



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-007-2023**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Frank Mei, agent**, on behalf of **Dun Han Li & Miranda Jing Jing Guo, Owners** 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 767 LOT 54**, is known municipally as **1047 Fern Road**, and is zoned as **"Residential 1 Zone (R1)"**.

**The applicant is proposing to sever a portion of the subject lands for the purpose of creating a new residential lot. The severed lands will have a deficient lot area of 520.203 m<sup>2</sup>. The applicant is seeking relief from Section 4.2(a) of the Zoning By-law which requires a minimum lot area of 600 square metres for serviced R1 zoned properties.**

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, March 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](mailto: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](mailto:planning@innisfil.ca).

Dated: **February 28, 2023**

Toomaj Haghshenas,  
Secretary-Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1 – PLAN OF SURVEY OF**  
**LOT 54**  
**REGISTERED PLAN 767**  
**GEOGRAPHIC TOWNSHIP OF INNISFIL**  
**TOWN OF INNISFIL**  
**COUNTRY OF SIMCOE**

SCALE 1:200



MANDARIN SURVEYORS LIMITED, O.L.S. ©

**METRIC**

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

**LEGEND**

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- RP DENOTES REGISTERED PLAN 767
- P1 DENOTES PLAN OF SURVEY BY R.G. McKIBBON, O.L.S.  
DATED FEBRUARY 7, 1978
- P2 DENOTES PLAN 51R-38070
- P3 DENOTES PLAN 51R-17427
- P4 DENOTES PLAN OF SURVEY BY CDN LAND SURVEYORS INC., O.L.S.  
DATED JULY 6, 2011
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- M DENOTES MEASURED
- N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
- B.F. DENOTES BOARD FENCE
- 1043 DENOTES W. DOUGLAS SMITH LTD., O.L.S.
- 1390 DENOTES PAUL ROBERT KITCHEN SURVEYING LTD., O.L.S.
- OU DENOTES ORIGIN UNKNOWN
- NI DENOTES NOT IDENTIFIABLE
- D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
- CONC. DENOTES CONCRETE
- OHW DENOTES OVERHEAD WIRES
- U.P. DENOTES UTILITY POLE
- W.V. DENOTES WATER VALVE
- M.H. DENOTES MAN HOLE
- C.B. DENOTES CATCH BASIN
- ☼ DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2190735



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

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

BEARINGS ARE U.T.M. GRID, DERIVED FROM OBSERVED REFERENCE POINTS A  
AND B, BY REAL TIME NETWORK (POWERNET) OBSERVATIONS, U.T.M. ZONE 17,  
NAD83 (CSRS)

**BENCHMARK NOTE**

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWN  
OF INNISFIL BENCHMARK No.00131U463S, HAVING AN ELEVATION OF 294.399 METRE  
DATUM: CGVD28:PRE78. CHURCHILL UNITED CHURCH, TABLET IN NORTH STONE  
FOUNDATION WALL OF TOWER, 23 CM FROM NORTHWEST CORNER AND 1.62 M  
BELOW BRICKWORK.

**PART 2 (SURVEY REPORT)**

- REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.
- ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND  
THE SOUTHERLY LIMITS OF THE SUBJECT PROPERTY.  
NOTE ALSO THE LOCATION OF OVERHEAD WIRE.
- THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR LI, DUN H AND THE UNDERSIGNED  
ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE  
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 1st DAY OF APRIL, 2022

