



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-008-2023**

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 frontage of 12.19 m. The applicant is seeking relief from Section 4.2(a) of the Zoning By-law which requires a minimum lot frontage of 15 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.

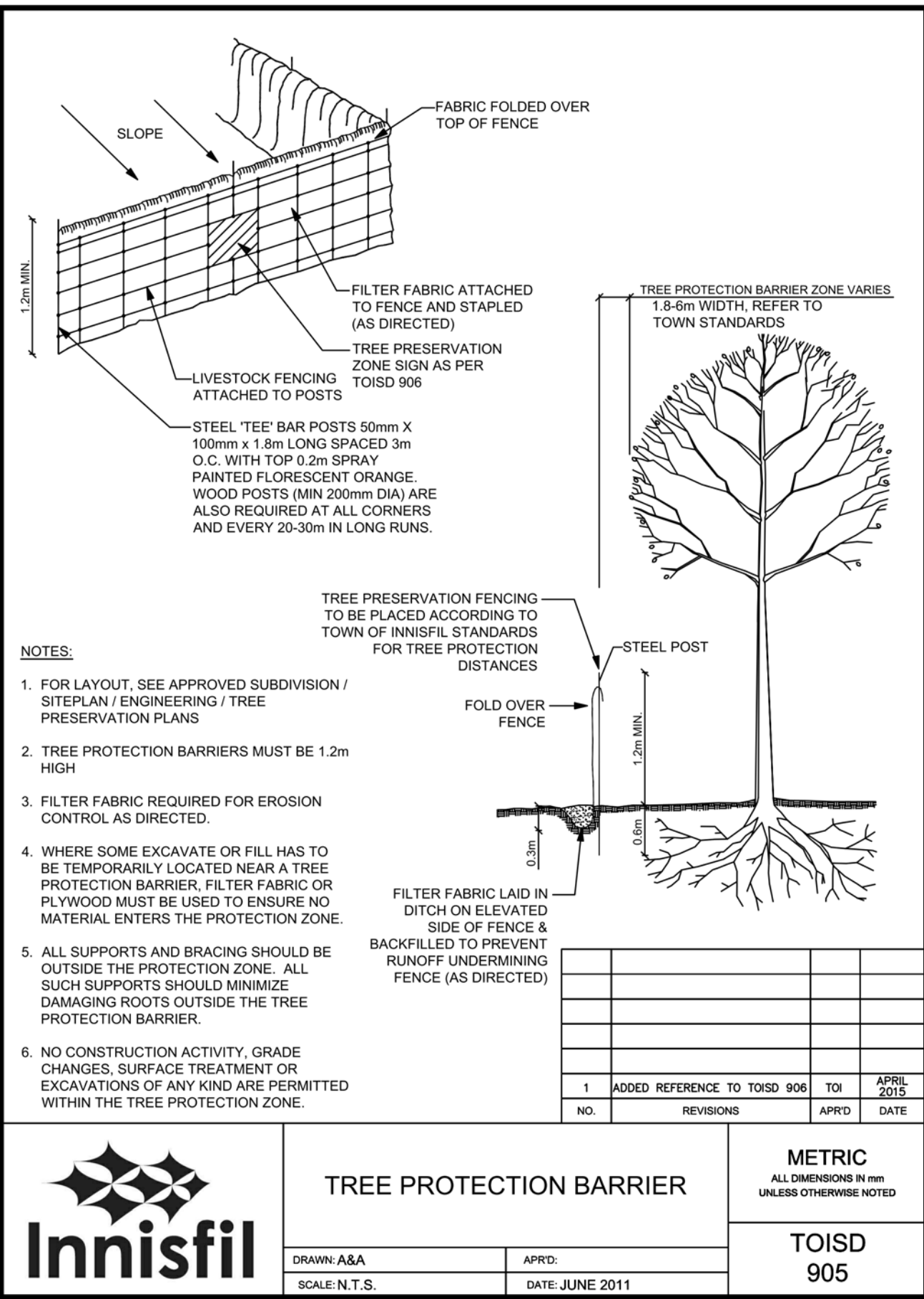
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **February 28, 2023**

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



SITE STATISTICS	
ZONING: RESIDENTIAL R1	
ORIGINAL PROPERTY AREA:	1,300.581 M ²
RETAINED PARCEL AREA:	780.378 M ²
SEVERED PARCEL AREA:	520.203 M ²
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 ²
PROPOSED GROUND FLOOR GARAGE:	32.97 M ²
PROPOSED GROUND FLOOR GFA:	141.132 M ²
PROPOSED SECOND FLOOR GFA:	156.965 M ²
PROPOSED TOTAL GFA:	298.097 M ²
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

