



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-077-2022**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Tim Davis, 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 M349 LOT 1** is known municipally as **2843 Small Street** and is zoned as **"Residential 1 Zone (R1)"**.

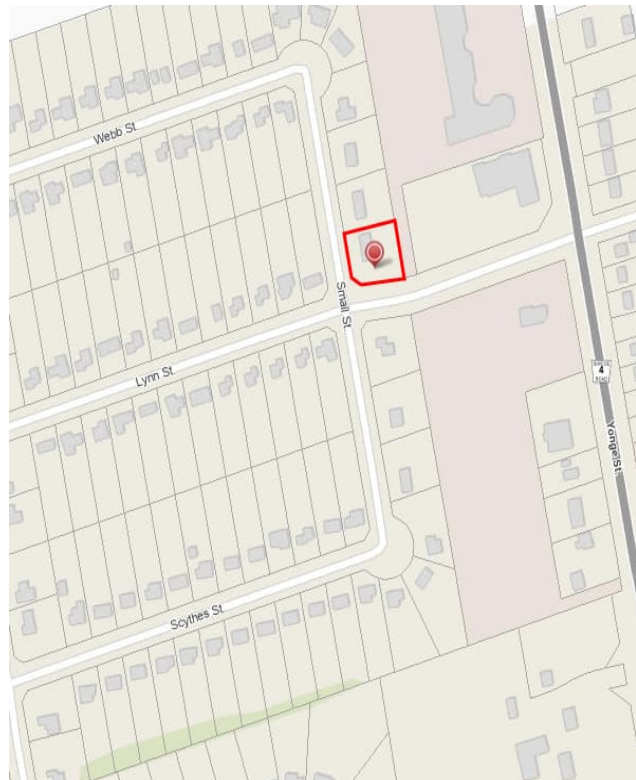
The applicant is proposing to construct a detached garage with a gross floor area of 138.3 m². The applicant is seeking relief from Section 3.3(b) of the Zoning By-law which permits a maximum gross floor area or footprint of 50m² in any residential zone.

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, February 16, 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.

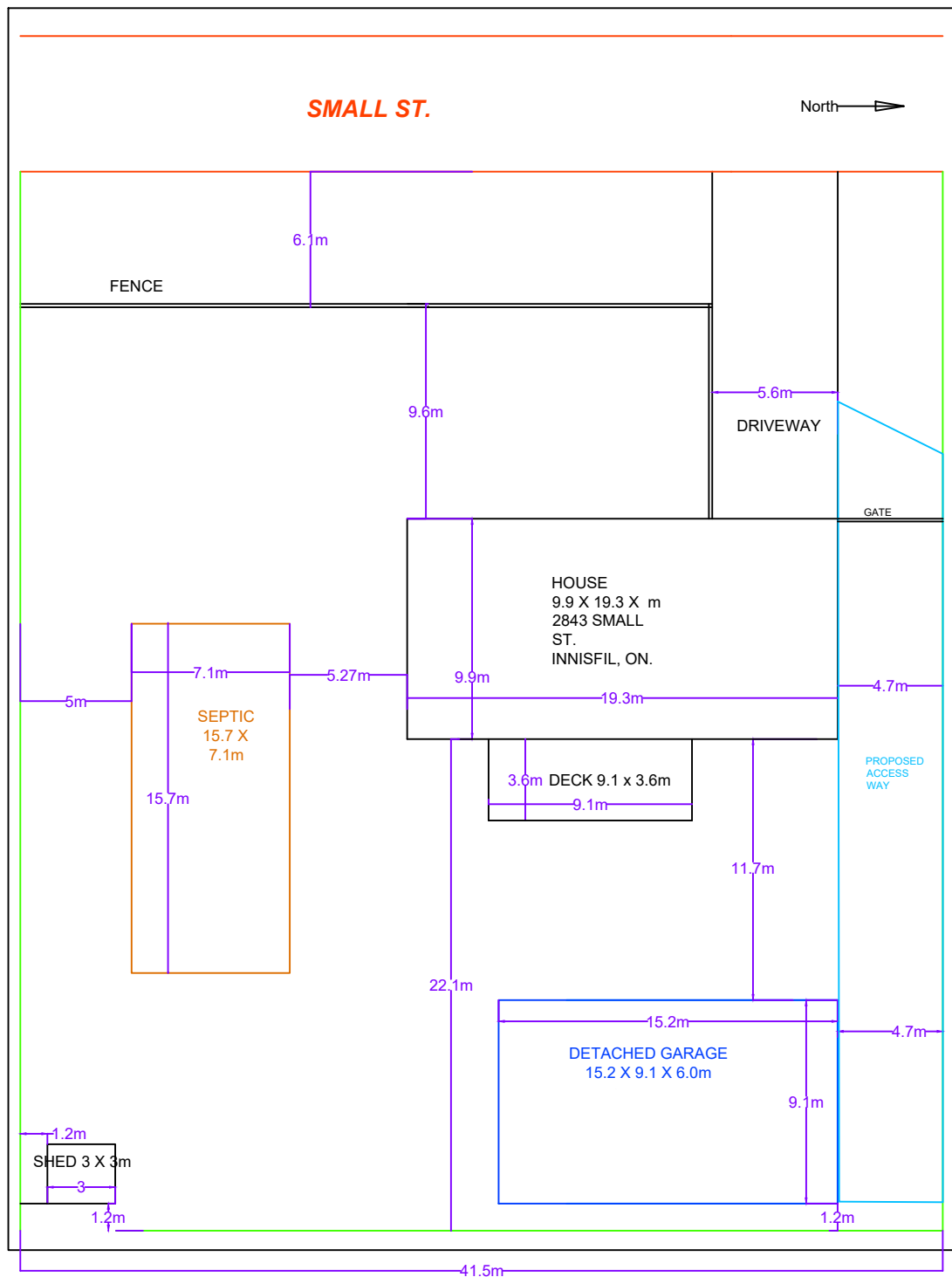
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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 30, 2023**

