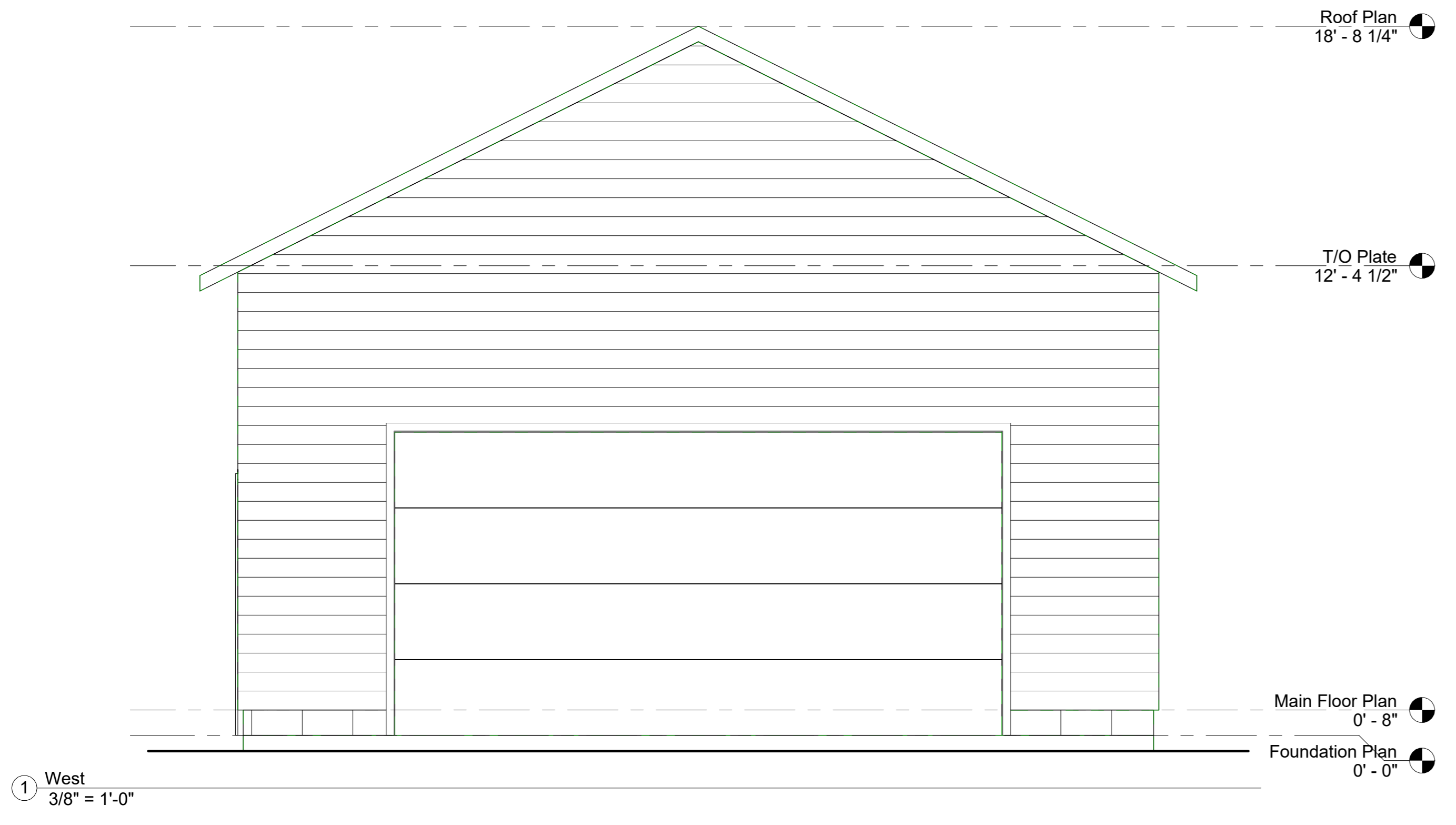
PROJECT:
Shop

LOCATION:
**3339 Mason Drive
Innisfil, ON**

DRAWING:
**Sections, Lintel and
Truss Wall Details**

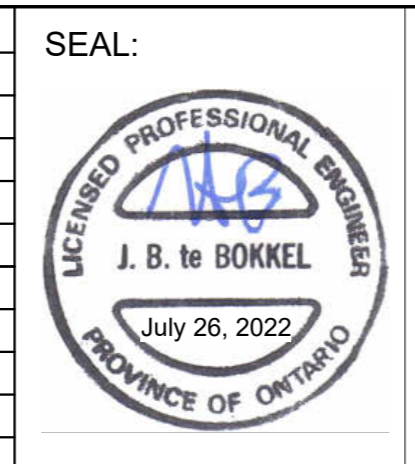
DWG No:
A103

Drawn by: WJE
Date: June 1, 2022
Scale: As indicated
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PROJECT:
Shop

LOCATION:
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DRAWING:
Elevations

DWG No:
A104

Drawn by:	WJE
Date:	June 1, 2022
Scale:	3/8" = 1'-0"
Job#:	1751



NORTHWEST CORNER



SOUTHWEST CORNER

GENERAL NOTES:

1. THIS DRAWING SET IS THE PROPERTY OF SPRINGWATER ENGINEERING LIMITED (SEL) AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SPRINGWATER ENGINEERING.
2. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES AND SPECIFICATIONS.
3. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS. CONTRACTOR TO VERIFY ALL LEVELS AND DIMENSIONS PROVIDED AND REQUIRED TO PERFORM THE WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO SPRINGWATER ENGINEERING IMMEDIATELY TO OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK.
4. DESIGN LOADS ARE NOTED. THEY SHALL NOT BE EXCEEDED DURING CONSTRUCTION. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR STRESSES AND INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION.
5. NO SUBSTITUTIONS. CONTRACTOR AGREES TO USE ALL SPECIFIED MATERIALS WITHOUT SUBSTITUTION. NON SPECIFIED MATERIALS MUST BE APPROVED SPRINGWATER ENGINEERING PRIOR TO USE. NON SPECIFIED OR APPROVED MATERIALS WILL BE REMOVED AND REPLACED WITH SPECIFIED MATERIALS AT CONTRACTOR'S COST.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR CO-ORDINATING THE VARIOUS PARTS OF THE WORK. ADDITIONAL COSTS INCURRED AS A RESULT OF ANY OF THE ABOVE ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. TYPICAL STRUCTURAL DETAILS ARE SHOWN ON DRAWINGS. IF DETAILS DIFFER ON OTHER DRAWINGS, THE MOST STRINGENT SHALL GOVERN. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE 2012 (OBC 2012) AND THE OCCUPATIONAL HEALTH AND SAFETY ACT.
8. PROVIDE ALL ACCESSORY ITEMS OR MATERIALS, SUCH AS BRACKETS, CLEATS, UNDERLAYS, OVERLAYS, CONNECTORS, FASTENERS, COVER PLATES, SEALANTS, LUBRICANTS, CLEANERS, BONDING AGENTS, AND SIMILAR ITEMS, WHETHER SPECIFIED OR NOT, SO THAT THE WORK IS COMPLETE AND WILL PERFORM AS REQUIRED.
9. SPRINGWATER ENGINEERING LIMITED'S SCOPE IS LIMITED TO STRUCTURAL DESIGN AND DETAILS OF THE PROPOSED NEW DETACHED GARAGE.

LOCATION: INNISFIL, ONTARIO
 ROOF LOADS
 DEAD LOAD: 0.72 kPa (15 psf)
 LIVE LOAD: 1.9 kPa (50 psf)
 S_s = 2.5 kPa / S_r = 0.4 kPa
 S = (0.55*2.5)+0.4 = 1.775 kPa
 S = 1.775 kPa
 S = 37.1 psf

CAST-IN-PLACE CONCRETE AND REINFORCEMENT

GENERAL

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO CSA A23.1, CSA A23.2 AND CSA A23.3.
2. CONCRETE QUALITY IS TO BE TESTED BY THE OWNERS' AGENCY IN ACCORDANCE TO CSA A23.2 INCLUDING STRENGTH, AIR CONTENT AND SLUMP TESTS FOR EACH CONCRETE POUR, WITH REPORTS SUBMITTED TO THE ENGINEER.
3. THE CONTRACTOR SHALL NOT PROCEED WITH PLACING CONCRETE THAT FAILS TO MEET THE SPECIFIED SLUMP OR AIR CONTENT REQUIREMENTS OR EXCEEDS 2 HOURS AFTER BATCHING.

PRODUCTS

1. PORTLAND CEMENT, WATER AND AGGREGATES SHALL CONFORM TO CSA A23.1 AND SHALL HAVE THE FOLLOWING PROPERTIES:
2. NOMINAL MAXIMUM COARSE AGGREGATE SIZE - 1/2".
3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO CSA G30.18 - GRADE 400 MPA UNLESS NOTED OTHERWISE.
4. WELDED WIRE FABRIC TO CONFORM TO CSA G30.5.
5. REINFORCING STEEL SHALL BE DETAILED, BENT, PLACED AND SUPPORTED IN CONFORMANCE WITH CSA A23.3, ACI STANDARD 315 AND THE REINFORCING STEEL - MANUAL OF STANDARD PRACTICE PUBLISHED BY THE REINFORCING STEEL INSTITUTE OF CANADA.
6. CONCRETE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:

A. EXTERIOR SLABS ON GRADE, FLATWORK 32 MPA WITH 5-8% AIR ENTRAINMENT

EXECUTION

1. UNLESS NOTED OTHERWISE CONCRETE COVER FOR REINFORCEMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
- A. WHEN CAST AGAINST EARTH 75MM (3")
2. PROVIDE CORNER BARS AND HOOKED DOWELS (26"x26") AT CORNERS.
3. AND FLOOR HARDENERS, WATERPROOFING AGENTS IF REQUIRED PER OWNER'S PREFERENCE.

