



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-014-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Mike Brouse, 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 1438 LOT 62 & PT LOT 63 RP 51R24168 PART 2**, is known municipally as **766 Chestnut Street**, and is zoned as **“Residential 1 (R1)”**.

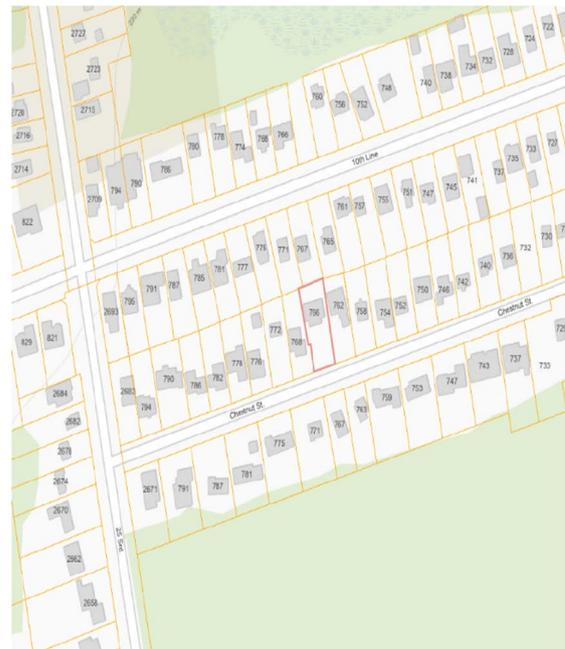
The applicant is proposing to construct a detached garage in the front yard. The applicant is seeking relief from Section 3.18.1 E) of the Zoning By-law which states that on lots with a lot frontage of less than 20.0 meters, a detached or attached garage shall not be permitted to project beyond the main front wall of the principal building.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, May 18, 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.

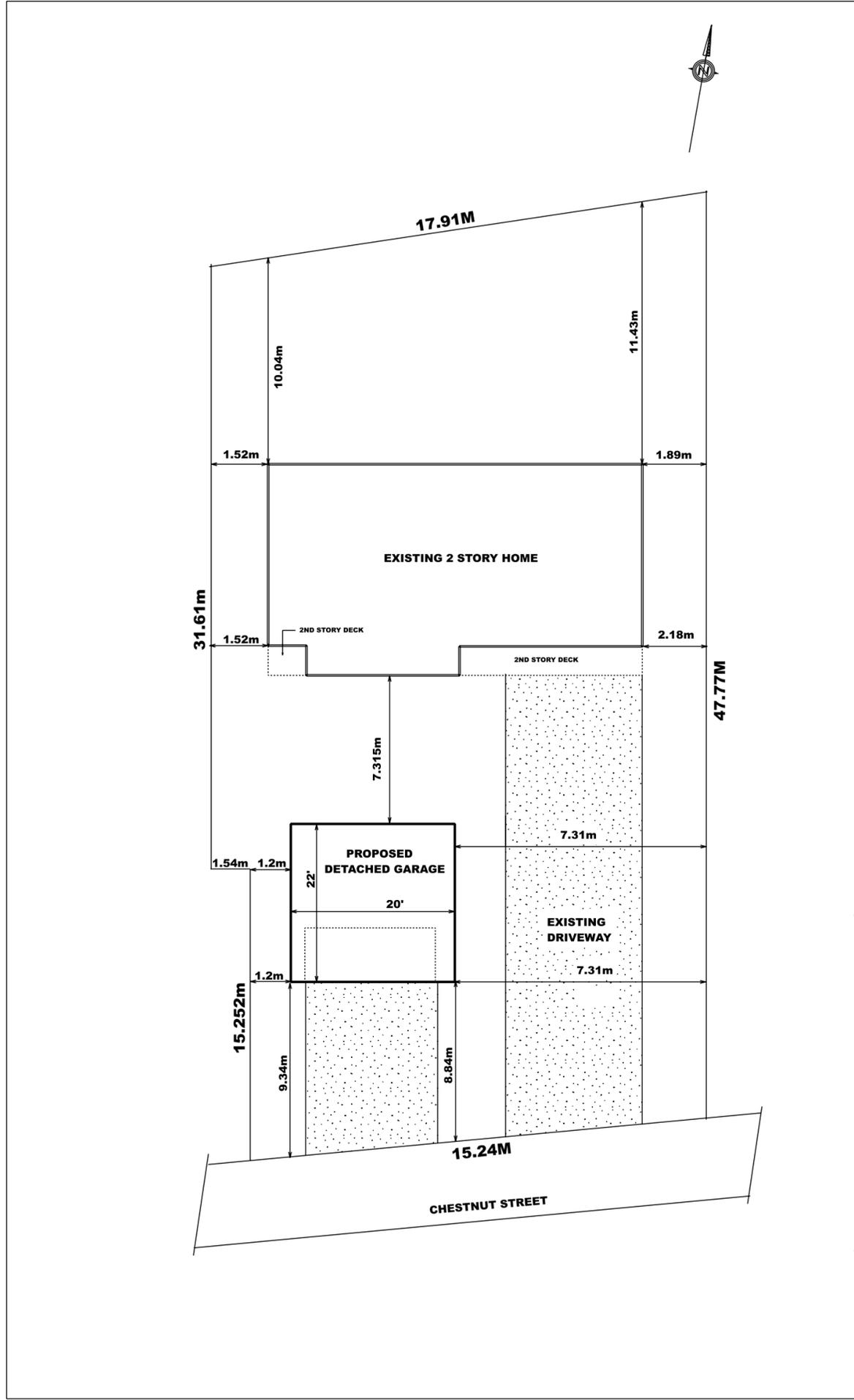
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **May 2, 2023**