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



Land Coverage ft/sq.ft				
Structure	Length	Width	Area	Height
Property Total	47.7	41.5	1979.6	
Shed	3.0	3.0	9.0	2.5
Deck	3.6	9.1	32.8	
House	9.9	19.3	191.0	6.0
Septic	15.7	7.1	111.4	
Driveway	5.6	15.7	87.9	
Proposed Detached Garage	15.2	9.1	138.3	6.0
Total Coverage with proposed garage included(%)			29%	
Total Coverage without proposed garage included(%)			22%	

LOT 1
REGISTERED PLAN 51M-349
TOWN OF INNISFIL
COUNTY OF SIMCOE

SCALE 1 : 200
RUDY MAK SURVEYING LTD.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 5TH DAY OF JANUARY, 2023.

JANUARY 11, 2023
DATE RUDY MAK
ONTARIO LAND SURVEYOR

CAUTION
ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE CONSIDERED AS AN ORIGINAL PLAN.

ELEVATION NOTE:
ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE LEICA SMARTNET NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CGVD28:1978 (HTV2.0) DATUM.

BENCHMARK
SITE BENCHMARK #1 IS THE TOP OF THE IB AT THE NORTHWEST CORNER OF LOT 1, HAVING AN ELEVATION OF 272.40.
SITE BENCHMARK #2 IS THE TOP OF THE SIB NEAR THE SOUTHWEST CORNER OF LOT 1, HAVING AN ELEVATION OF 272.81.

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).
FOR BEARING COMPARISONS, A ROTATION OF 1°05'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 AND P2.

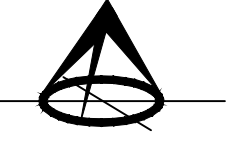
NOTES:
THIS PLAN DELINEATES THE FEATURES AS SHOWN AND VISIBLE, GIVEN THE SITE CONDITIONS. CONSTRUCTION ACTIVITY, FROZEN GROUND, SNOW COVER, ETC. MAY HAVE HIDDEN FEATURES OTHERWISE VISIBLE. THE LOCATION OF UNDERGROUND SERVICES, IF SHOWN, WAS DERIVED FROM PLANS OBTAINED FROM OTHER AGENCIES. RUDY MAK SURVEYING CANNOT BE HELD RESPONSIBLE FOR THE LOCATION AND ACCURACY OF UNDERGROUND SERVICES. THE LOCATION OF ALL SERVICES MUST BE VERIFIED ON SITE. ONLY A SIGNED AND SEALED PAPER COPY OF THIS SURVEY IS AN ORIGINAL COPY. NO DIGITAL VERSION OF THIS PLAN IS TO BE CONSIDERED "ORIGINAL" AND MAY HAVE BEEN ALTERED BY OTHERS.

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

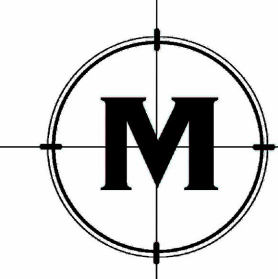
SURVEYOR'S REAL PROPERTY REPORT (PART 2) REPORT SUMMARY	
Description of Land	
LOT 1 REGISTERED PLAN 51M-349 TOWN OF INNISFIL COUNTY OF SIMCOE	
Registered easements and/or Right-of-Ways	
PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 58096-0024(LT). NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS CREATED PRIOR TO THE CROWN PATENT HAS BEEN UNDERTAKEN. NOTE: EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC., AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE RESTRICTIONS. NONE DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS.	
Boundary Issues	NONE.
Compliance with Municipal Zoning By-Laws	Not certified by this Report.
Additional Remarks	NOTE LOCATION OF FENCES, TREELINES AND SHEDS
THIS REPORT WAS PREPARED FOR TIMOTHY DAVIS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.	

