



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-079-2022**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Heather Middlebrook, Applicant**, on behalf of **Donald Charwood, 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 1153 LOT 16** is known municipally as **2 Evelyn Street** and is zoned as **“Residential 1 Zone (R1)”**.

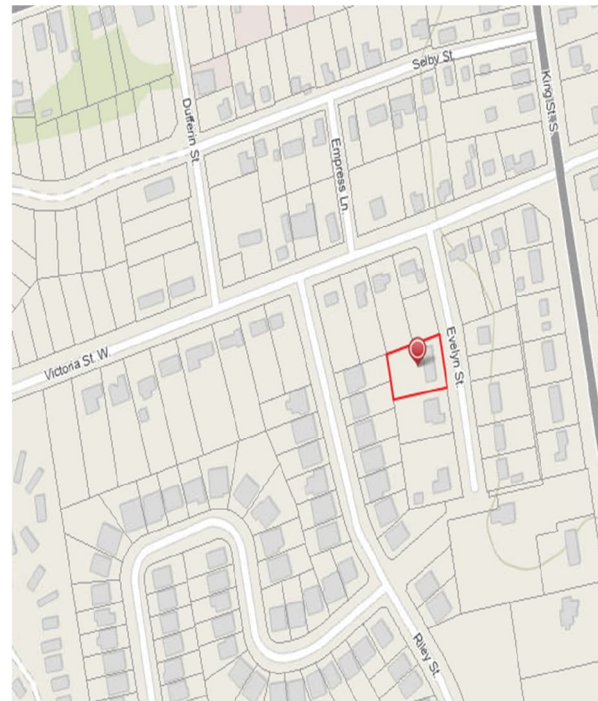
The applicant is proposing to construct a garage addition with a deficient front yard setback of 7.7m. The applicant is seeking relief from Section 4.2a of the Zoning By-law which requires a minimum front yard setback of 8m.

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://innhttps://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.

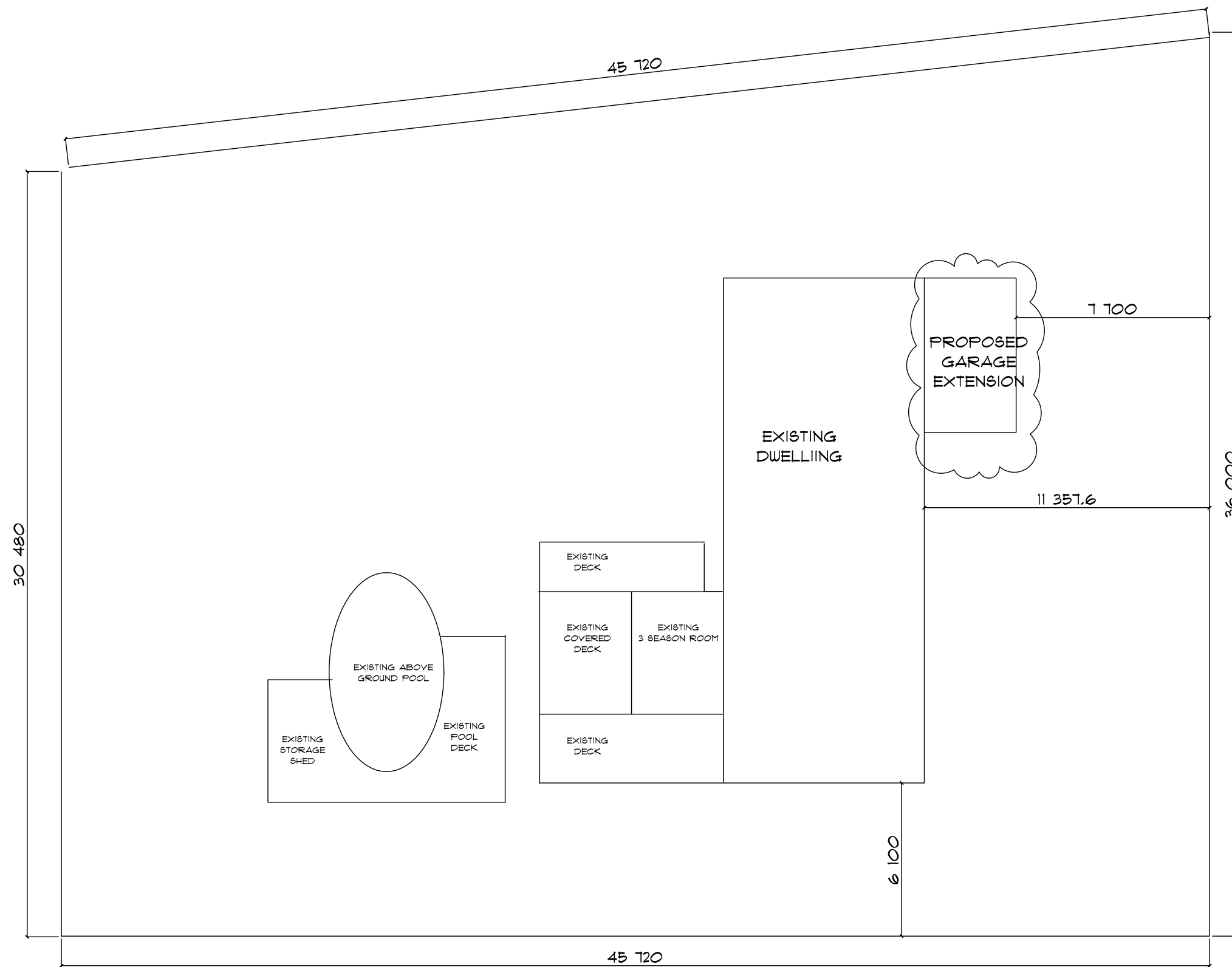
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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



