



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-004-2023**

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 consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property for residential purposes.

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 proposed lot area of 520.203 m². The retained lands will have a proposed lot area of 780.378 m².

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 consent, 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 Haghsheenas,
Secretary Treasurer
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
10m 5 0 10 METRES

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:

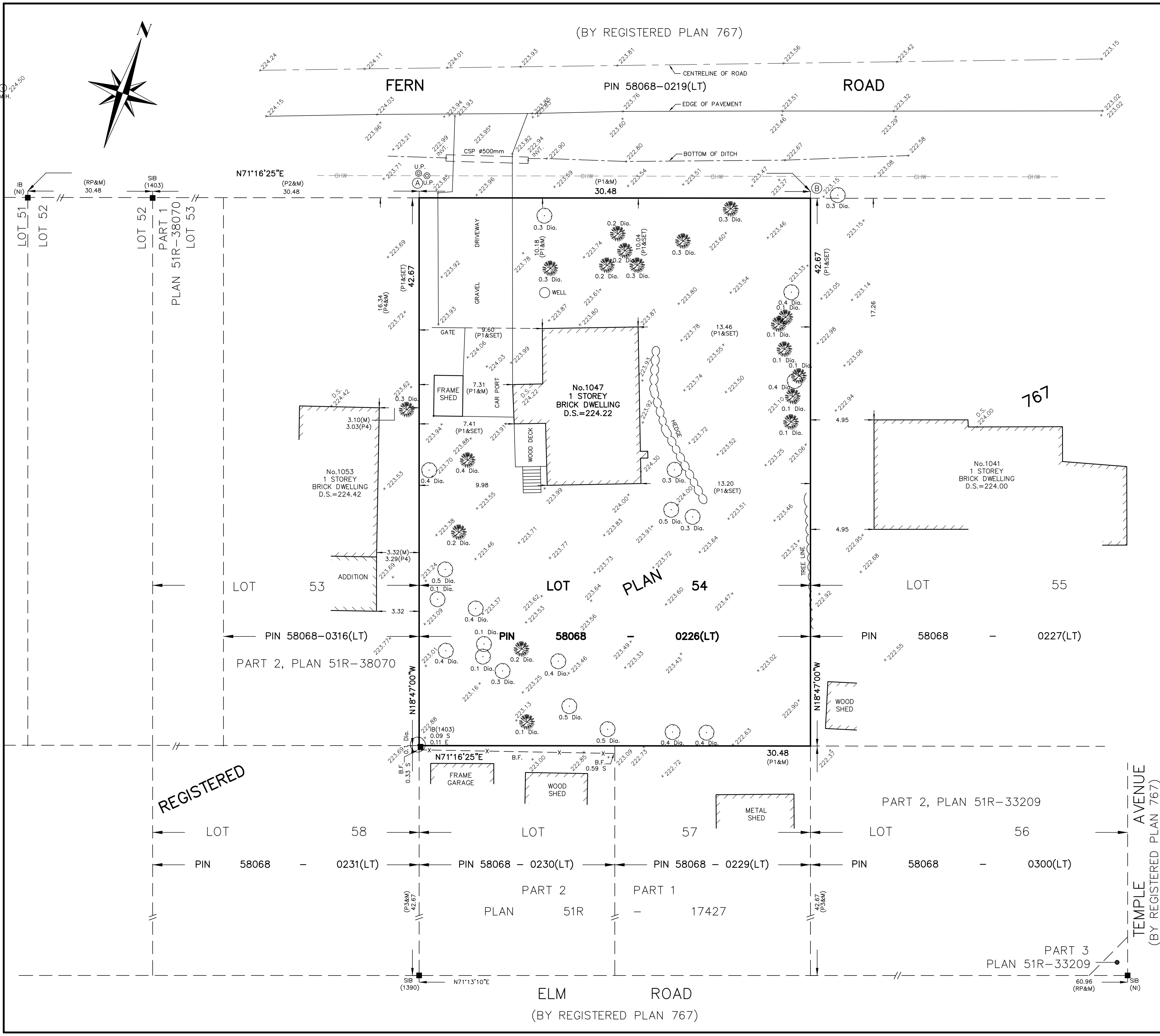
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 1st DAY OF APRIL, 2022