LEGEND	
■	DENOTES FOUND SURVEY MONUMENT
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
—x—	DENOTES FENCING
(1390)	DENOTES P.R. KITCHEN, O.L.S.
NI	DENOTES NO IDENTIFICATION
P1	DENOTES REGISTERED PLAN 51M-349
P2	DENOTES B.L.S. LOTS 1 AND 2, BY RUDY MAK SURVEYING LTD DATED OCTOBER 13, 1988
☐	DENOTES COMMUNICATIONS BOX
☆	DENOTES LIGHT STANDARD
WIT	DENOTES WITNESS

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2 2 0 1 9 3 2

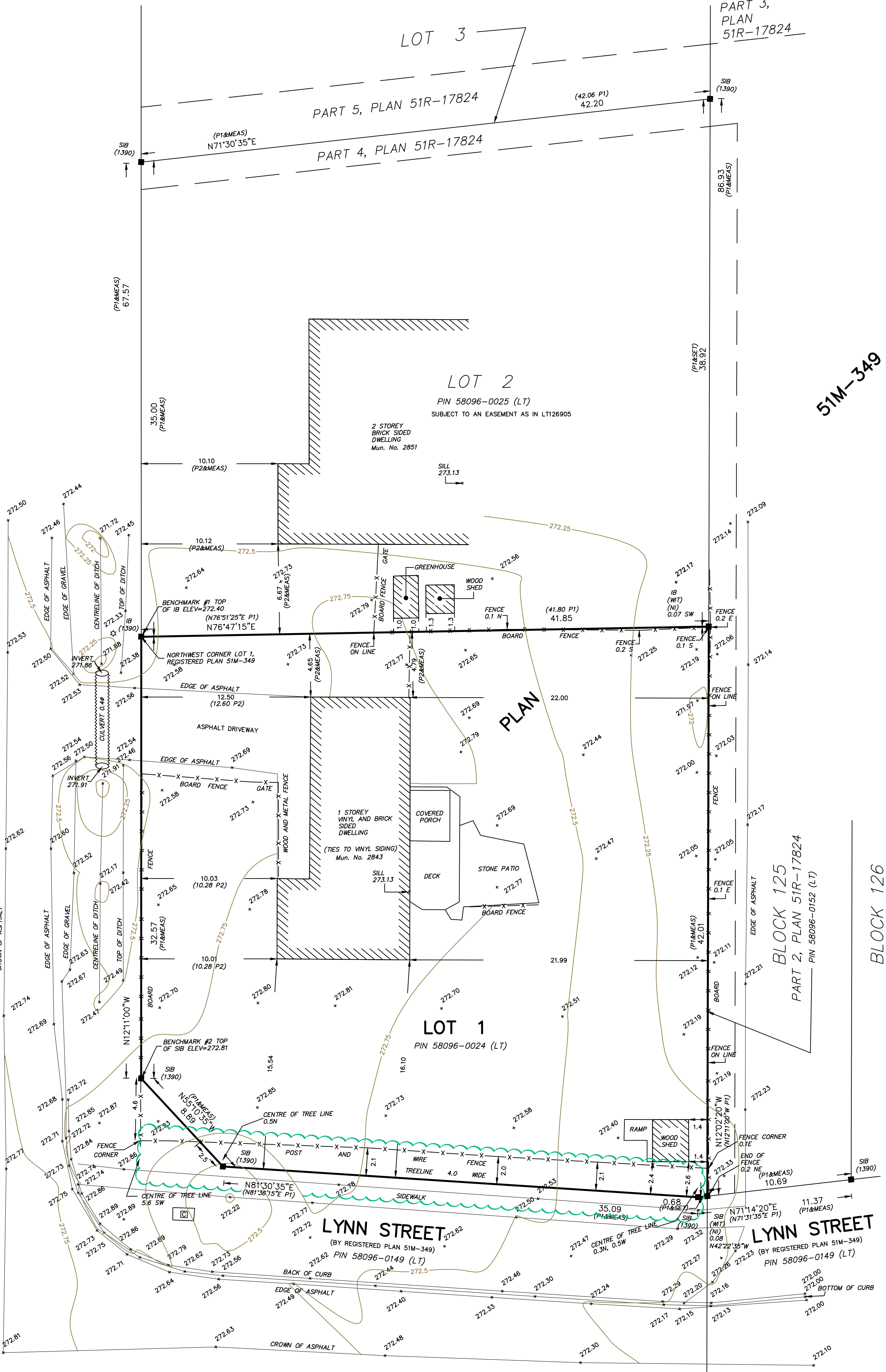


THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1026, Section 29(3)