MAY 1, 2022  
DATE

Z. ZENG

ONTARIO LAND SURVEYOR



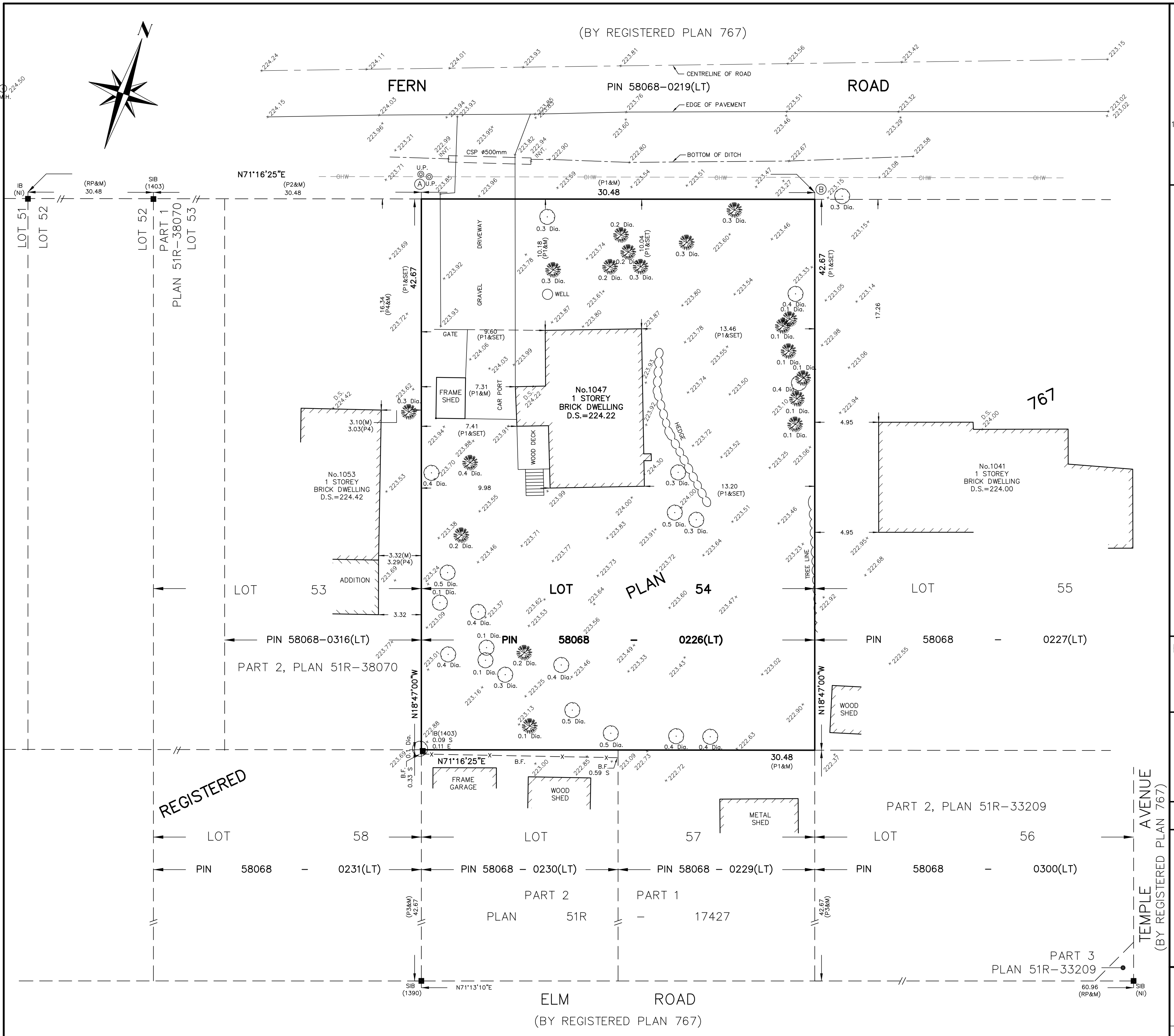
**MANDARIN SURVEYORS LIMITED**  
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR  
WWW.MANDARINSURVEYOR.COM

2400 MIDLAND AVENUE #121 PHONE: (647)430-1366 FAX: (647)799-4068  
TORONTO, ONTARIO, M1S 1X7 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