North

Scale: As indicated

Date: 02/16/22

Drawn By: CT

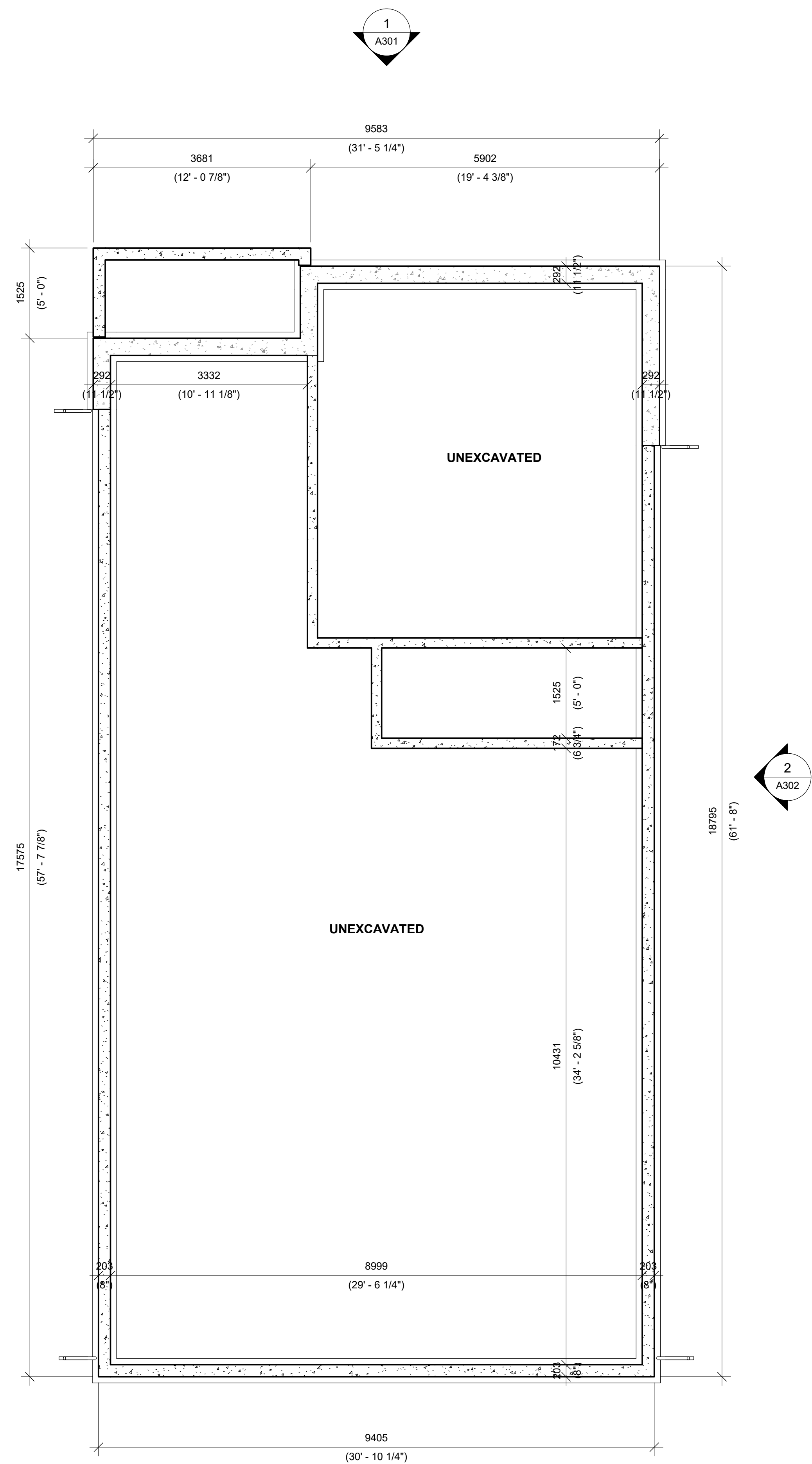
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Project No: 22011