EVELYN STREET
 COOKSTOWN
 TOWN OF INNISFIL

LOT AREA: 16350 SQFT 1519 m²
 EXISTING DWELLING FOOTPRINT: 1200 SQFT 111.5 m²
 EXISTING ADDITION: 114 SQFT 12 m²
 EXISTING POOL/POOL DECK: 436 SQFT 40.5 m²
 PROPOSED GARAGE ADDITION: 240 SQFT 22.3 m²
 PROPOSED LOT COVERAGE: 16 %

FINE LINE DESIGN SERVICES
 GLENN & HEATHER MIDDLEBROOK
 8254 8th Lne
 Utopia, On
 PHONE (705) 424 8800 CELL (705) 7956 8380
 E-MAIL: heather@finelinedrafting.ca
 www.finelinedrafting.ca

NOTE: THE CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE DESIGNER. THE CONTRACTOR MUST COMPLY WITH ALL LOCAL AND PROVINCIAL BUILDING CODES

INDIVIDUAL BCIN: 14607
 FIRM BCIN: 108381
 DRAWN BY: H.M.

The undersigned has reviewed and takes responsibility for this design, and meets the requirements set out in the 2012 Ontario Building Code to be a designer.

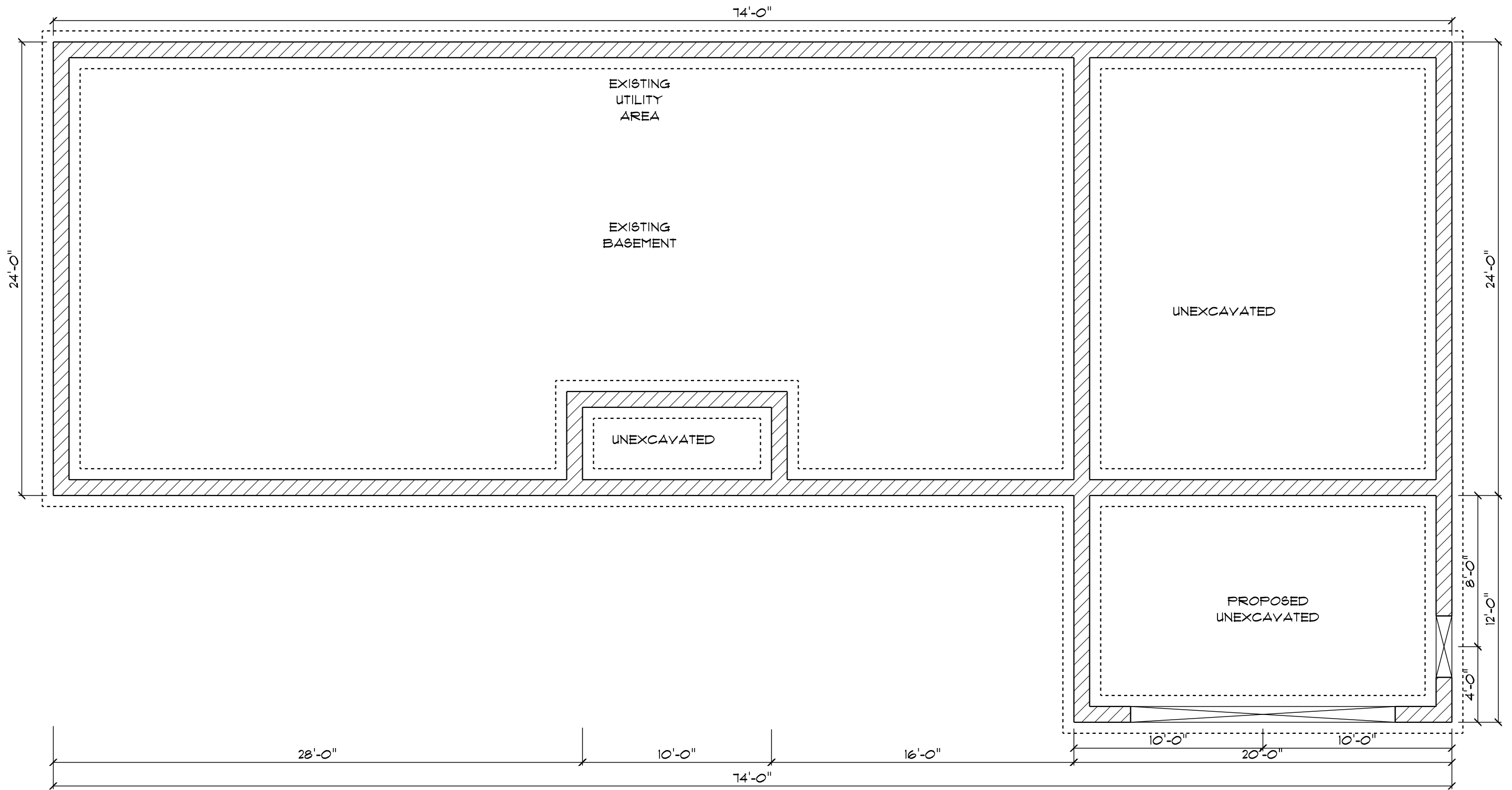
QUALIFICATION INFORMATION
