COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-018-2023

TAKE NOTICE that an application has been received by the Town of Innisfil from **Angela Mariani, Agent,** on behalf of **Choice Properties Limited Partnership, 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 **INNISFIL CON 8 S PT LOT 21 RP 51R41943 PART 3**, is known municipally as **1525 Benson Street,** and is zoned as **"Mixed Use EXCEPTION 4 (MU1-4)".**

The applicant is proposing to construct a 4 storey midrise building with a height of 15.6 meters. The applicant is seeking relief from Table 5.2b which permits a maximum height of 14 meters for apartment buildings, and a maximum height of 15m for commercial or mixed—use buildings.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, April 20, 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

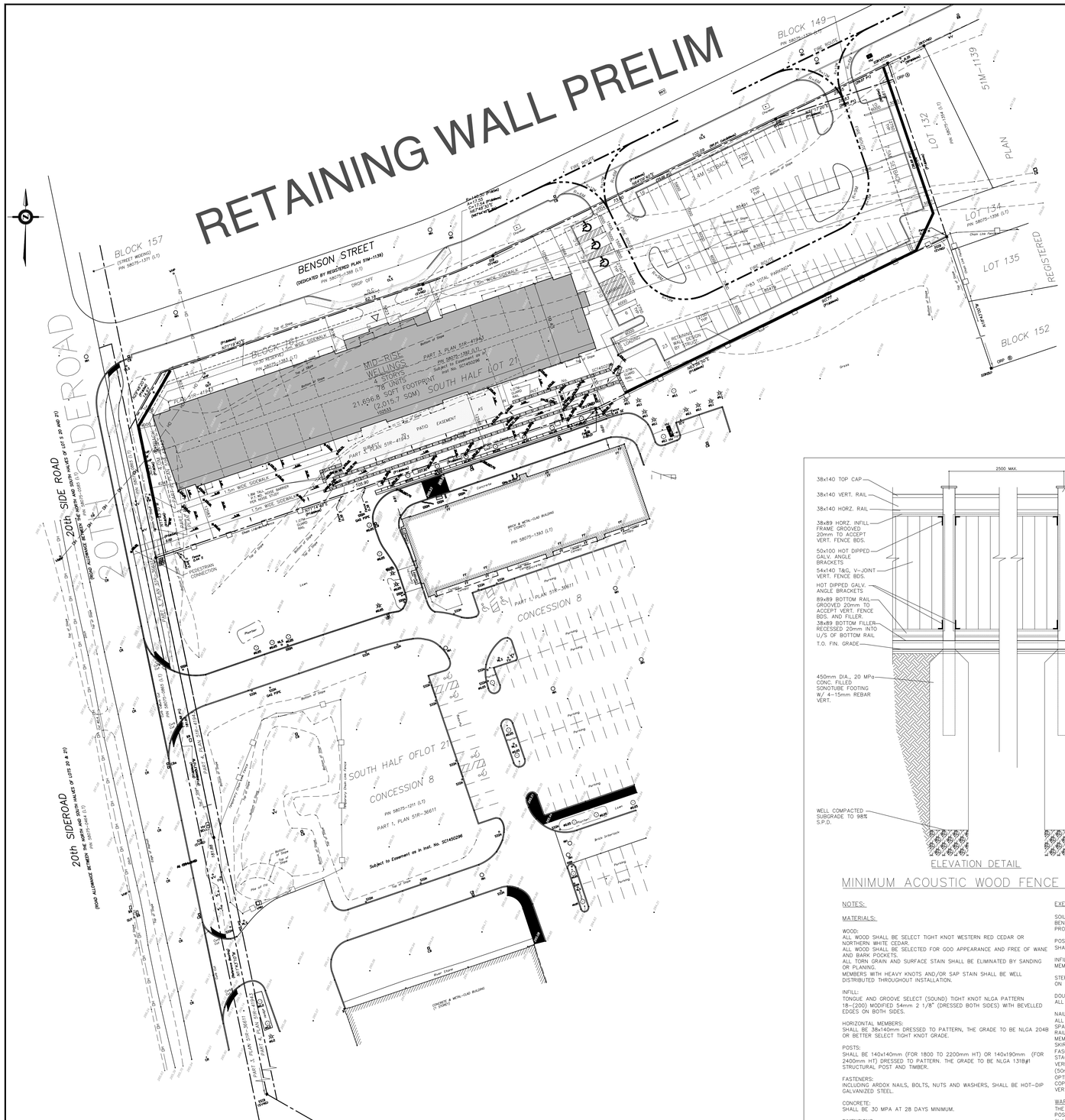
Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