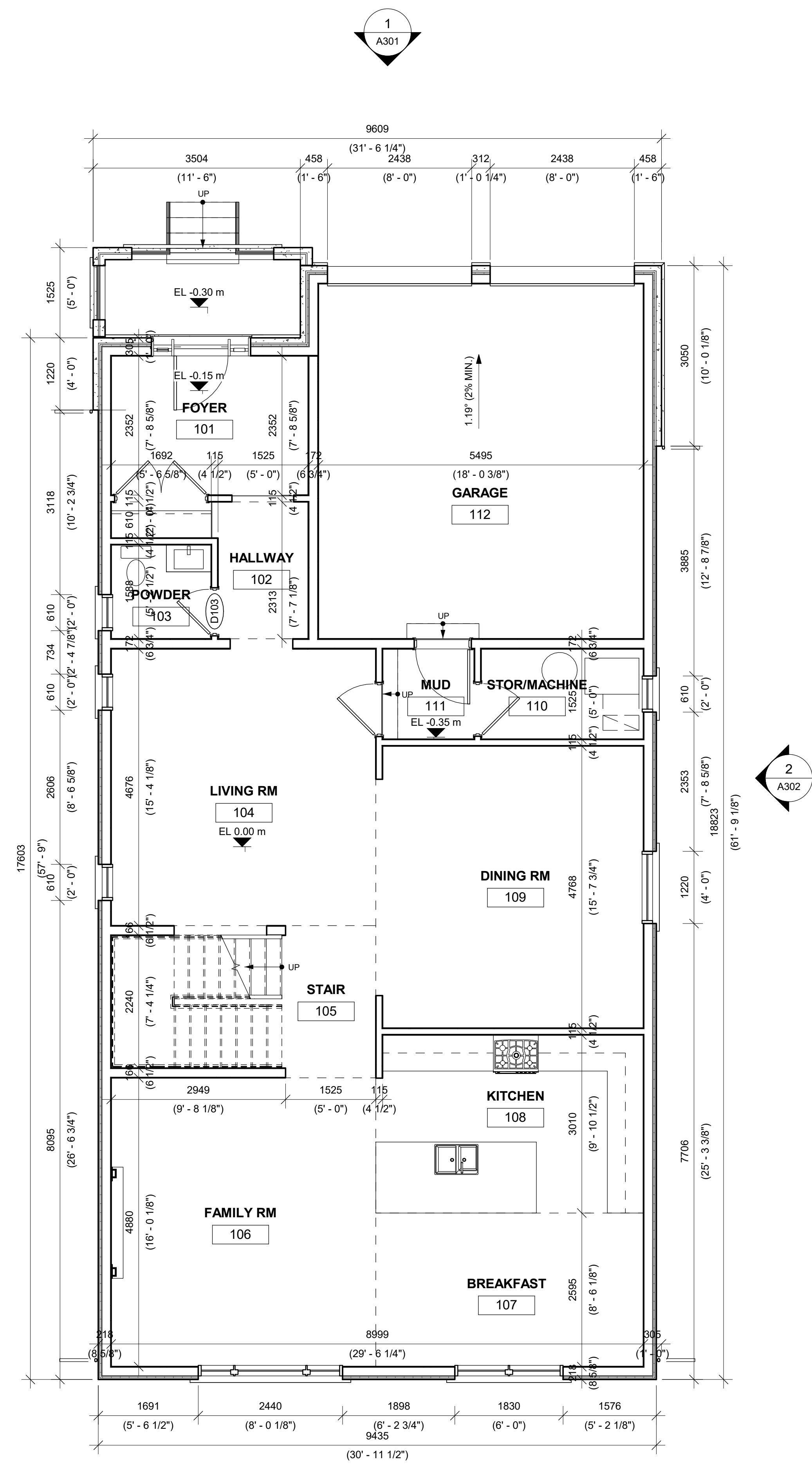
Revision:

Sheet Number:

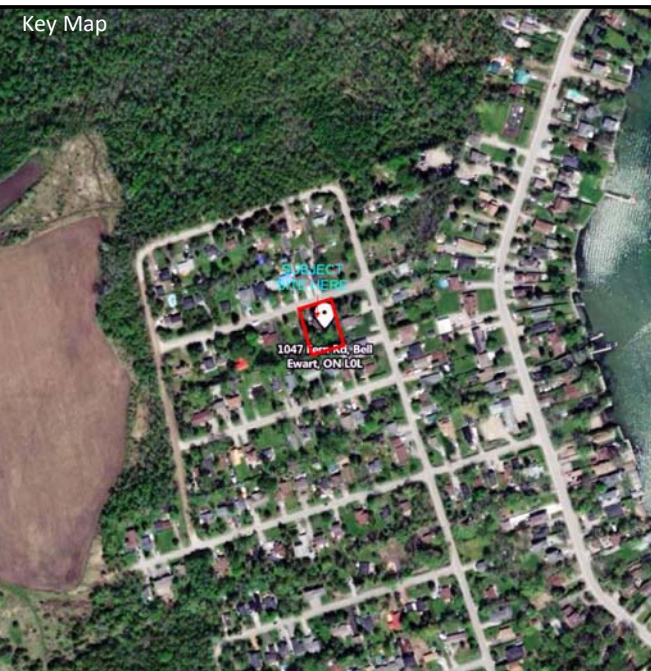
A101



1 FOUNDATION PLAN
A201 Scale: 1 : 50



2 GROUND FLOOR PLAN
A201 Scale: 1 : 50



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

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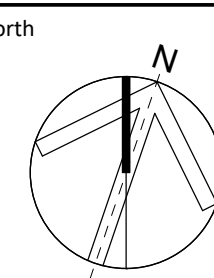
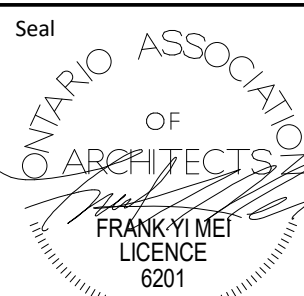
Project Title