**RUDY MAK
SURVEYING LTD.**
ONTARIO LAND SURVEYORS
732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9X1 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: DM | CHECK BY: GM | FILE No. 15718Topo



APPROVAL OF DRAWINGS

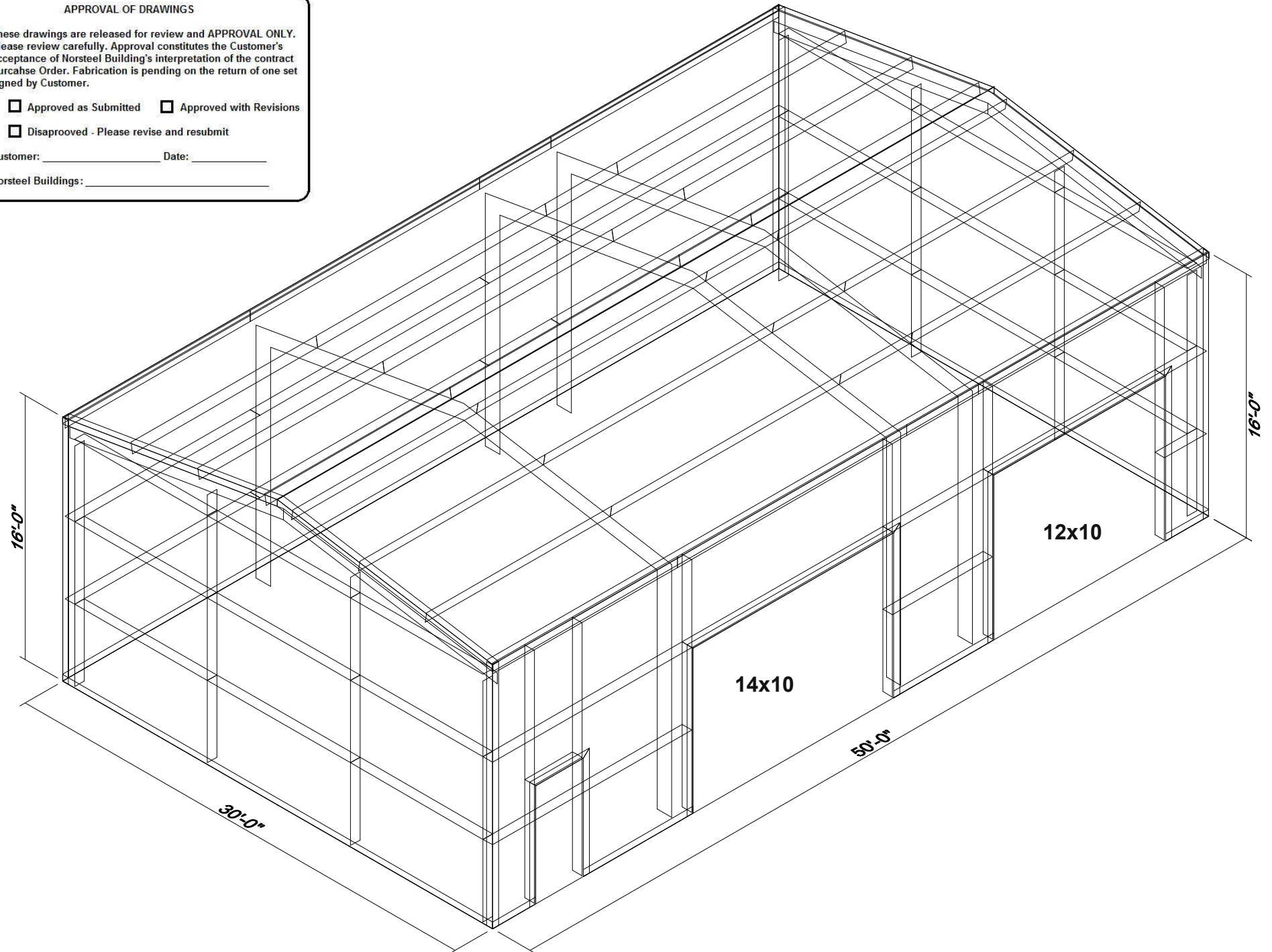
These drawings are released for review and APPROVAL ONLY. Please review carefully. Approval constitutes the Customer's acceptance of Norsteel Building's interpretation of the contract Purchase Order. Fabrication is pending on the return of one set signed by Customer.