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: **April 4, 2023**

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



PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF THE SOUTH HALF OF LOT 21
CONCESSION 8
TOWN OF INNISFIL
COUNTY OF SIMCOE

ALL TOPOGRAPHICAL INFO SHOWN ON THIS PLAN IS DERIVED FROM TOPO PLAN PREPARED IN THE OFFICES OF: SPEIGHT, VAN NOSTRAND & GIBSON LIMITED ONTARIO LAND SURVEYORS

INNISFILL SITE STATS:
LOT AREA = 1.95 ACRES (7900.87SQM)
83 PARKING SPACES

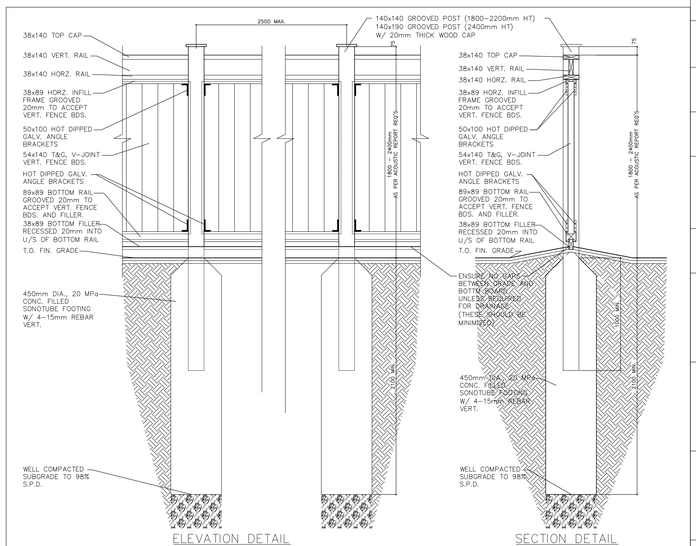
MID-RISE RESIDENTIAL BUILDING INFO:
- 4 STOREY
- 13.5M BDG HGT.
- 2015.7 SQM BDG AREA
- DENSITY 98 UNITS PER HA.
- 25.5% LOT COVERAGE

- UNIT MIX:
-- 2 BEDRM UNITS = 34 (43.5%)
-- 1 BEDROOM UNITS = 44 (56.5%)

TOTAL UNIT COUNT = 78

ZONING MATRIX:

ZONING	REQUIRED	PROPOSED	COMPLIANCE
MINIMUM LOT AREA	500sqm	7900.87sqm	YES
MINIMUM LOT FRONTAGE	15.0m	39.59m	YES
MINIMUM FRONT YARD	1.0m	4.0m	YES
MAXIMUM FRONT YARD	4.0m	6.24m	NO
MINIMUM REAR YARD	7.5m	83.66m	YES
MINIMUM INTERIOR SIDE YARD	0m	12.43m	YES
MINIMUM EXTERIOR SIDE YARD	2.4m	5.82m	YES
MINIMUM BUILDING HEIGHT	7.5m	15.6m	YES
MAXIMUM BUILDING HEIGHT	14m OR 45deg. ANGULAR PLANE FROM REAR YARD	15.6m	NO
MINIMUM LANDSCAPED OPEN SPACE	35%	39.4%	YES
MINIMUM WIDTH OF LANDSCAPED STRIP AT FRONT & EXTERIOR LOT LINES	1m – 4m	1.06m – 4.0m	YES
MINIMUM WIDTH OF LANDSCAPED STRIP AT REAR LOT LINES	3m ABUTTING RESIDENTIAL OR 1.5m ABUTTING O.S. OR E.P.ZONE.	2.98m	YES
MINIMUM WIDTH OF LANDSCAPING ADJACENT TO INTERIOR LOT LINES	0m	12.43m	YES
MINIMUM AMENITY SPACE	4 SQM PER RESIDENTIAL UNIT	10.2 SQM PER RESIDENTIAL UNIT	YES
MINIMUM FLOOR AREA FOR A RESIDENTIAL UNIT	47 SQM	58 SQM	YES
PARKING	1.5 SPACES PER DWELLING UNIT (OF WHICH 0.25 PARKING SPACES SHALL BE VISITORS)	1.06 SPACES PER DWELLING UNIT	NO
ACCESSIBLE PARKING SPACES (FOR 51–100 SPACES)	3	3	YES



MINIMUM ACOUSTIC WOOD FENCE DETAILS (SCALE = 1:25)

NOTES:

MATERIALS:

WOOD:
ALL WOOD SHALL BE SELECT TIGHT KNOT WESTERN RED CEDAR OR NORTHERN WHITE CEDAR.
ALL WOOD SHALL BE SELECTED FOR GOO APPEARANCE AND FREE OF WANE AND BARK POCKETS.
ALL TORN GRAIN AND SURFACE STAIN SHALL BE ELIMINATED BY SANDING OR PLANING.
MEMBERS WITH HEAVY KNOTS AND/OR SAP STAIN SHALL BE WELL DISTRIBUTED THROUGHOUT INSTALLATION.

INFILL:
TONGUE AND GROOVE SELECT (SOUND) TIGHT KNOT NLGA PATTERN 18–(200) MODIFIED 54mm 2 1/8" (DRESSED BOTH SIDES) WITH BEVELLED EDGES ON BOTH SIDES.

HORIZONTAL MEMBERS:
SHALL BE 38x140mm DRESSED TO PATTERN, THE GRADE TO BE NLGA 204B OR BETTER SELECT TIGHT KNOT GRADE.

POSTS:
SHALL BE 140x140mm (FOR 1800 TO 2200mm HT) OR 140x190mm (FOR 2400mm HT) DRESSED TO PATTERN. THE GRADE TO BE NLGA 1318#1 STRUCTURAL POST AND TIMBER.

FASTENERS:
INCLUDING ARDOX NAILS, BOLTS, NUTS AND WASHERS, SHALL BE HOT–DIP GALVANIZED STEEL.

CONCRETE:
SHALL BE 30 MPA AT 28 DAYS MINIMUM.

DIMENSIONS:
ALL NOTED ARE IN MILLIMETERS.

EXECUTION:

SOIL:
BENEATH AND WITHIN A 2M RADIUS OF ANY FOOTING, SHALL BE CERTIFIED 95% STANDARD PROCTOR DENSITY PRIOR TO CONSTRUCTION.

POSTS:
SHALL BE PLUMB WITH IN 5mm/M ABOVE GRADE.

INFILL:
MEMBERS SHALL BE TIGHT FITTED TO ELIMINATE ALL GAPS AND RATTLING.

STEP FENCING:
ON SLOPES MINIMUM 50mm AND 150mm MAXIMUM AT EACH POST.

DOUBLE POST:
ALL DIRECTION CHANGES GREATER THAN 20 DEG.