 Required unless exempt under 3.2.5.1 Division C of the Building Code
 HEATHER MIDDLEBROOK 14607 BCIN
 NAME SIGNATURE
REGISTRATION INFORMATION
 Required unless exempt under 3.2.4.1 Division C of the Building Code
 FINE LINE DESIGN SERVICES 108381 BCIN
 FIRM NAME

SITE PLAN

PROJECT ADDRESS: 2 Evelyn Street
 Cookstown
 Innisfil

CLIENT NAME: Charwood
 PROJECT: PROPOSED GARAGE ADDITION
 START DATE: April 26 2022
 PRINT DATE: July 21 2022

SCALE: N.T.S.
 JOB NUMBER: 22-098
 DRAWING NUMBER: S1



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HEATHER MIDDLEBROOK

NAME

H Middlebrook
SIGNATURE

14607
BCIN

REGISTRATION INFORMATION

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FINE LINE DESIGN SERVICES

FIRM NAME

108381

BCIN

FOUNDATION PLAN

PROJECT ADDRESS:

2 Evelyn Street
Cookstown
Innisfil

CLIENT NAME:

Charlwood

PROJECT:

PROPOSED
GARAGE
ADDITION

START DATE:

April 26 2022

PRINT DATE:

July 21 2022

SCALE:

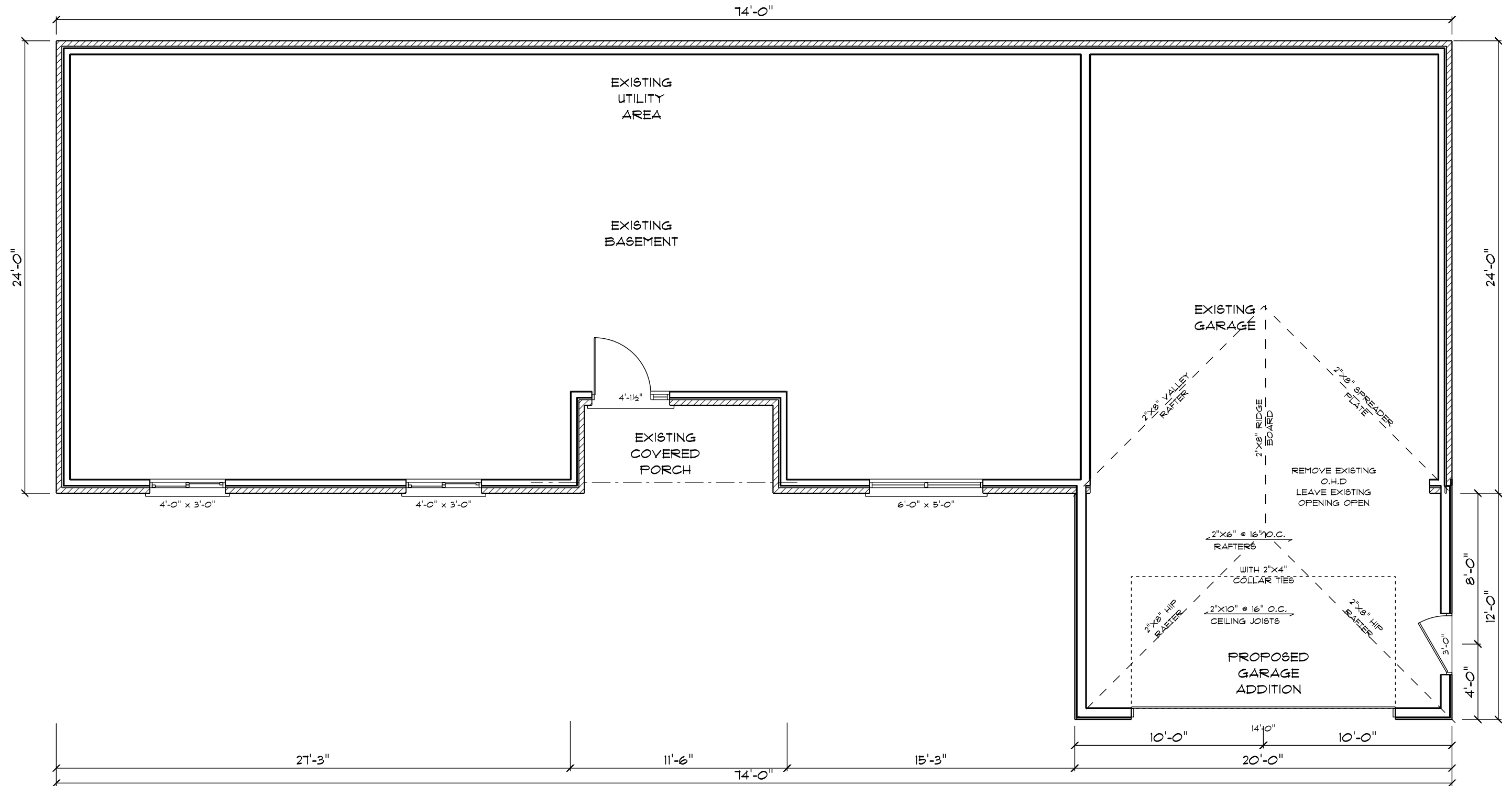
3/16"=1'-0"

JOB NUMBER:

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DRAWING NUMBER:

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NAME SIGNATURE BCIN

REGISTRATION INFORMATION

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FINE LINE DESIGN SERVICES 108381
FIRM NAME BCIN