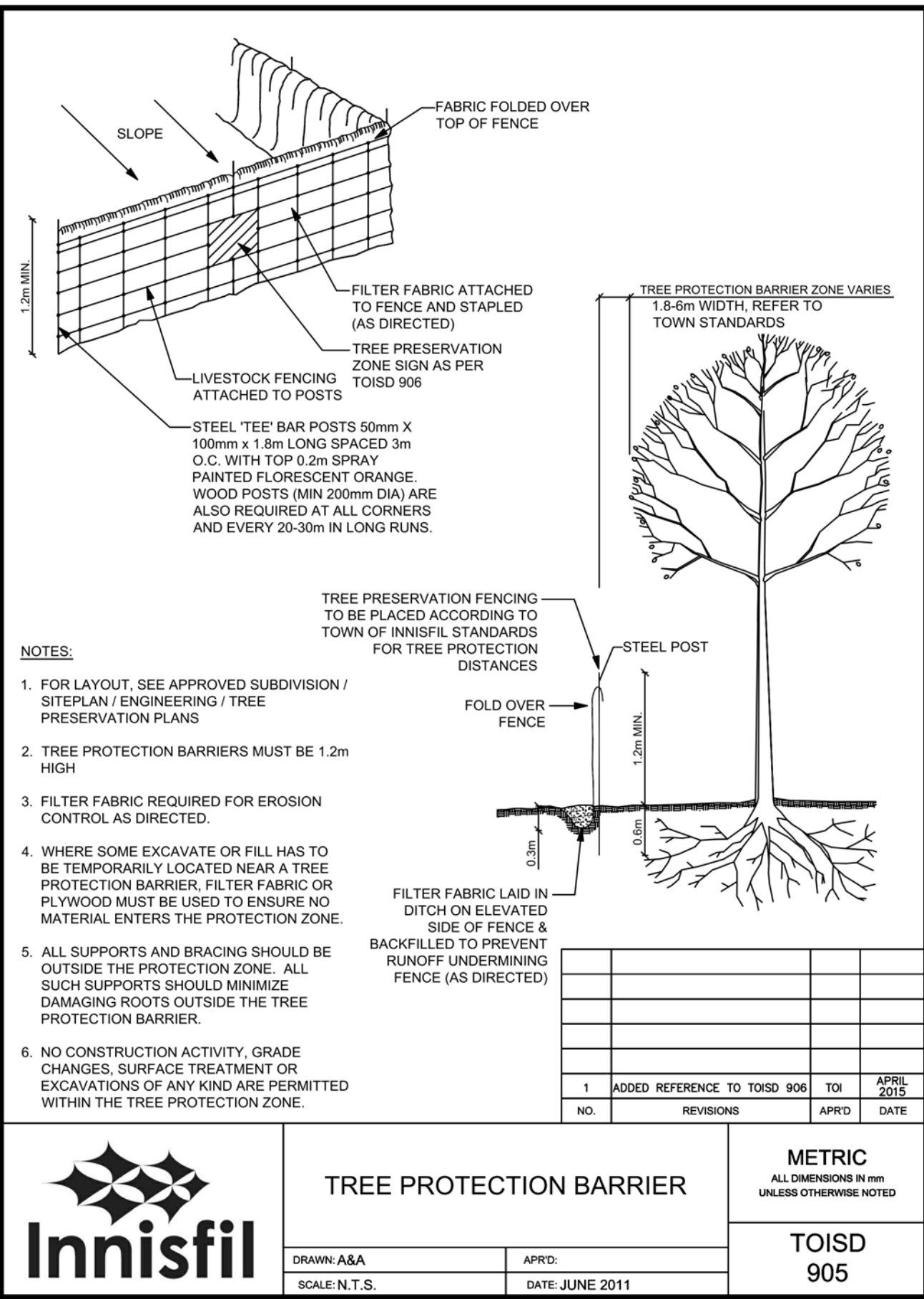
MAY 1, 2022
DATE

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 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