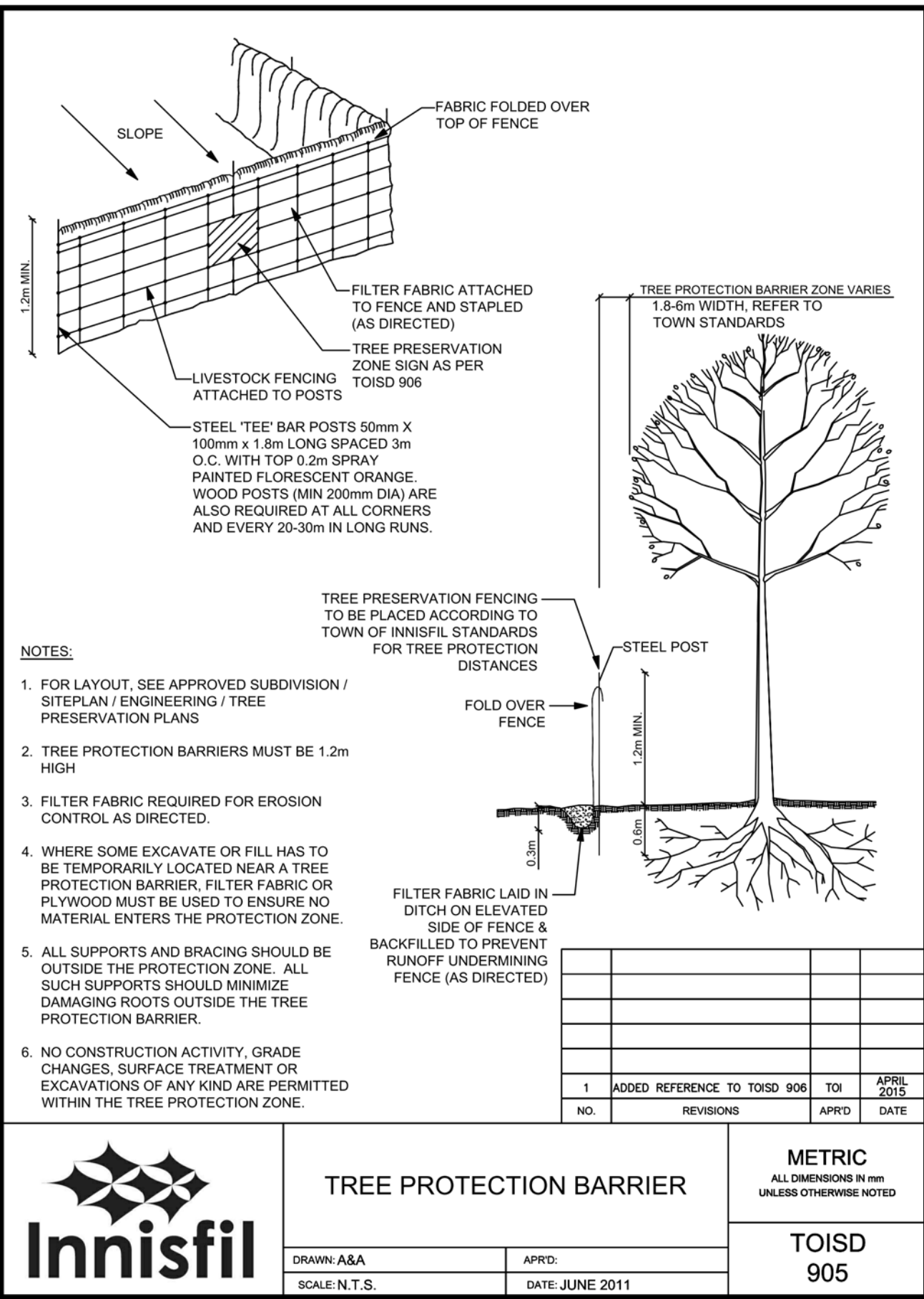
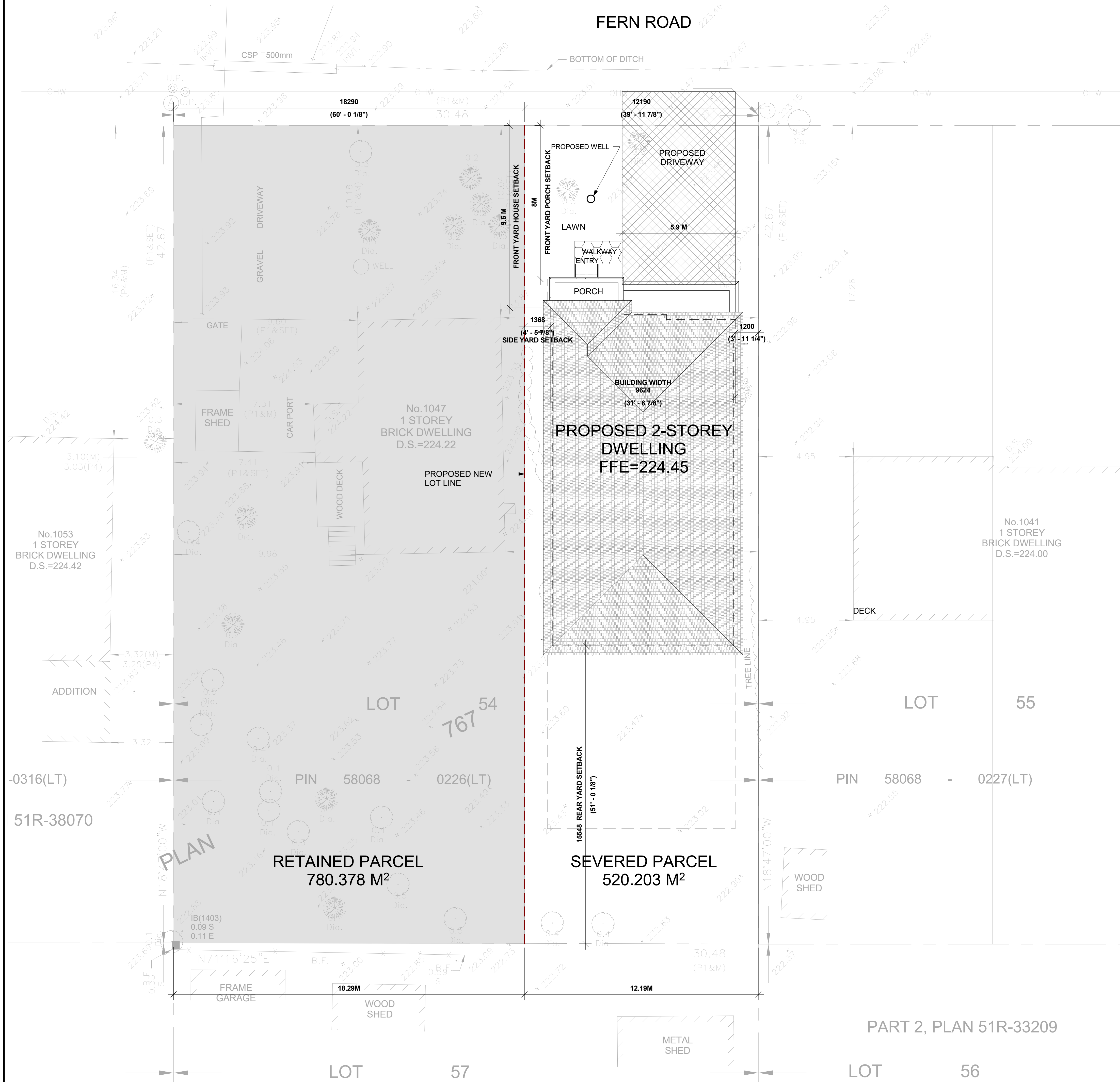
SURVEY BY: S.Z.