MAIN FLOOR PLAN

PROJECT ADDRESS: 2 Evelyn Street
Cookstown
Innisfil

CLIENT NAME:
Charlwood

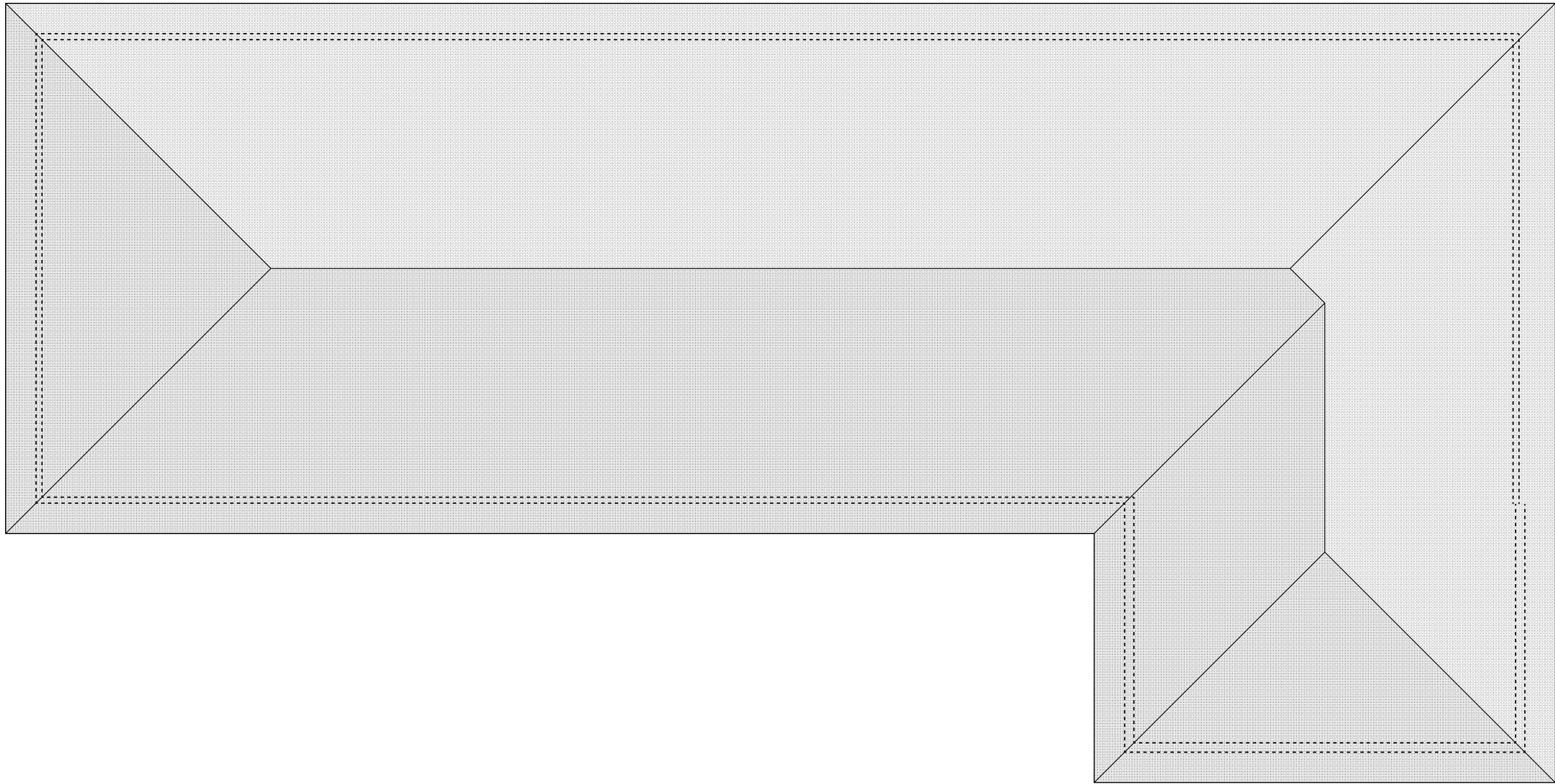
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NAME SIGNATURE BCIN

REGISTRATION INFORMATION

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FINE LINE DESIGN SERVICES 108381
FIRM NAME BCIN