☐ Approved as Submitted ☐ Approved with Revisions

☐ Disapproved - Please revise and resubmit

Customer: _____ Date: _____

Norsteel Buildings: _____



Norsteel Buildings: _____

NOTE: All Base Plates @ 100'-0" (U.N.)

Norsteel Buildings		Customer:	
DLR ADDRESS 2			
Drafter: XX	Date: 12/ 2/22	Designer: MQZ	Date: 12/ 2/22
Detailer: XX	Date: 12/ 2/22	Sales ID:	Factory ID:
Checker: XX	Date: 12/ 2/22		
ANCHOR BOLT PLAN			Sht E of

BUILDING SPECIFICATIONS

The manufacturer is not responsible for the concrete foundation design. The structure under this contract has been designed and detailed for the loads and conditions stipulated in the contract and shown on these drawings. Any alterations to the structural system or removal of any component parts, or the addition of other construction materials or loads **must be done under the advice and direction of a registered architect, civil or structural engineer.** The manufacturer will assume no responsibility for any loads not indicated.

This manufactured building is designed with the manufacturer's standard design practices which are based on pertinent procedures and recommendations of the following organizations and codes :

- CSSBI - Standard for SBS 30M-06
- CSA S16-09, Limit States Design Of Steel Structures
- CSA Standard S136-07, Cold Formed**
- Metal Building Manufacturers Association "Specification for the design fabrication and erection of the structural system" most current edition.

Materail Specifications
ASTM A572 Grade 55 for Structural Plates galvanized G40/Z120
ASTM A653 Grade 55 for Cs and Zs Galvanized G40/Z120
ASTM A792 Grade 80 for roof and wall sheeting AZ 55/AZM 165 galvalume Steel Sheet

Erection: Building Erection shall be as per clause 29 of CSA S16-09. Erection of the building is not the responsibility of the building manufacturer.

CONTRACTOR RESPONSIBILITIES

The contractor must secure all required approvals and permits from the appropriate agency as required.

Approval of the manufacturer's drawings and calculations indicate that **the manufacturer has correctly interpreted and applied the requirements** of the contract drawings and specifications. (S16-09 (Appendix A)/CISC code of Standard Practice.)

Where discrepancies exist between the manufacturer's structural steel plans and the plans for other trades, the structural steel plans shall govern. (S16-09 (Appendix A)/CISC code of Standard Practice.)

Design considerations of any materials in the structure which are not **furnished by the manufacturer, are the responsibility of the contractor and** engineers other than the manufacturer's engineering, unless specifically indicated.

The contractor is responsible for all erection of steel and associated work in compliance with the manufacturer's "For Construction" drawings.

Temporary supports, such as guys, braces, flashwork or other elements required for the erection will be determined and furnished and installed by the erector. (S16-09 (Appendix A)/CISC code of Standard Practice.)

It is the contractors responsibility to apply or observe all pertinent safety rules and regulations, as per OSHA standards as applicable.

The Contractor is responsible for the verification of all shipments received. Any "external" damage or shortages must be noted on all copies of the bill of lading and one copy is to be retained for your records. Failure to do so will make it impossible for the factory to honor any claim. NO EXCEPTIONS!!!

Norsteel Buildings

DESIGN LOADING

This structure is designed utilizing the loads indicated and applied by the :

ONBC 19

It is the contractor's responsibility to confirm that these loads comply with the requirements of the local building department.

Specific loads : (See structural calculations and foundation reactions.)

<u>21.00</u>	PSF Live Load		
<u>50.16</u>	PSF Ground Snow Load, Rain Load (Sr)	PSF	<u>8.3600</u>
<u>7.52</u>	PSF Wind Load 1/50		
<u>2.000</u>	PSF Dead Load (Metal Bldg. Weight - Purlins, Panels, Etc.)		
<u>3</u>	PSF Collateral Load		
<u>II - Normal</u>	Use Category (I = I)	<u>1.00</u>	

DRAWING INDEX

<u>CS-1</u>	Drawings Cover Sheet
<u>CS-2</u>	Fastener Schedule
<u>E1</u>	Anchor Bolt Plan
<u>E2</u>	Anchor Bolt Details & Notes
<u>E3</u>	Rigid Frame Elevation
<u>E4</u>	Sidewall Framing
<u>E5</u>	Endwall Framing
<u>E6</u>	Roof Framing
<u>E7</u>	Sidewall Sheeting
<u>E8</u>	Endwall Sheeting
<u>E9</u>	Detail Drawings
<u>E10</u>	Detail Drawings