NAILING:
ALL NAILS GALV. ARDOX AND 75mm (3") UNLESS NOTED OTHERWISE. ALL NAILS TO BE EVENLY SPACED AND SET NOT LESS THAN 25mm FROM EDGE OF ANY MEMBERS.
RAILS: 3 NAILS TO POST AT EACH END, 3 NAILS THROUGH BOTTOM FRONT RAIL TO VERTICAL MEMBERS AND 3 NAILS TO SKIRT BOARD IN STAGGERED PATTERN.
SKIRT RAIL: 2 NAILS TO POST AT EACH END.
FASCIA BOARD: 2 NAILS (50mm – 2") EACH END TO VERTICAL MEMBERS AND 5 NAILS IN STAGGERED PATTERN ALONG BOARD.
VERICAL MEMBERS: 2 NAILS (88mm – 3 1/2") TOP AND BOTTOM TO RAILS AND 6 NAILS (50mm – 2") STAGGERED PATTERN THROUGH 19mm BOARDS TO 38mm BOARDS FOR PANEL OPTION "B"
COPING: 2 NAILS THROUGH EDGES TO POST AT EACH END AND 6 NAILS THROUGH TOP TO VERTICAL MEMBERS.

WARRANTY:
THE FENCE SHALL BE GUARANTEED UNTIL ASSUMPTION AS FOLLOWS: 5mm/M ON PLUMB OF POSTS AND LEVEL OF INFILL MEMBERS; GAPS BETWEEN INFILL MEMBERS SHALL NOT EXCEED 6mm (1/4"). INFILL MEMBERS SHALL BE TIGHT AND FREE OF RATTLING.

Wellings

DEVELOPER INFORMATION:
NLGC Inc.
2962 Carp Road, Ottawa, ON., K0A 1L0

OWNER INFORMATION:

ARCHITECT'S INFORMATION:

REVISIONS

1	ISSUED FOR CONCEPTUAL REVIEW	APR1'21
2	SITE ADJUSTED AS PER SURVEY	MAY20'21
3	SITE LAYOUT REVISED	SEPT15'21
4	ISSUED FOR REVIEW	DEC17'21
5	ISSUED FOR REVIEW	JAN4'22
6	ACCOUSTIC FENCE DETAIL ADDED	FEB23'22
7	RETAINING WALL PRELIM	AUG24'22
8	ZONING MATRIX REVS	MAR14'23
9		