CAD No: 22-108SRPR

JOB No: 2022-108







SITE STATISTICS	
ZONING: RESIDENTIAL R1	
ORIGINAL PROPERTY AREA:	1,300.581 M <sup>2</sup>
RETAINED PARCEL AREA:	780.378 M <sup>2</sup>
SEVERED PARCEL AREA:	520.203 M <sup>2</sup>
MAX. LOT COVERAGE:	35%
MIN. FRONT YARD SETBACK:	8 M
MIN. REAR YARD SETBACK:	6 M
MIN. INTERIOR SIDE YARD SETBACK:	1.2 M
PROPOSED FRONT YARD SETBACK:	8 M
PROPOSED REAR YARD SETBACK:	15.55 M
PROPOSED INTERIOR SIDE (EAST) YARD SETBACK:	1.2 M
PROPOSED INTERIOR SIDE (WEST) YARD SETBACK:	1.368 M
PROPOSED GROUND FLOOR FOOTPRINT:	174.102 M <sup>2</sup>
PROPOSED GROUND FLOOR GARAGE:	32.97 M <sup>2</sup>
PROPOSED GROUND FLOOR GFA:	141.132 M <sup>2</sup>
PROPOSED SECOND FLOOR GFA:	156.965 M <sup>2</sup>
PROPOSED TOTAL GFA:	298.097 M <sup>2</sup>
PROPOSED COVERAGE:	33.47%