SEISMIC DATA

- 1) Sa(0.2) = 0.11
- 2) Sa(0.5) = 0.077
- 3) Sa(1.0) = 0.05
- 4) Sa(2.0) = 0.025
- 5) PGA = 0.0630
- 6) Seismic Importance Factor: I= 1.00

These Drawings are for :

- ☐ Construction
- ☐ Approval *
- ☒ Permit
- ☐ Anchor Bolts & Reactions
- ☐ Other :

* Approval orders must be released for fabrication within thirty (30) calendar days after the submittal drawings are issued or they will be subject to any current price increases. Special attention should be given in approving dimensions and/or details. Please verify requested dimensions by indicating 'OK'.

CAN/CSA A660 Certificate # RNMNMO

DRAWINGS COVER SHEET

CUSTOMER :

, CANADA

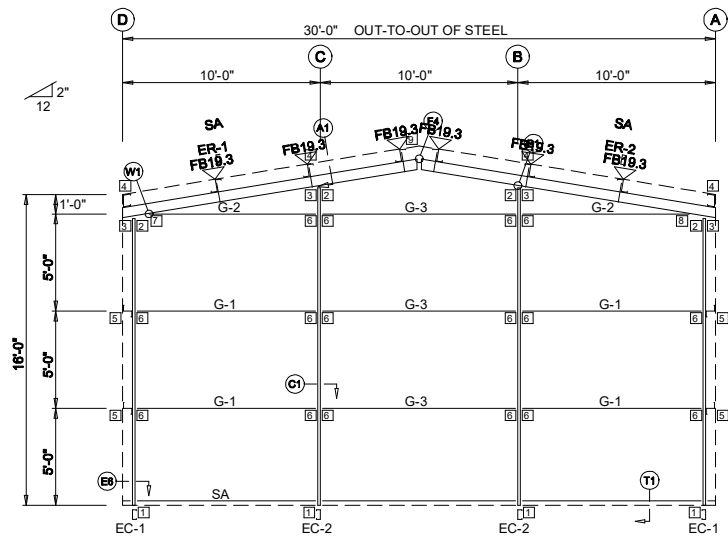
Norsteel Buildings
DLR ADDRESS 1
DLR ADDRESS 2

DSN: MQZ	DWN:	REV:	DRAWINGS COVER SHEET			
DET:	CHK:	REVISIONS				
Engineering Seal This certification covers parts manufactured and delivered by the manufacturer only, and excludes parts such as doors, windows, foundation design and erection of the building. The buyer is responsible for ensuring all specified loads are in compliance with regulatory authorities.		NO.	DATE	Norsteel Buildings DLR ADDRESS 1 DLR ADDRESS 2		
PROFESSIONAL ENGINEER		SCALE:	DATE:	JOB NO:	SHT. NO:	
		NOT TO SCALE	12/ 2/22		CS-1	

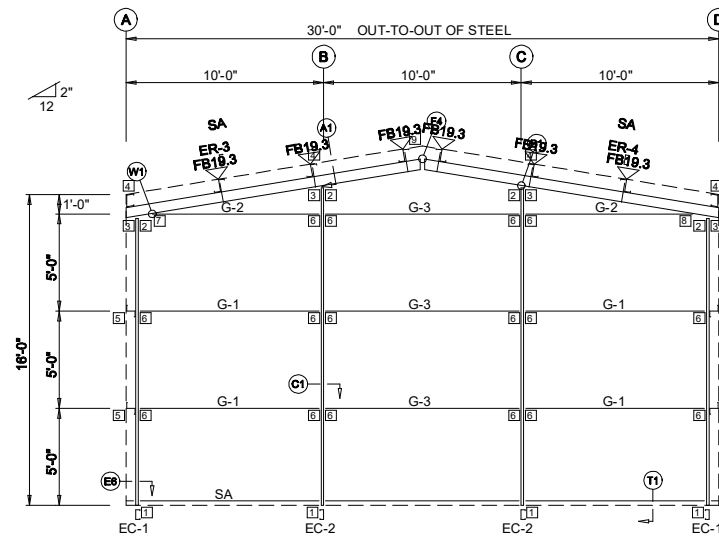
BOLT TABLE FRAME LINE 1 & 5				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	A325T	1/2"	2"
ER-3/ER-4	4	A325T	1/2"	2"
Columns/Raf	8	A325T	1/2"	2"

FLANGE BRACE TABLE FRAME LINE 1 & 5			
▽ ID	QUAN	MARK	LENGTH
1	12	FB19.3	1'-7 1/4"