ROOF

PROJECT ADDRESS: 2 Evelyn Street
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CLIENT NAME:
Charlwood

PROJECT: PROPOSED GARAGE ADDITION

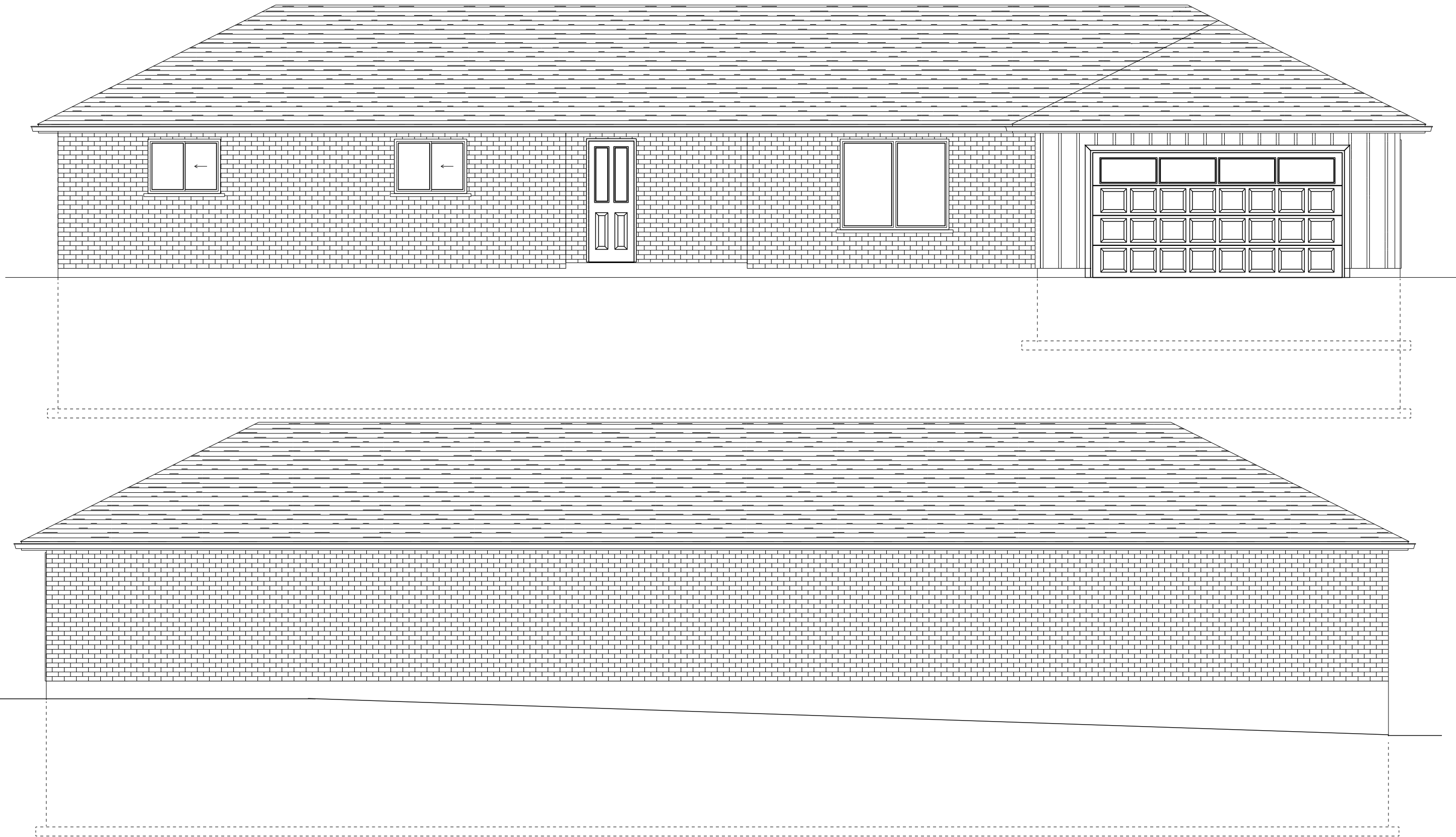
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REGISTRATION INFORMATION

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FINE LINE DESIGN SERVICES 108381
FIRM NAME BCIN