MEI ASSOCIATES ARCHITECTS

7250 Keele Street, Unit 191, Concord, Ontario L4K 1Z8  
T: 416-953-0606 E: info@mei-associates.com

Key Map

Project Title

**LI'S RESIDENCE LOT SEVERANCE**

1047 FERN ROAD  
INNISFIL, ONTARIO L9S 4R7

Sheet Title

**SITE PLAN**

Seal

Ontario Association of Architects  
FRANK YI MEI  
LICENCE 6201

North

Scale: As indicated

Date: 02/16/22

Drawn By: CT

Checked by: FM

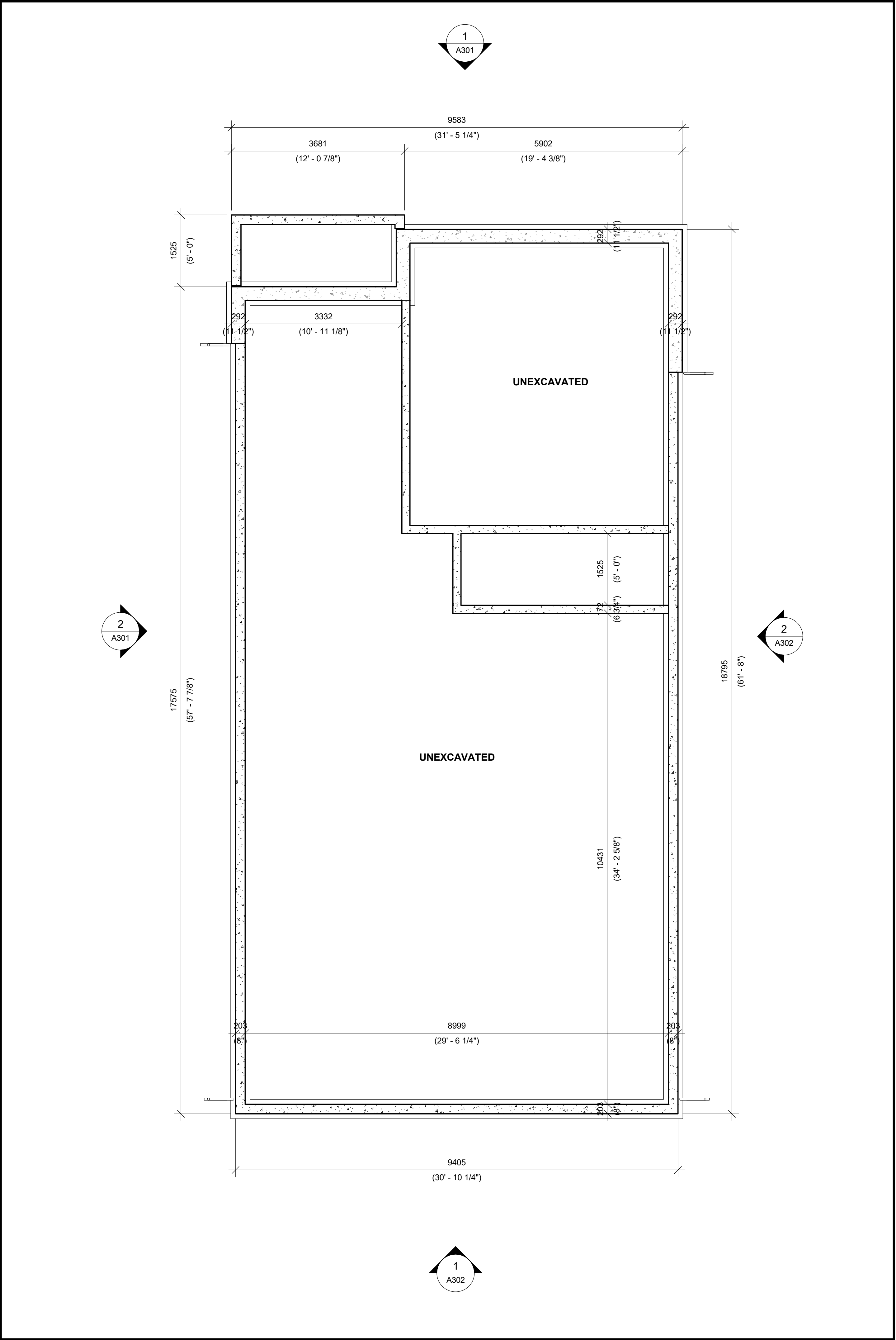
Project No: 22011

Revision:

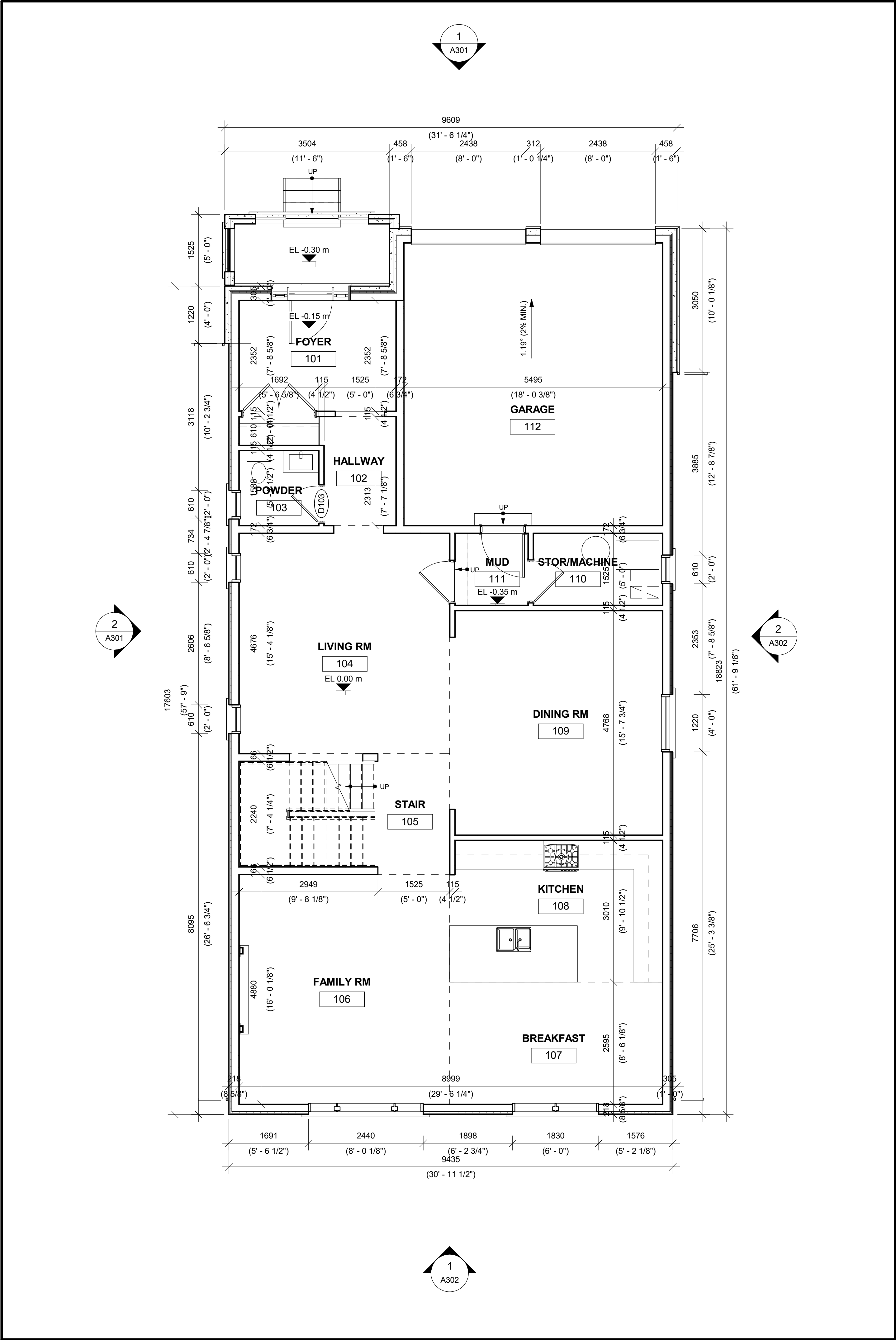
Sheet Number:

**A101**





1 FOUNDATION PLAN  
A201 Scale: 1 : 50



2 GROUND FLOOR PLAN  
A201 Scale: 1 : 50

Architect

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T: 416-953-0606 E: info@mei-associates.com

Key Map

No.	Date	Description
3	2023-02-06	ISSUED FOR MINOR VARIANCE
2	2022-12-27	ISSUED FOR CLIENT REVIEW
1	2022-12-05	ISSUED FOR CLIENT REVIEW