FOUNDATIONS / BACKFILLING AND COMPACTION

GENERAL

1. ALL FOOTINGS TO BEAR ON COMPACTED GRANULAR ON UNDISTURBED SOIL WITH MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 75KPA.
- EXECUTION
1. REMOVE TOPSOIL AND OTHER ORGANIC MATERIAL FROM THE BUILDING AREA.
2. PROTECT EXCAVATED SURFACE FROM WATER OR FROST DAMAGE, WHERE APPLICABLE.
3. KEEP EXCAVATIONS CONTINUOUSLY DRY BEFORE CONCRETE IS PLACED.
4. UNLESS OTHERWISE NOTED, PROVIDE IMMEDIATELY UNDER SLABS-ON-GRADE A MINIMUM OF 150MM (6") OF COMPACTED GRANULAR A MATERIAL.
5. PROVIDE POSITIVE DRAINAGE FOR ALL EXTERIOR SURFACES, AND INTERIOR SURFACES PROVIDED WITH DRAINS, WITH CONSTANT SLOPES TO DRAINS OR DRAINAGE COURSES, AND AWAY FROM CONSTRUCTION.
6. PROVIDE PERIMETER DRAINING TILE WHERE SURROUNDING SOIL IS NOT FREE DRAINING.

WOOD FRAMING NOTES:

1. WOOD CONSTRUCTION SHALL CONFORM TO ONTARIO BUILDING CODE 2012, PART 9 UNLESS NOTED OTHERWISE.
2. LUMBER: - UNLESS OTHERWISE NOTED TO BE SPRUCE-PINE-FIR (SPF), GRADE NO. 1/NO. 2, CONFORMING TO CSA STANDARD D141 WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION. ALL LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
3. UNLESS NOTED OTHERWISE, ALL TIMBER MEMBERS TO BE DOUGLAS FIR #1 GRADE.
4. COMPLY WITH THE REQUIREMENTS OF ONTARIO BUILDING CODE FOR SUB-FLOORING IN TABLE 9.23.14.A, ROOF SHEATHING IN TABLE 9.23.15.A, AND WALL SHEATHING IN TABLE 9.23.16.A.
5. NAILS, SPIKES, AND STAPLES - TO CSA STANDARD B111; GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER, PLAIN ELSEWHERE. NAILING OF FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.23.3 A, B, AND 9.23.13 A IN THE ONTARIO BUILDING CODE.
6. ROUGH HARDWARE: - BOLTS, NUTS, WASHERS, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED IF EXPOSED TO EXTERIOR USE.
7. WOOD PRESERVATIVES (PRESSURE TREATED): - WHERE REQUIRED TO CONFORM TO CSA STANDARD 080-M. ALL WOOD PRODUCTS BEARING ON CONCRETE OR MASONRY AT OR BELOW GRADE TO BE PRESSURE TREATED OR BE PROTECTED WITH A MINIMUM 0.05 POLYETHYLENE VAPOUR BARRIER, ROLL ROOFING, OR APPROVED EQUIVALENT.
8. ALL WOOD PRODUCT EXPOSED DIRECTLY TO SOIL SHALL BE PRESSURE TREATED.
9. FRAMING ANCHORS: - FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS, POST CAPS, POST ANCHORS, BACK-UP CLIPS AND ANGLES, UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY SIMPSON OR AN APPROVED EQUAL, AND SIZED APPROPRIATELY FOR THE CONNECTING MEMBERS. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS UTILIZING NAILS OR SCREWS WHERE REQUIRED.
10. SPLICES, NOTCHING, AND DRILLING THROUGH MEMBERS IS NOT PERMITTED EXCEPT AS SPECIFIED BY THESE PLANS AND/OR AS APPROVED BY THE ENGINEER.
11. MANUFACTURED LUMBER OR TIMBER PRODUCTS NOT SPECIFIED HEREIN ARE TO BE APPROVED BY THE ENGINEER PRIOR TO USE. MANUFACTURED WOOD PRODUCT TO BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
12. NUMBER, SIZE, AND LOCATION OF BRACING, BLOCKING, AND BRIDGING BETWEEN LUMBER OR TIMBER STRUCTURAL ELEMENTS TO CONFORM TO THE REQUIREMENTS IN THE ONTARIO BUILDING CODE PART 9.
13. MINIMUM BEARING OF WOOD JOISTS TO BE MINIMUM 1" (25mm).
14. MINIMUM BEARING OF WOOD BEAMS TO BE MINIMUM 3" (76mm).
15. MINIMUM BEARING OF WOOD ELEMENTS NOT SPECIFIED TO BE MINIMUM 3" (76mm).
16. ALL MULTIPLY WOOD MEMBERS SHALL BE BUILT-UP IN ACCORDANCE WITH OBC 2012, PART 9 OR PER MANUFACTURER'S SPECIFICATIONS AND GUIDELINES.
17. ALL LVL BEAMS SHALL MEET OR EXCEED 2.0E, 3100Fb.
18. PROVIDE ALL WOOD AND BRICK LINTELS PER OBC 2012, PART 9.



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CLIENT:

Paul and Aren Magee

PROJECT:

Shop

LOCATION:

3339 Mason Drive
Innisfil, ON

DRAWING:

Renderings and Notes

DWG No:

A105

Drawn by: WJE

Date: June 1, 2022

Scale: 1 1/2" = 1'-0"

Job#: 1751