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

Copyright:
Any reproduction or distribution for any purpose other than authorized by Mei Associates Inc. is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and Mei Associates Inc. shall be informed of any variations from the dimensions and conditions shown on the drawing. Drawings shall not be used for construction purposes unless indicated as issued for Construction, sealed and signed by the Architect.

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

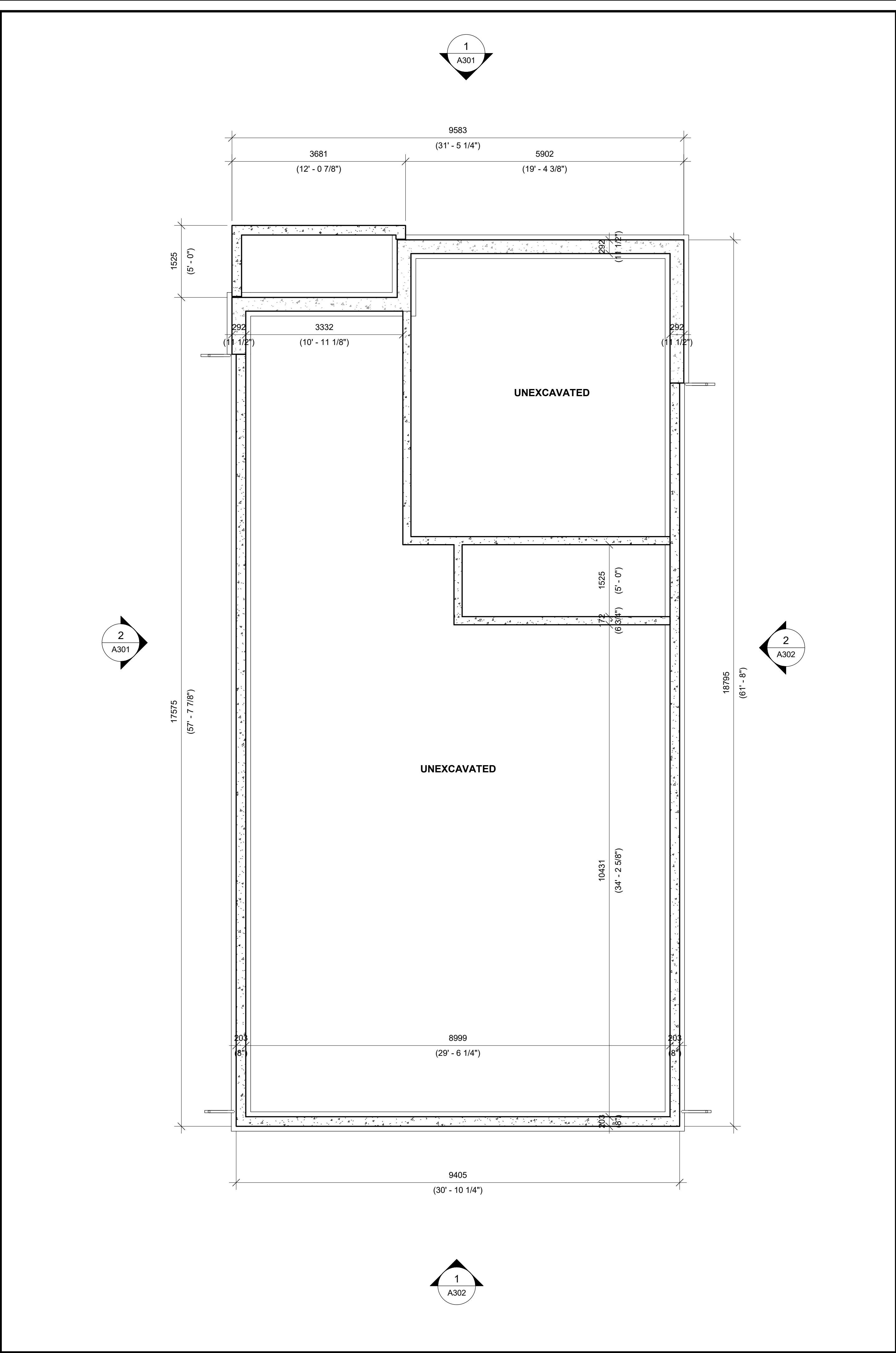
Checked by: FM

Project No: 22011

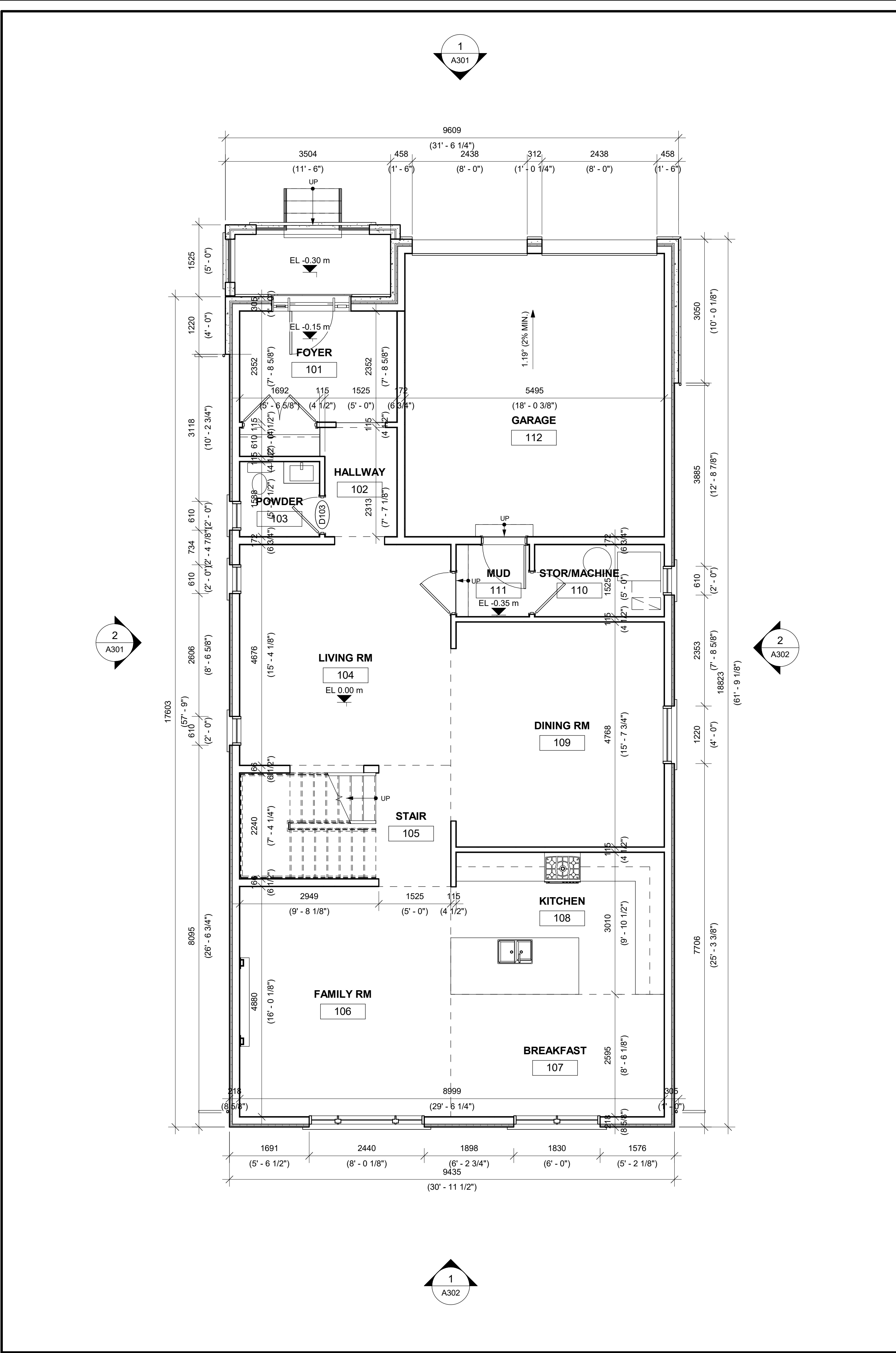
Revision:

Sheet Number:

A101



1 FOUNDATION PLAN
A201 Scale: 1 : 50



2 GROUND FLOOR PLAN
A201 Scale: 1 : 50

Architect

MEI ASSOCIATES ARCHITECTS

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

Copyright:

Any reproduction or distribution for any purpose other than authorized by Mei Associates Inc. is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and Mei Associates Inc. shall be informed of any variations from the dimensions and conditions shown on the drawing. Drawings shall not be used for construction purposes unless indicated as issued for Construction, sealed and signed by the Architect.

Project Title

LI'S RESIDENCE LOT SEVERANCE

1047 FERN ROAD
INNISFIL, ONTARIO L9S 4R7

Sheet Title

FOUNDATION PLAN & GROUND FLOOR PLAN

Seal

ONTARIO ASSOCIATION OF ARCHITECTS
FRANK V. MEI
LICENCE 6201

North

Scale: 1 : 50

Date: 02/11/2022

Drawn By: CT

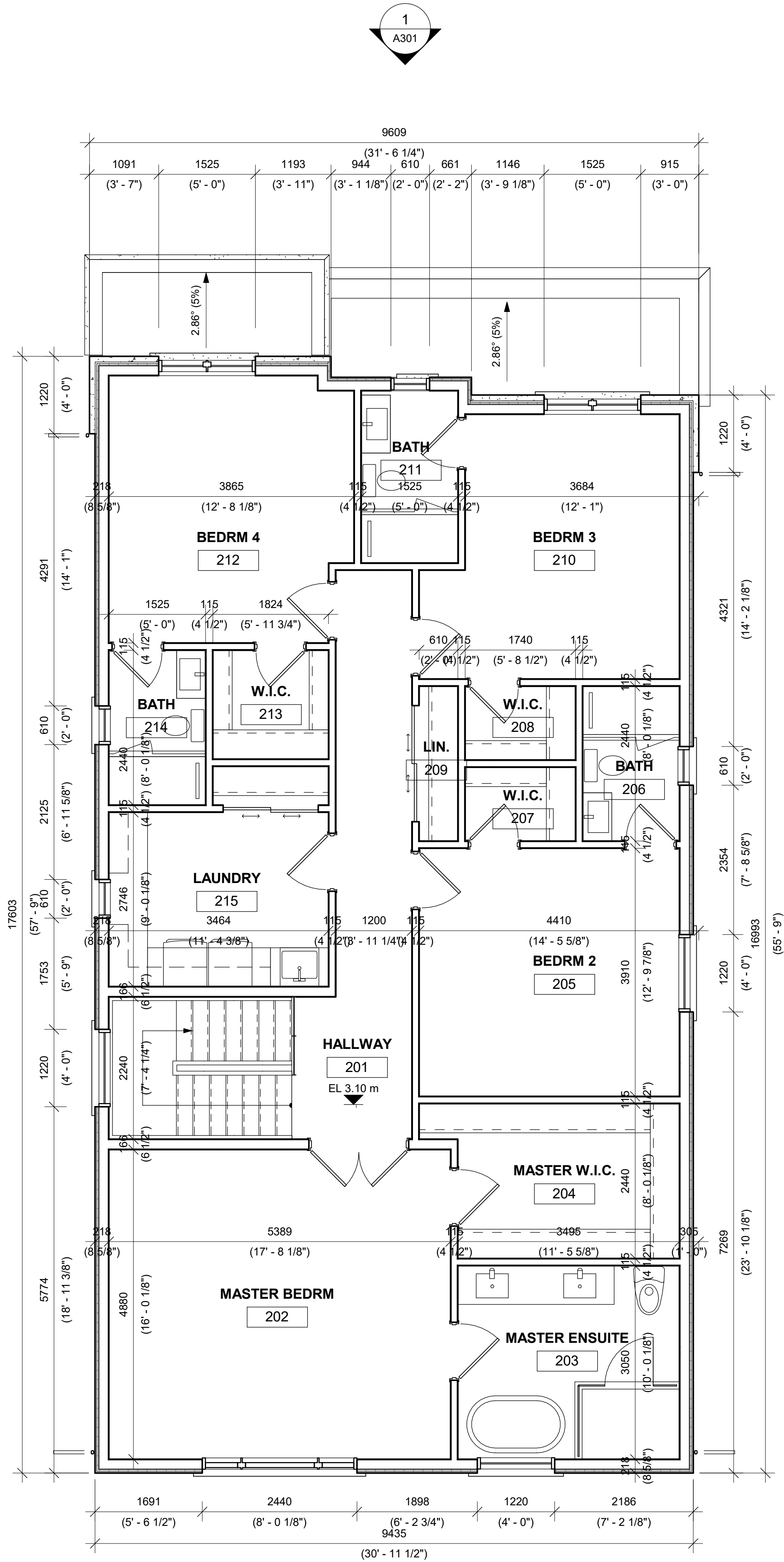
Checked by: FM

Project No: 22011

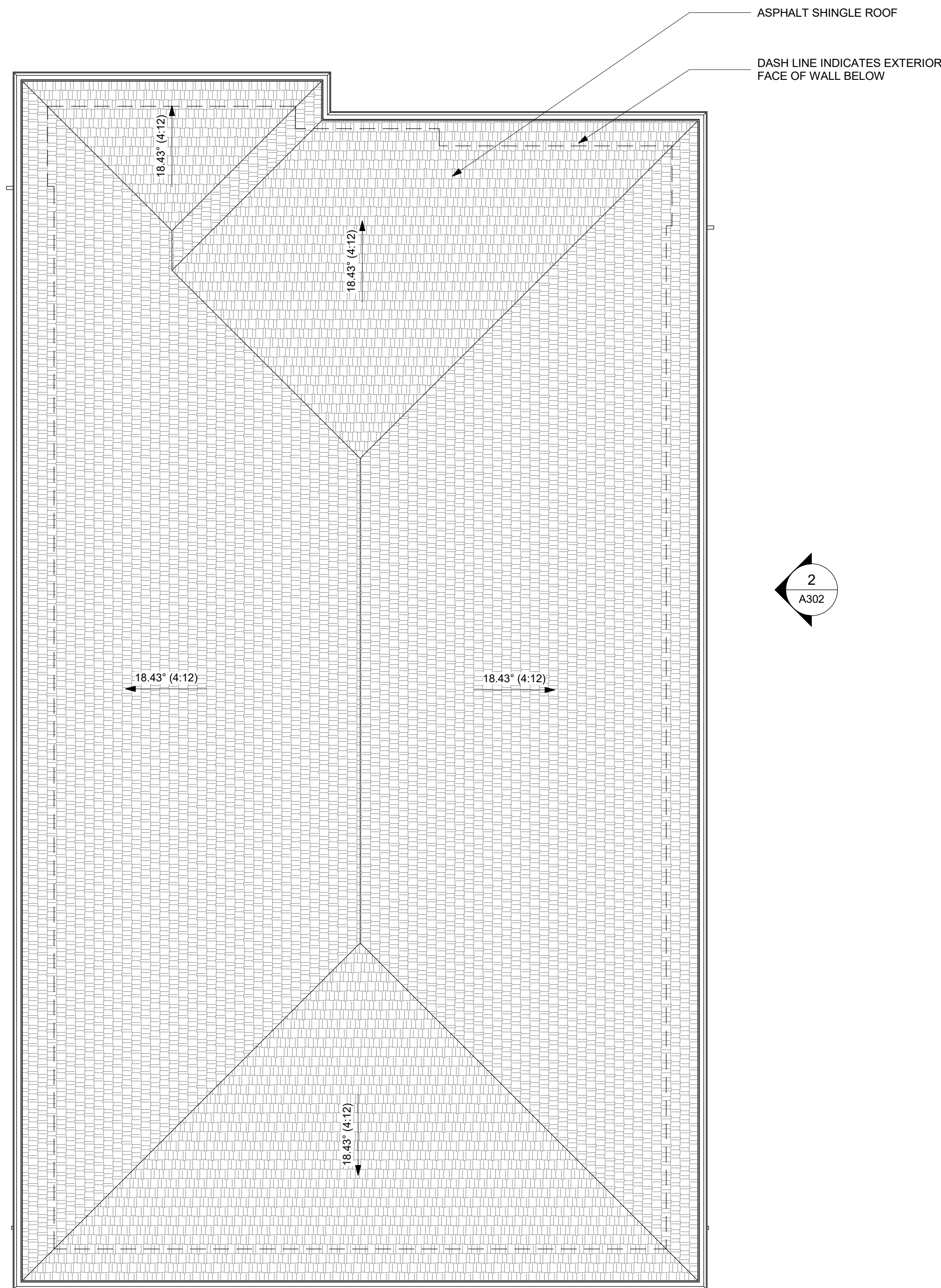
Revision:

Sheet Number:

A201



1 2ND FLOOR PLAN
A202 Scale: 1 : 50



2 ROOF PLAN
A202 Scale: 1 : 50

Architect

MEI ASSOCIATES ARCHITECTS

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

Key Map

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

Copyright:
Any reproduction or distribution for any purpose other than authorized by Mei Associates Inc. is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and Mei Associates Inc. shall be informed of any variations from the dimensions and conditions shown on the drawing. Drawings shall not be used for construction purposes unless indicated as issued for construction, sealed and signed by the Architect.

Project Title

L'I'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

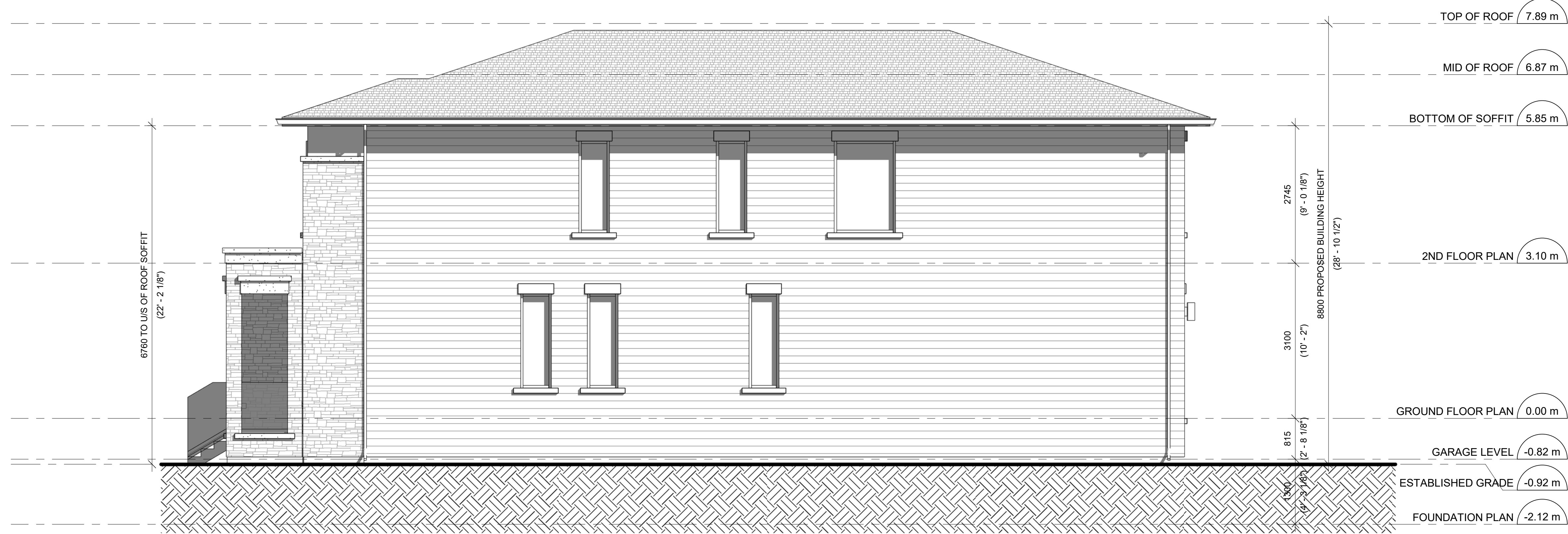
Scale: 1 : 50 Date: 02/11/2022

Drawn By: CT Checked by: FM

Project No: 22011 Revision:

Sheet Number:

A202



2 WEST ELEVATION
A301 Scale: 1 : 50