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



SITEPLAN
MIKE BROUSE
 766 CHESTNUT ST.
 INNISFIL ONTARIO

TRIMAR DESIGNS
 22 Priest Ave
 SPRINGWATER ONT.
 705-622-2382
 je@trimardesigns.com

In accordance with article 3.2.4.7.(1)(F) of the Ontario Building Code, the undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the OBC to be a designer.

J. Marcellini
 JOE MARCELLINI
 3330
 BCIN
 ELEMENTAL DEVELOPMENTS & DESIGNS INC. 35858
 BCIN
 FIRM NAME

MAY 05, 2023
 DATE



DESIGNER'S NOTES

1. DO NOT SCALE DRAWINGS
2. CHECK DRAWINGS AGAINST ALL CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION
3. REPORT ANY DISCREPENCIES, ERRORS OR OMISSIONS TO DESIGNER PRIOR TO CONSTRUCTION.
4. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED WITH ANY UNCERTAINTY.
5. ALL CONSTRUCTION MUST COMPLY WITH THE LATEST VERSION OF THE "ONTARIO BUILDING CODE".
6. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TRIMAR DESIGNS AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY UNLESS AUTHORIZED IN WRITING BY TRIMAR DESIGNS.

REVISION SCHEDULE

No.	DATE	DESCRIPTION

TRIMAR DESIGNS

22 PRIEST AVE.
 SPRINGWATER ONTARIO
 L9X 0G9

705 623 2382

joe@trimardesigns.com

JOE MARCELLI  23338
 NAME BCIN

ELEMENTAL DEVELOPMENTS & DESIGNS INC. 35838
 FIRM (Operating as Trimar Designs) BCIN

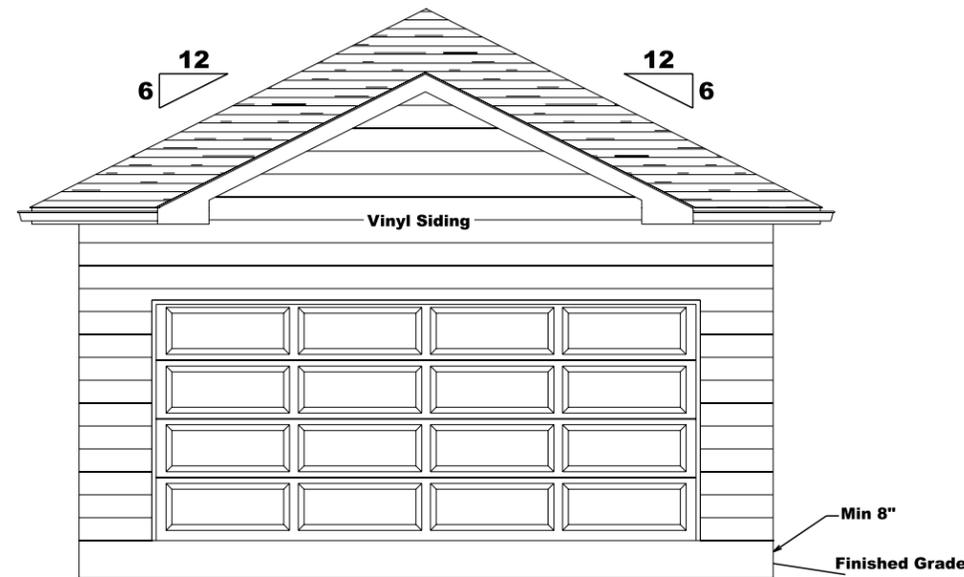
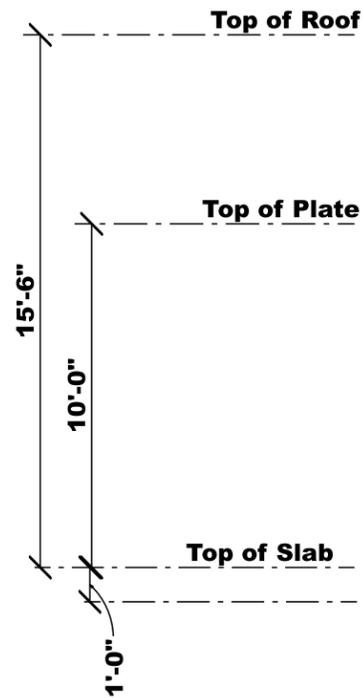