LI'S RESIDENCE LOT SEVERANCE

1047 FERN ROAD
INNISFIL, ONTARIO L9S 4R7

Sheet Title

FOUNDATION PLAN & GROUND FLOOR PLAN



Scale: 1 : 50

Date: 02/11/2022

Drawn By: CT

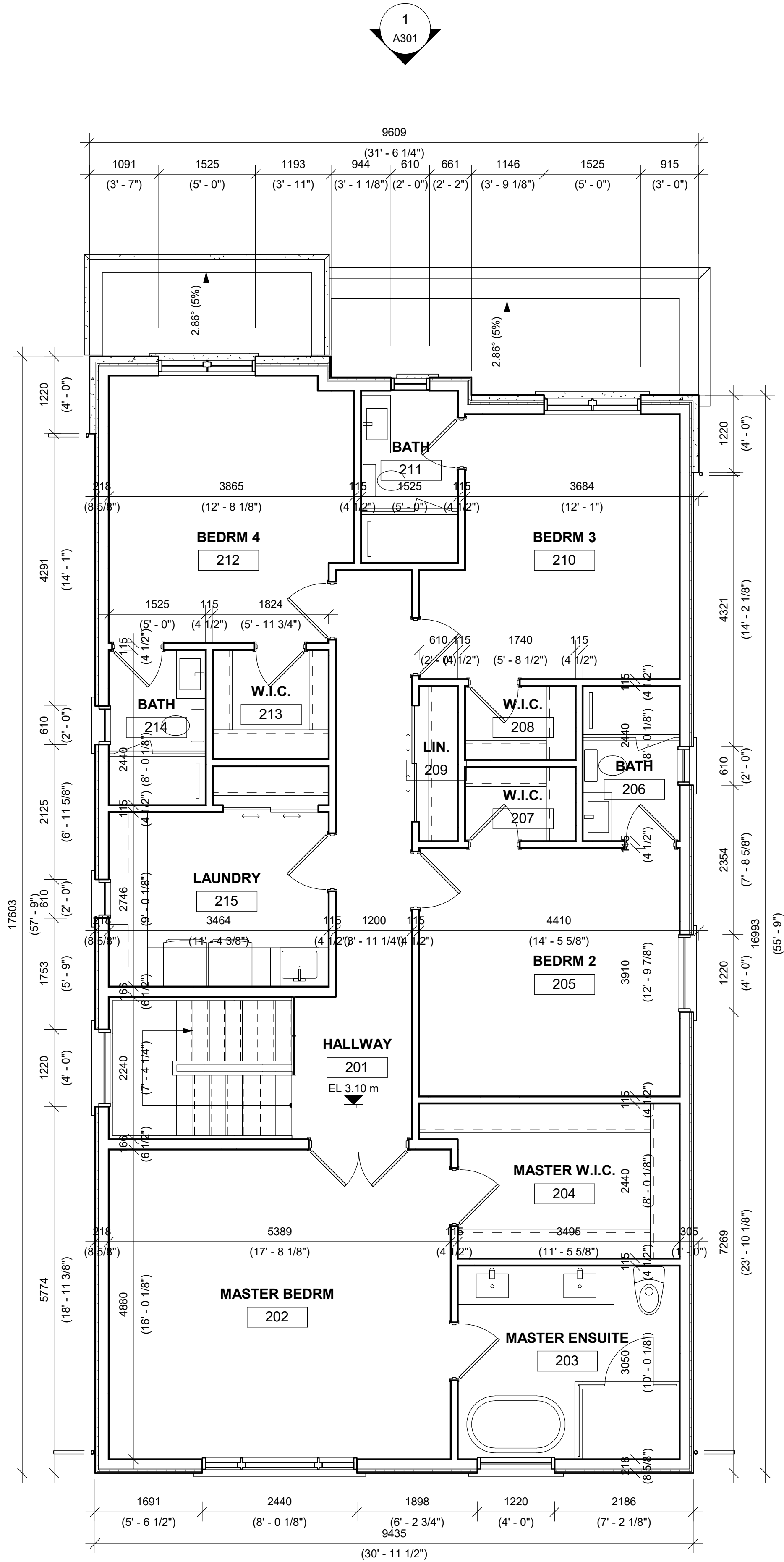
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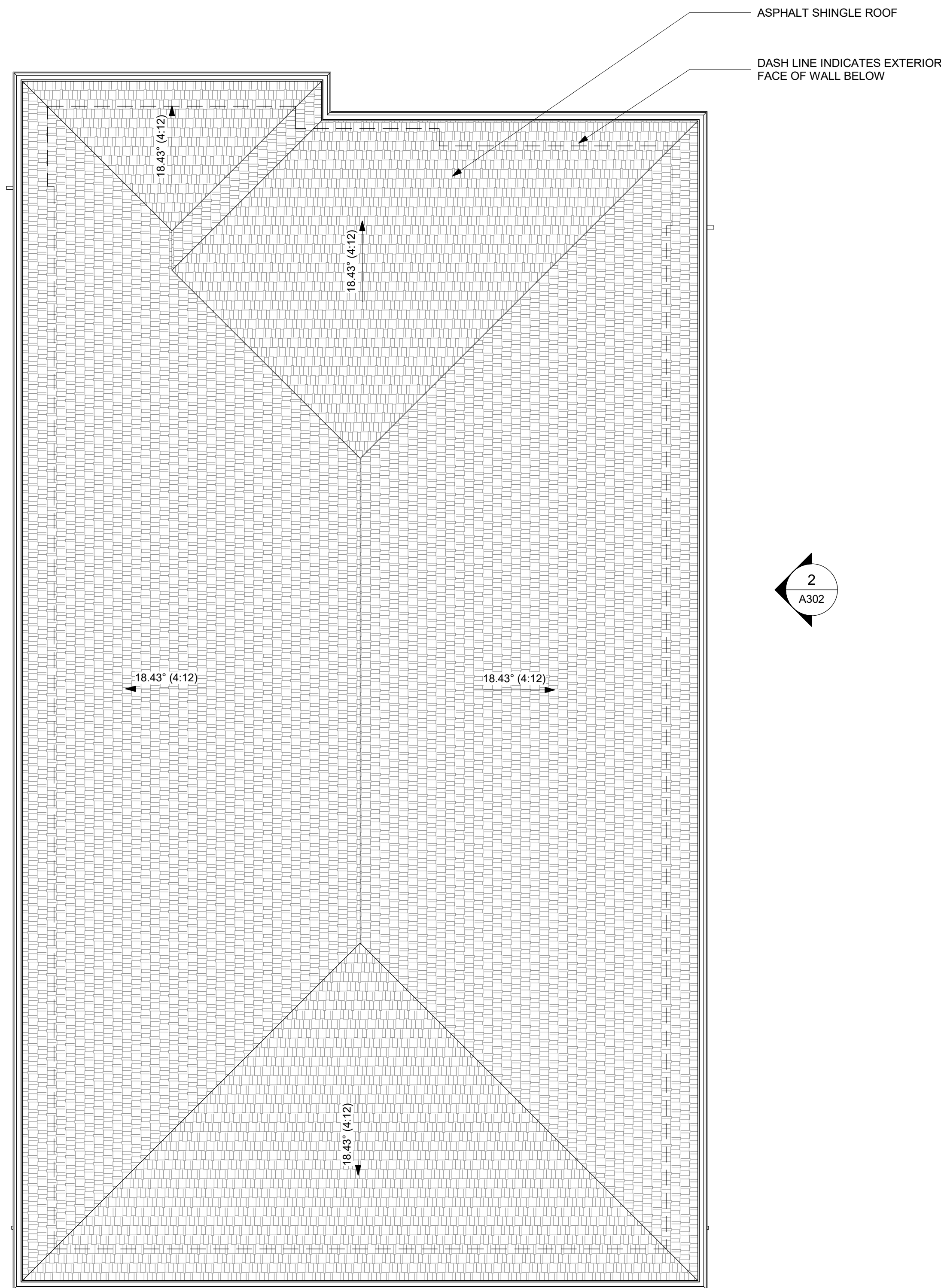
Revision:

Sheet Number

A201



1 2ND FLOOR PLAN
A202 Scale: 1 : 50



2 ROOF PLAN
A202 Scale: 1 : 50

Architect

MEI ASSOCIATES ARCHITECTS

7250 Keele Street, Unit 191, Concord, Ontario L4K 1Z8
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Key Map

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

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Project Title

LI'S RESIDENCE LOT SEVERANCE

1047 FERN ROAD
INNISFIL, ONTARIO L9S 4R7

Sheet Title

SECOND FLOOR PLAN & ROOF PLAN

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
FRANK YI MEI
LICENCE 6201

North

Scale: 1 : 50

Date: 02/11/2022

Drawn By: CT

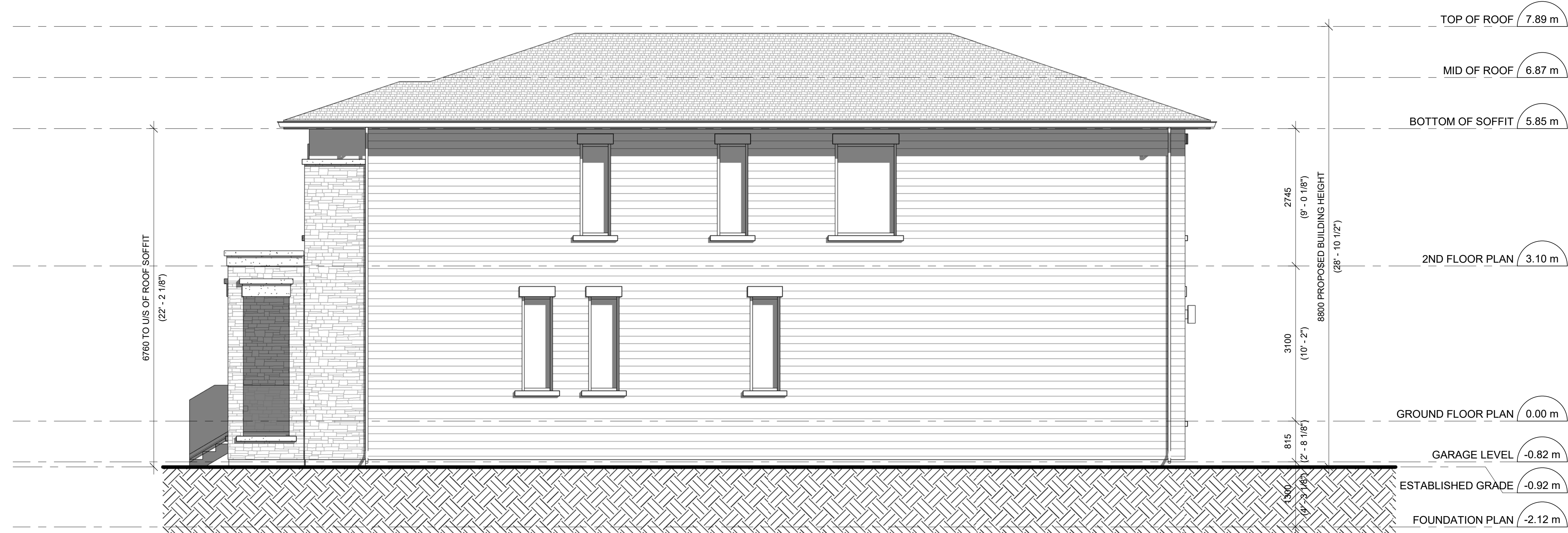
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Project No: 22011

Revision:

Sheet Number:

A202



A301