1 NORTH ELEVATION
A301 Scale: 1 : 50

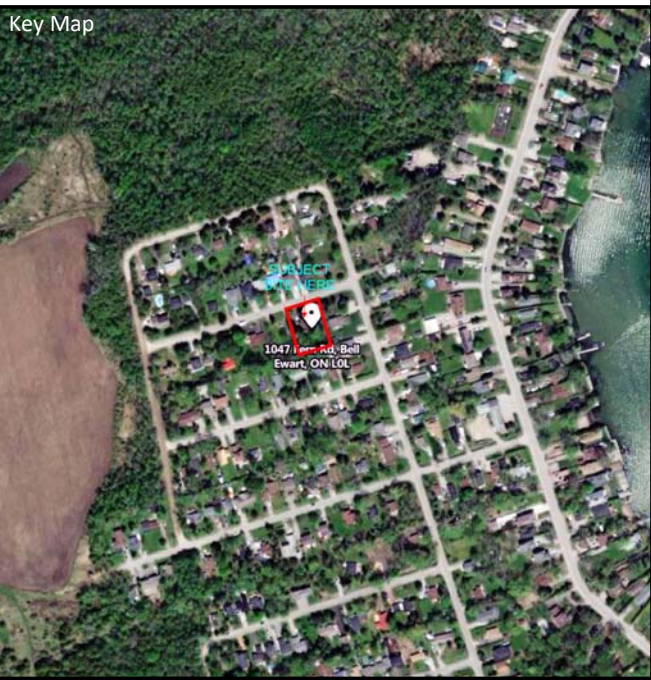
Architect



MEI ASSOCIATES ARCHITECTS

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

Key Map



Issues

Copyright:

Any reproduction or distribution for any purpose other than authorized by Mei Associates Inc. is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and Mei Associates Inc. shall be informed of any variations from the dimensions and conditions shown on the drawing. Drawings shall not be used for construction purposes unless indicated as Issued for Construction, sealed and signed by the Architect.

Project Title

LI'S RESIDENCE LOT SEVERANCE

1047 FERN ROAD
INNISFIL, ONTARIO L9S 4R7

Sheet Title

NORTH ELEVATION
WEST ELEVATION

Seal

Ontario Association of Architects

FRANK YI MEI
LICENCE
6201

North

Scale: As indicated

Date: 02/11/2022

Drawn By: CT

Checked by: FM

Project No: 22011

Revision:

Sheet Number:

A301