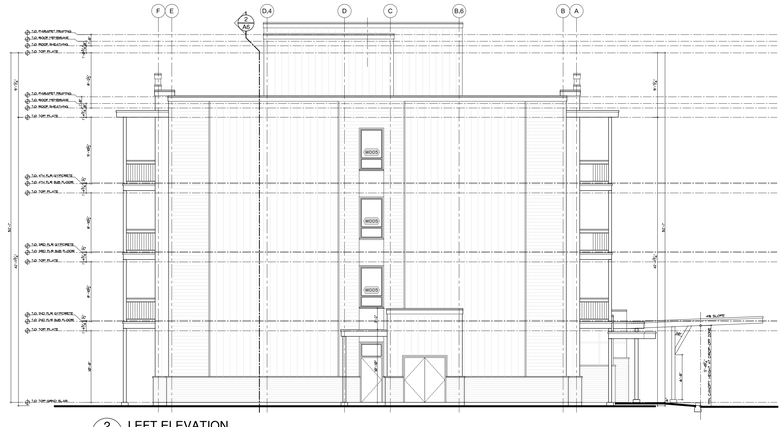
PROJECT:
WELLINGS OF INNISFIL

DRAWING:
CONCEPTUAL SITE PLAN

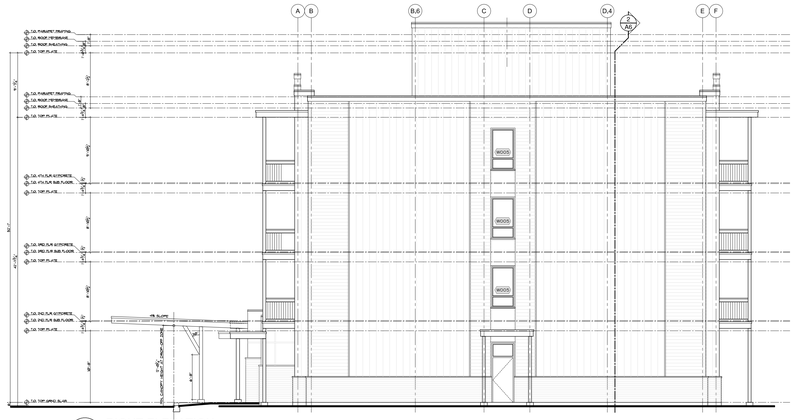
ISSUE DATE: APR2021
SCALE 1:500
DRAWN BY M.W.
PROJECT NO. 1934

DRAWING NO. A101

1 / A5 FRONT ELEVATION
SCALE 1/8"=1'-0"



2 / A5 LEFT ELEVATION
SCALE 1/8"=1'-0"



3 / A5 RIGHT ELEVATION
SCALE 1/8"=1'-0"

4 / A5 REAR ELEVATION
SCALE 1/8"=1'-0"

NO	DATE	REVISION
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		
1	MAR 29'22	ISSUED FOR SITE PLAN APPL'N

THIS DRAWING IS ISSUED FOR THE PURPOSE INDICATED BELOW:

PERMIT	TBD
TENDER	TBD
CONSTRUCTION	TBD

Civil Engineer:
ODAN-DETECH CONSULTING ENGINEERS
Attn: Mark Harris
107-5230 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO, L7L 5K2
Tel. (905) 632-3811, Ext.122
Fax (905) 632-3363
E-mail: mark@odandetech.com

Landscape Architect:
LEVSTEK CONSULTANTS INC.
Attn: Rudy Levstek
5871 HIGH CRESCENT
OTTAWA, ONTARIO, K0A 2W0
Tel. (613) 826-0516
E-mail: rlevstek@sympatico.ca

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
DO NOT SCALE DRAWINGS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NICHOLAS CARAGIANIS ARCHITECT AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

Project Manager:
NAUTICAL LANDS GROUP
Attn: Peter Gregor
2962 CARP ROAD
CARP, ONTARIO, K0A 1L0
Tel. (613) 831-9039
Fax (613) 831-0275
E-mail: pg@nlgc.com

Structural Engineer:
McINTOSH PERRY
Attn: Mohamad Zeitoun
115 WALDRON ROAD
UNIT 3, CARP, ONTARIO, K0A 1L0
Tel. (613) 836-2184
Fax (613) 836-3742
E-mail: m.zeitoun@mcintoshperry.com

Mechanical Engineer:
JAIN INTERNATIONAL ENGINEERING CONSULTANTS
Attn: Dinesh Jain
7405 EAST DANBRO CRESENT
TORONTO, ONTARIO, K3N 6P8
Tel. (905) 285-9900, Ext.235
Fax (905) 567-5246
E-mail: djain@jainconsultants.com

Electrical Engineer:
JAIN INTERNATIONAL ENGINEERING CONSULTANTS
Attn: Dinesh Jain
7405 EAST DANBRO CRESENT
TORONTO, ONTARIO, K3N 6P8
Tel. (905) 285-9900, Ext.235
Fax (905) 567-5246
E-mail: djain@jainconsultants.com

NICHOLAS CARAGIANIS
ARCHITECT INC.
137 Pamilla Street,
OTTAWA, Ontario, K1S 3K9
Phone (613) 237-6801
Fax (613) 237-5289
E-mail: nicholas@ncarchitect.ca

Wellings
CAREFREEDOM LIVING

OWNER

PROJECT
WELLINGS OF INNISFIL
SENIOR'S APARTMENTS
BUILDING CONSTRUCTION
INNISFIL ONTARIO

DRAWING TITLE
ELEVATIONS

DRAWN	DATE	SCALE
T.S.L.	FEB. 1 '22	1/8" = 1'-0"

NORTH

PROJECT NO 1934

REVISION NO

DRAWING NO **A5**