CONNECTION PLATES FRAME LINE 1 & 5	
□ ID	MARK/PART
1	CLC008
2	CLC081
3	CLC083
4	CLC089
5	CLC061
6	CLC062
7	b2
8	b4
9	CLC122



ENDWALL FRAMING: FRAME LINE 1



ENDWALL FRAMING: FRAME LINE 5

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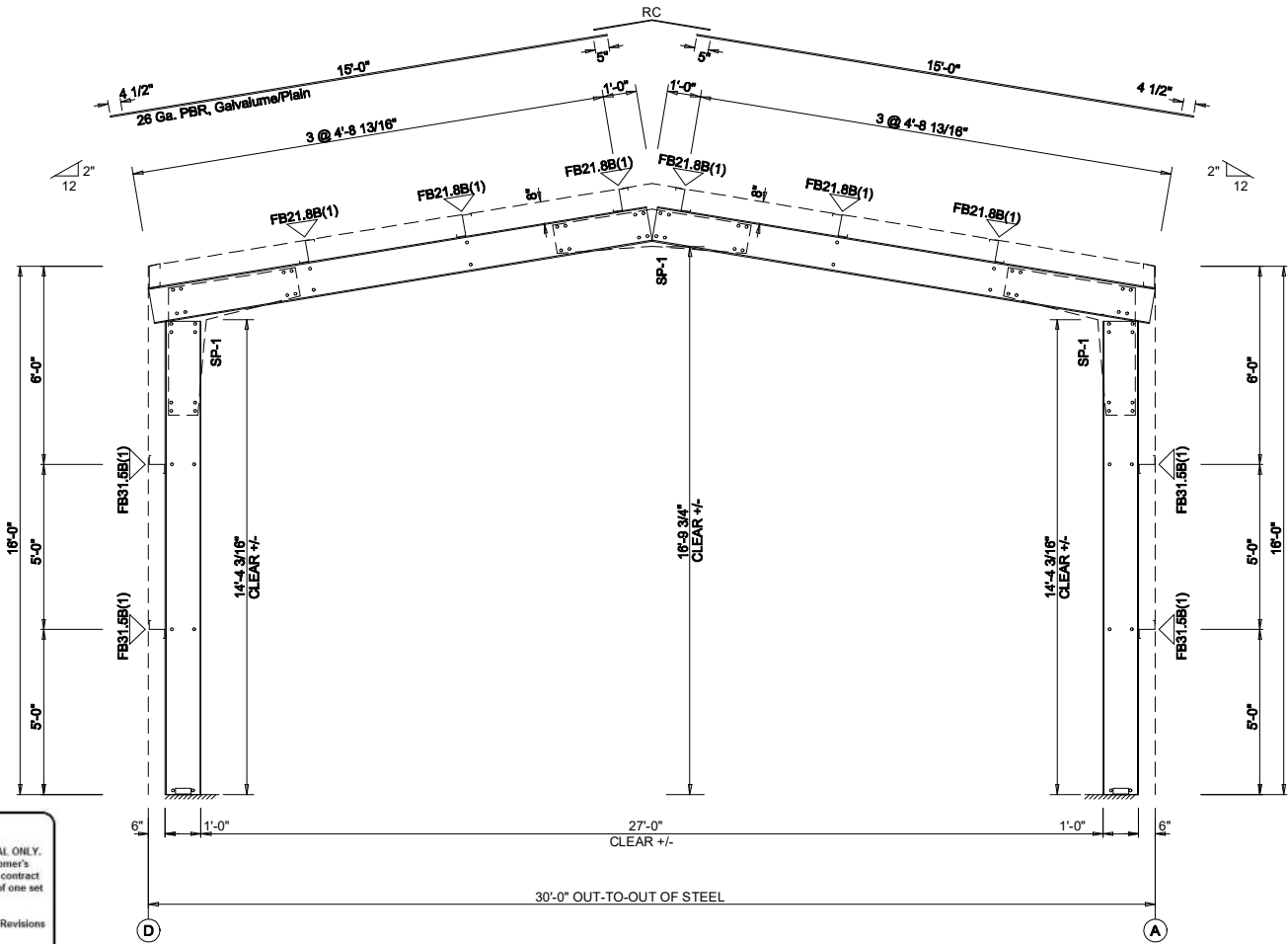
GENERAL NOTES:

MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

Norsteel Buildings		Customer:	
DLR ADDRESS 2			
Drafter: XX	Date: 12/2/22	Designer: MQZ	Date: 12/2/22
Detailer: XX	Date: 12/2/22	Sales ID:	Factory ID:
Checker: XX	Date: 12/2/22		
ENDWALL FRAMING			Sht E of