July 08, 2021
 DATE

PROJECT: Brouse
ADDITION SQUARE FOOTAGE: 440

SCALE: 3/16" = 1'

LINTEL SCHEDULE
 (Unless Noted)



FRONT ELEVATION

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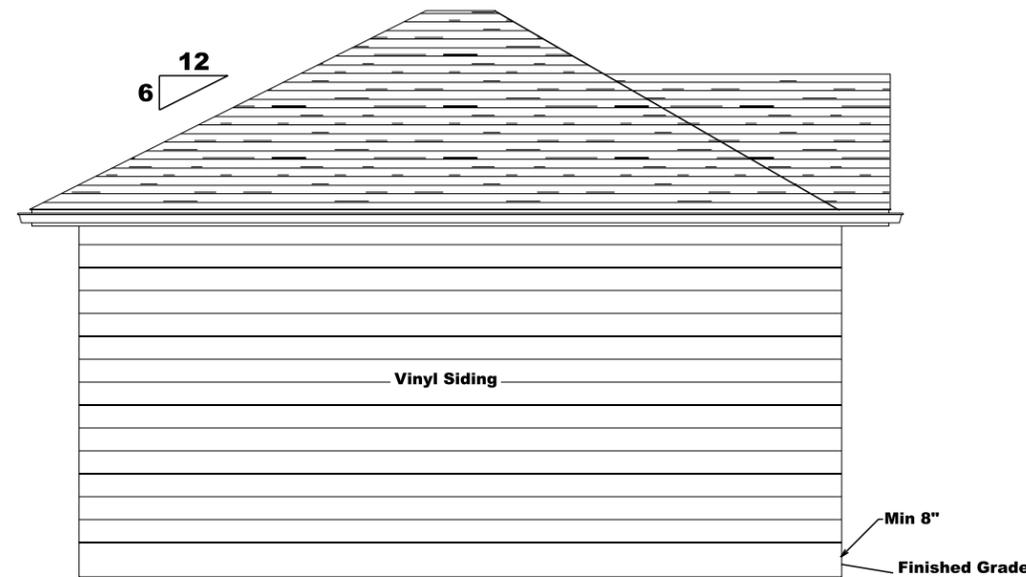
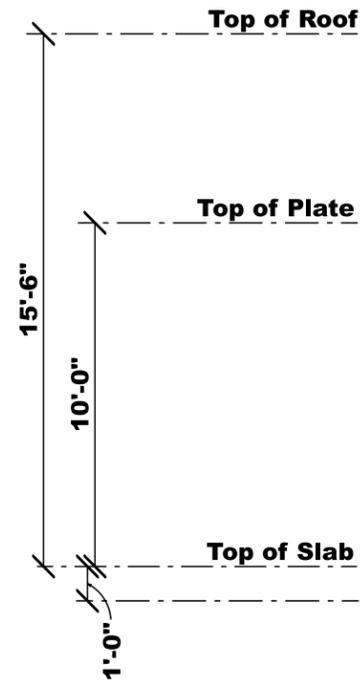