ELEVATION

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Innisfil

CLIENT NAME:
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PROJECT: PROPOSED
GARAGE ADDITION

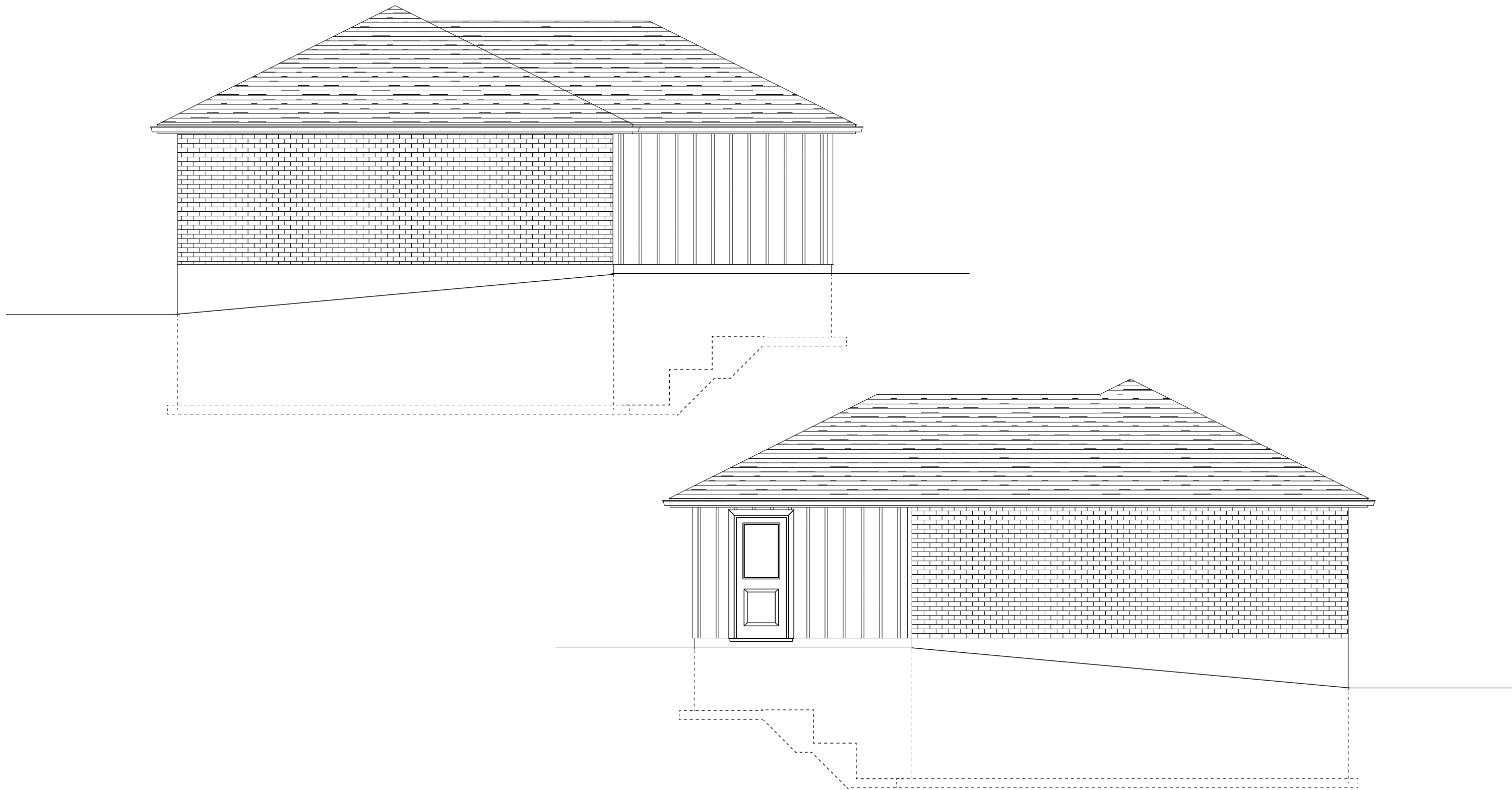
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FIRM NAME BCIN

ELEVATION

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