SPLICE BOLT TABLE						
Mark	Qty Top	Qty Bot	Int	Type	Dia	Length
SP-1	8	8	0	A325	0.500	2.00
SP-1	8	8	0	A325	0.500	2.00

▽ FLANGE BRACES: Both Sides(U.N.)
 FBxxB(1): xx=length(in), (1)=one side
 B - L2X2X10G



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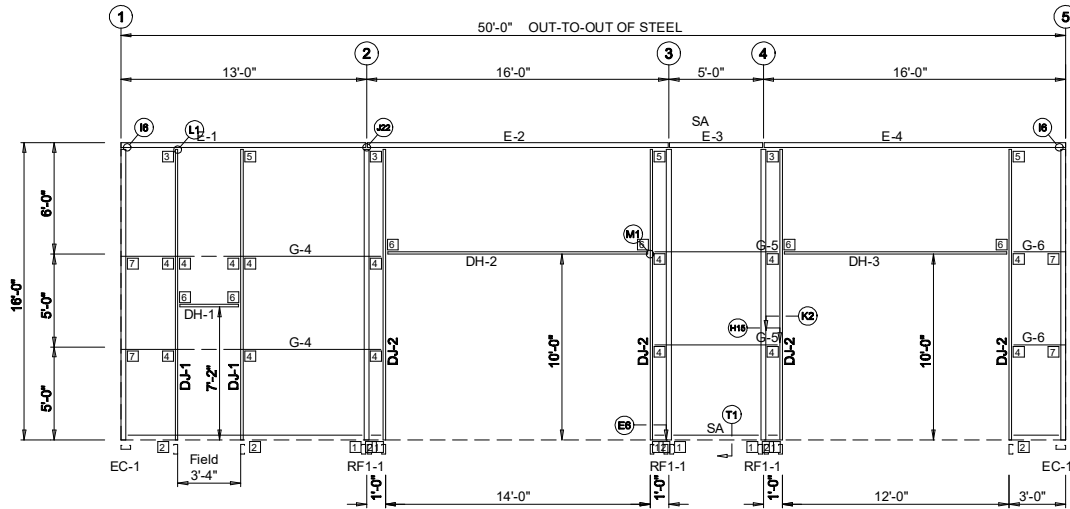
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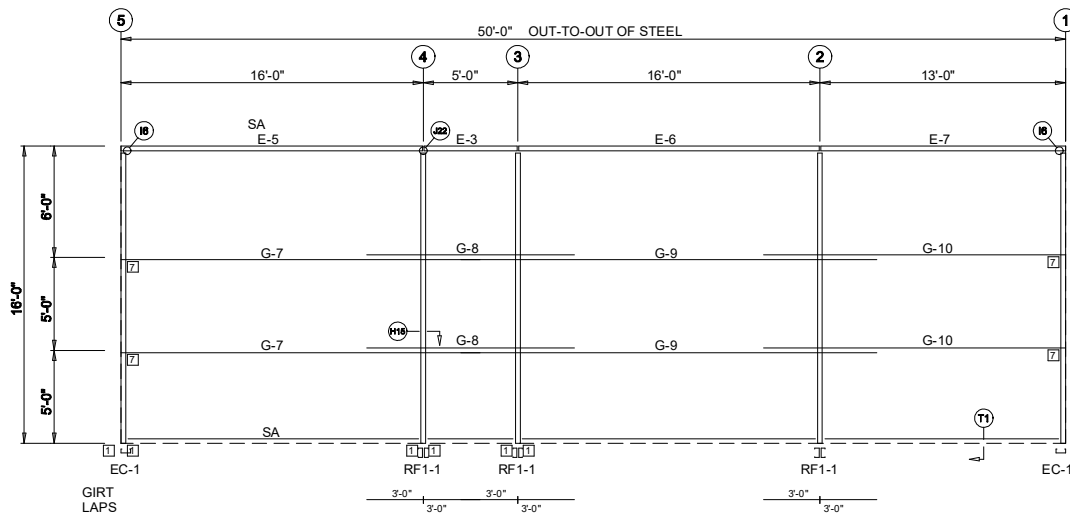
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Detailer: XX	Date: 12/ 2/22	Sales ID:	Factory ID:
Checker: XX	Date: 12/ 2/22		
RIGID FRAME ELEVATION			Sht E of

CONNECTION PLATES FRAME LINE A & D	
ID	MARK/PART
1	CLC001
2	CLC008
3	CLC212
4	CLC062
5	CLC213
6	CLC025
7	CLC061



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL FRAMING: FRAME LINE D

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Norsteel Buildings: _____

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SIDEWALL FRAMING			Sht E of