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LEFT ELEVATION

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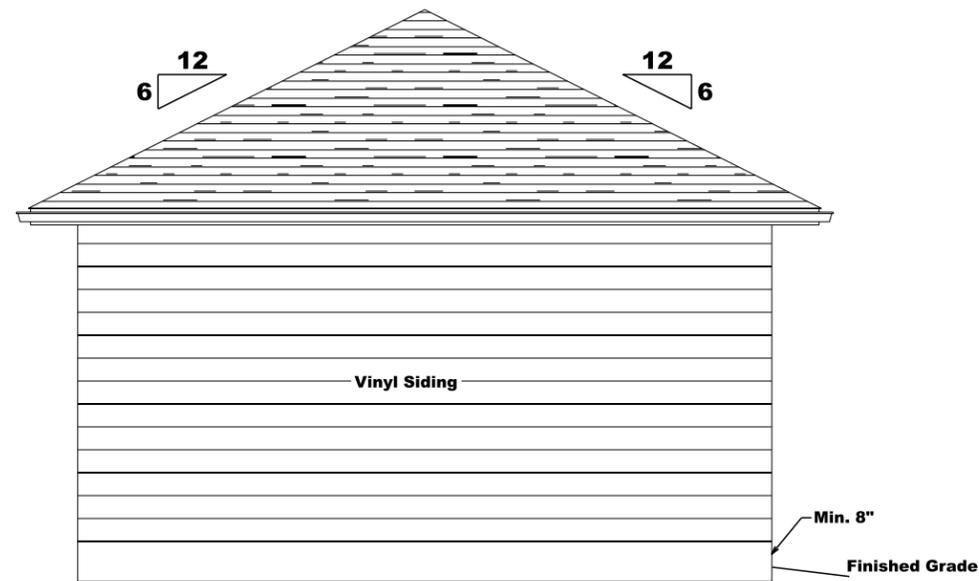
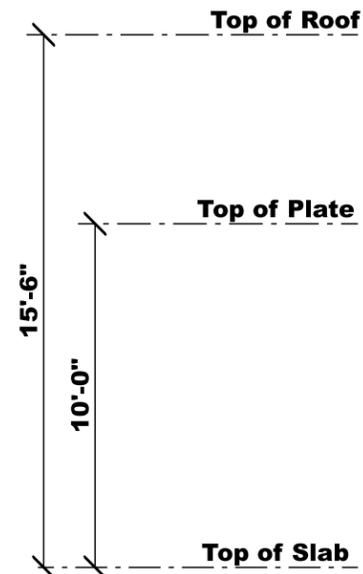


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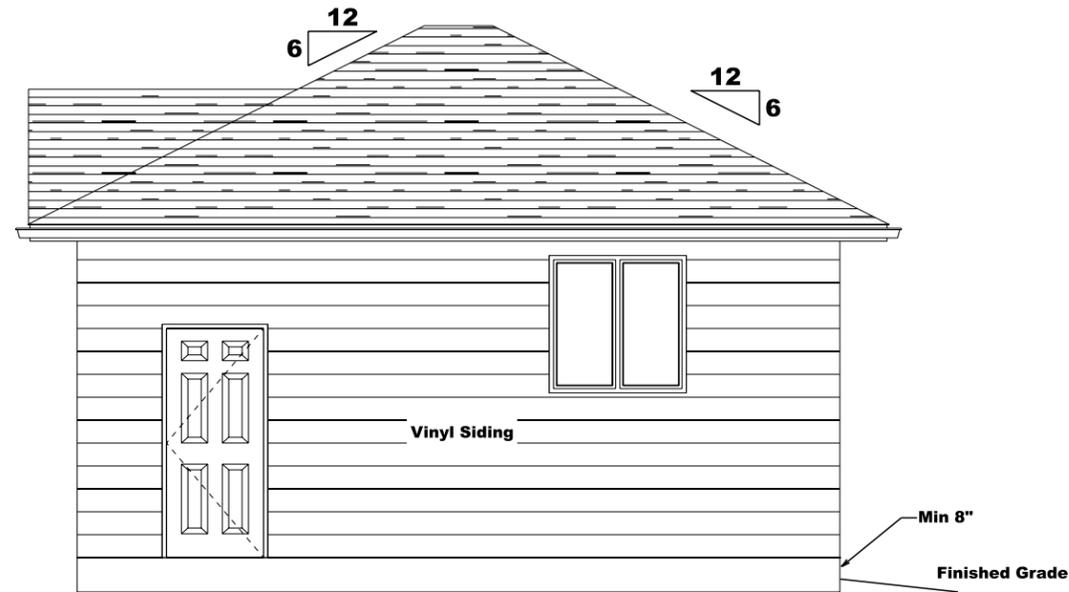
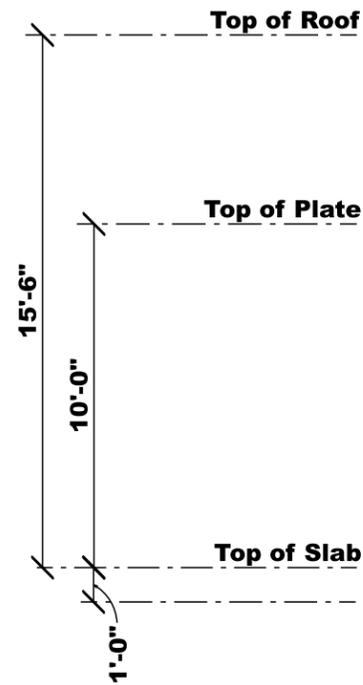
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REAR ELEVATION