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Project Title

L'I'S RESIDENCE LOT SEVERANCE

1047 FERN ROAD  
INNISFIL, ONTARIO L9S 4R7

Sheet Title

FOUNDATION PLAN & GROUND FLOOR PLAN

Seal

North

Scale: 1 : 50

Date: 02/11/2022

Drawn By: CT

Checked by: FM

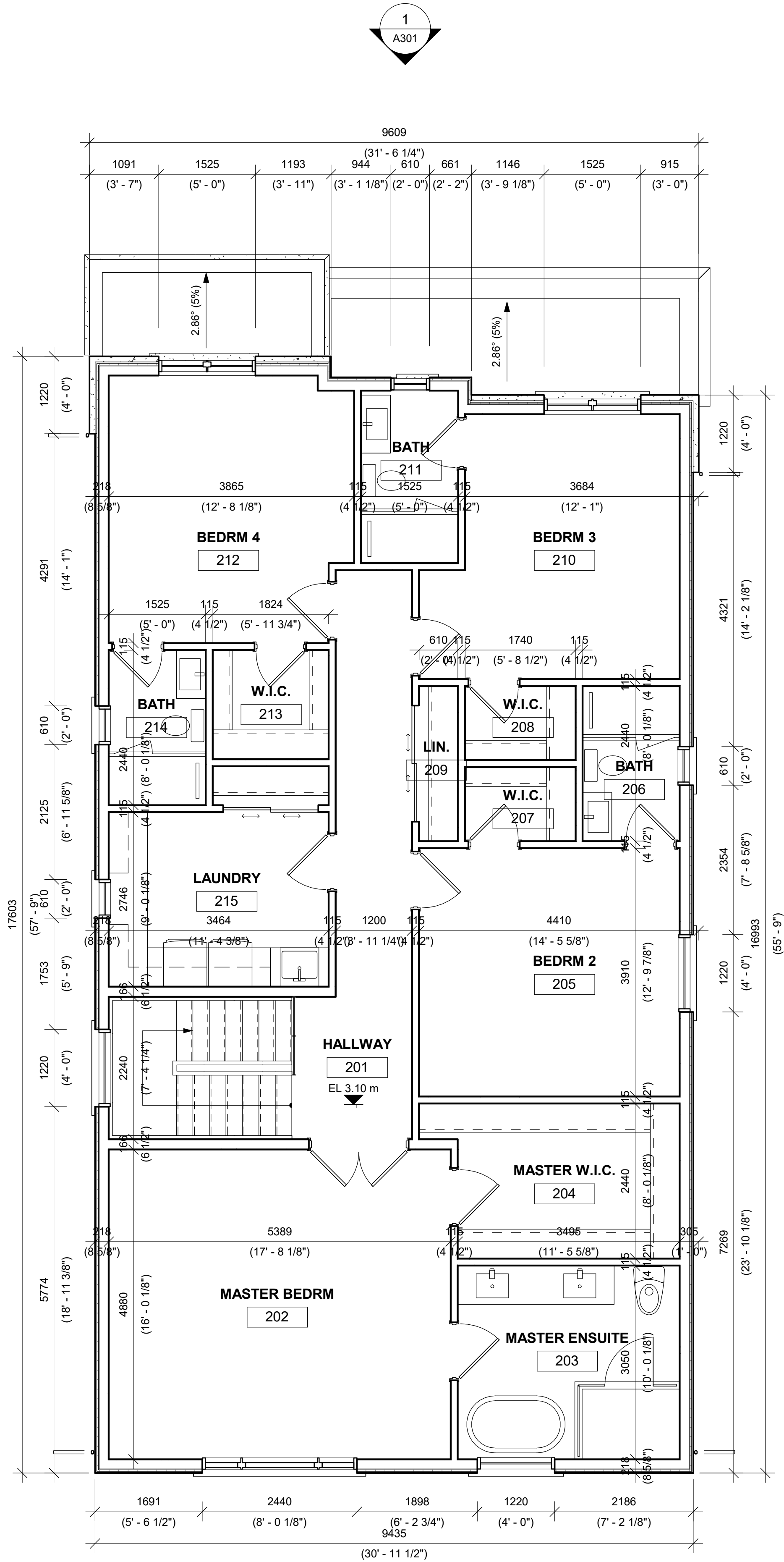
Project No: 22011

Revision:

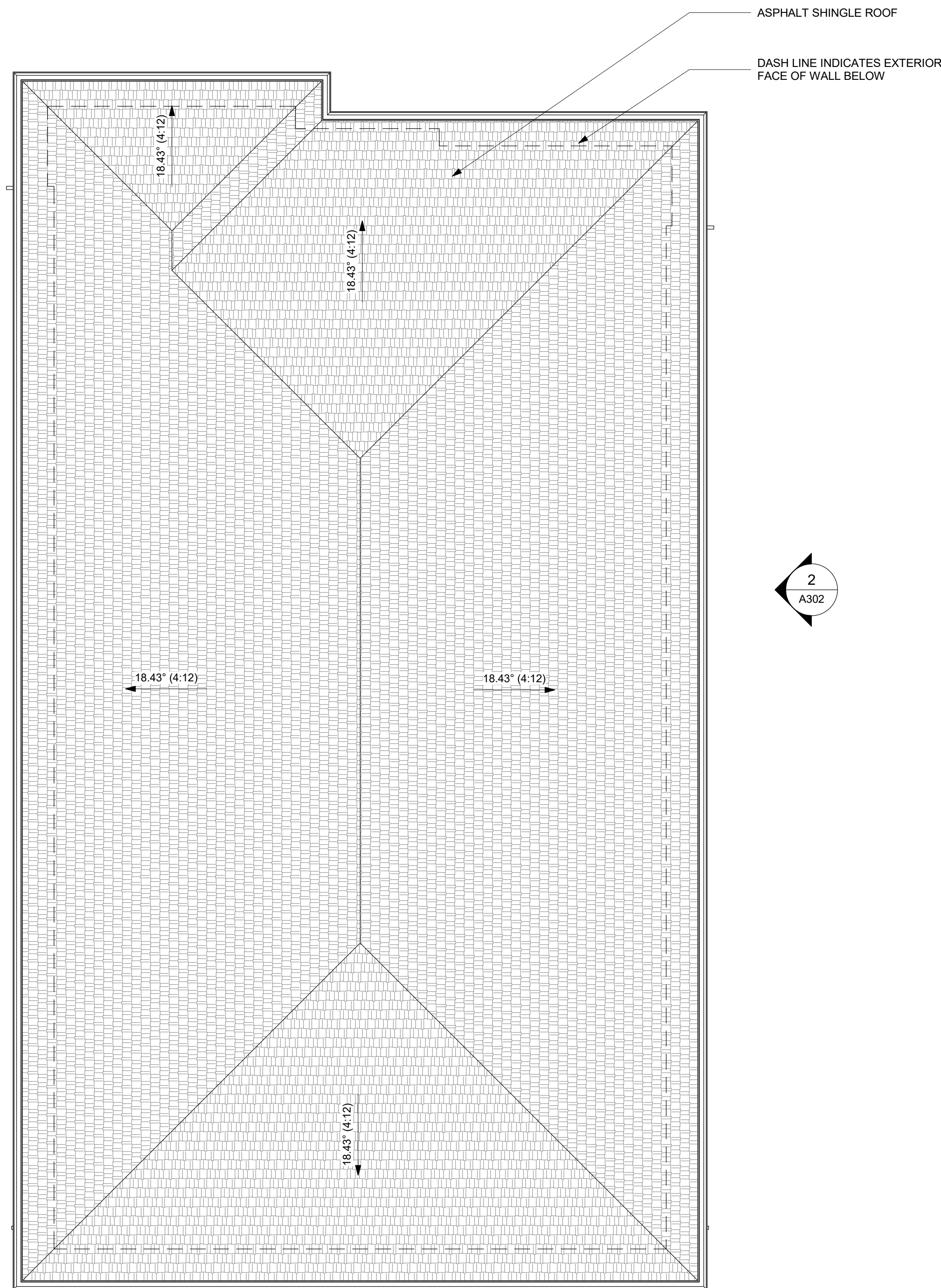
Sheet Number:

A201





1 2ND FLOOR PLAN  
A202 Scale: 1 : 50



2 ROOF PLAN  
A202 Scale: 1 : 50

Architect

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Key Map

No.	Date	Description
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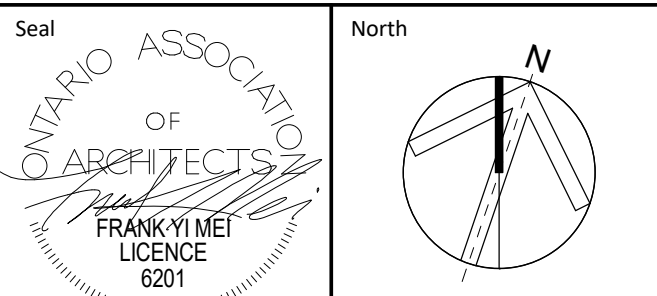
Project Title

**L'I'S RESIDENCE LOT SEVERANCE**

1047 FERN ROAD  
INNISFIL, ONTARIO L9S 4R7

Sheet Title

**SECOND FLOOR PLAN & ROOF PLAN**



Scale: 1 : 50 Date: 02/11/2022

Drawn By: CT Checked by: FM

Project No: 22011 Revision:

Sheet Number:

**A202**