RIGHT ELEVATION

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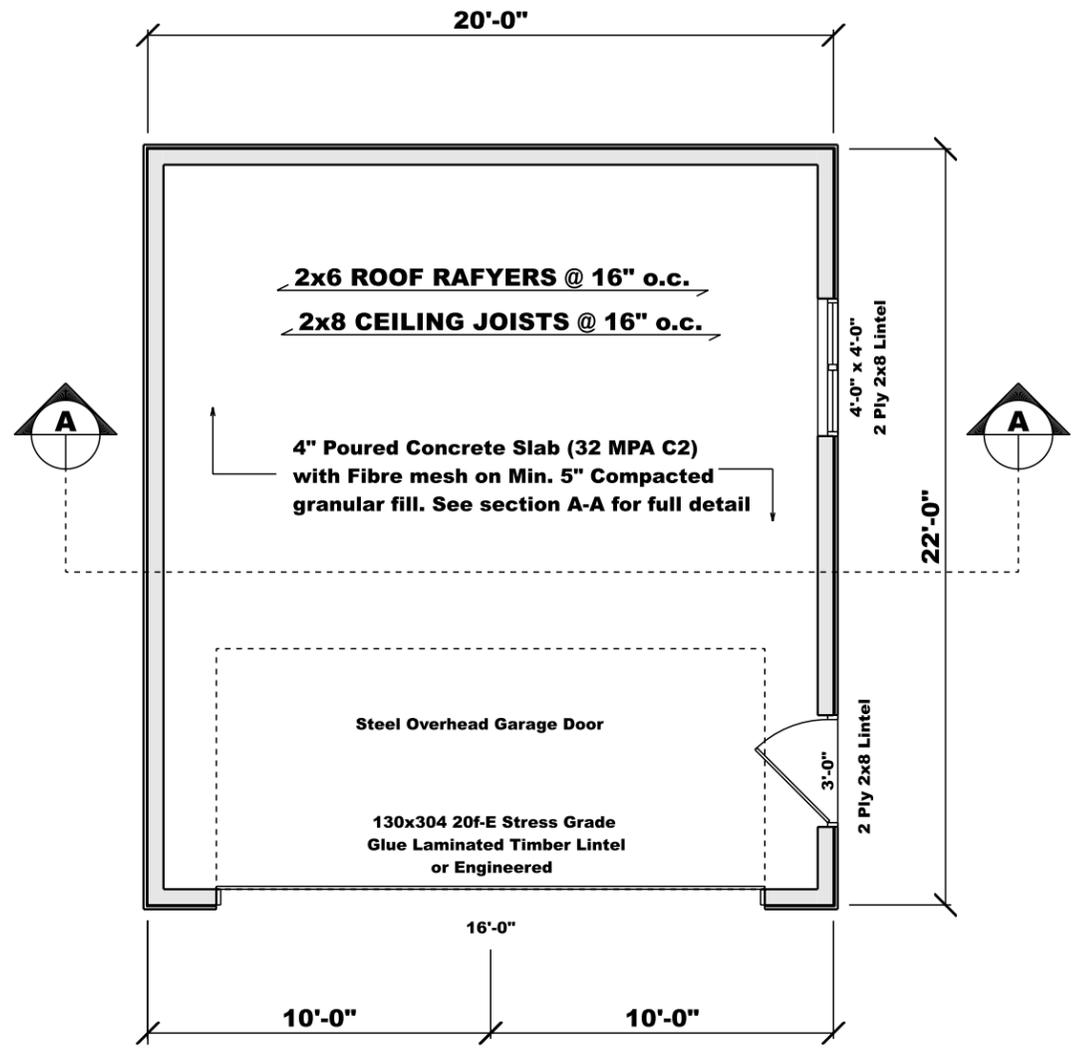


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MAIN FLOOR PLAN

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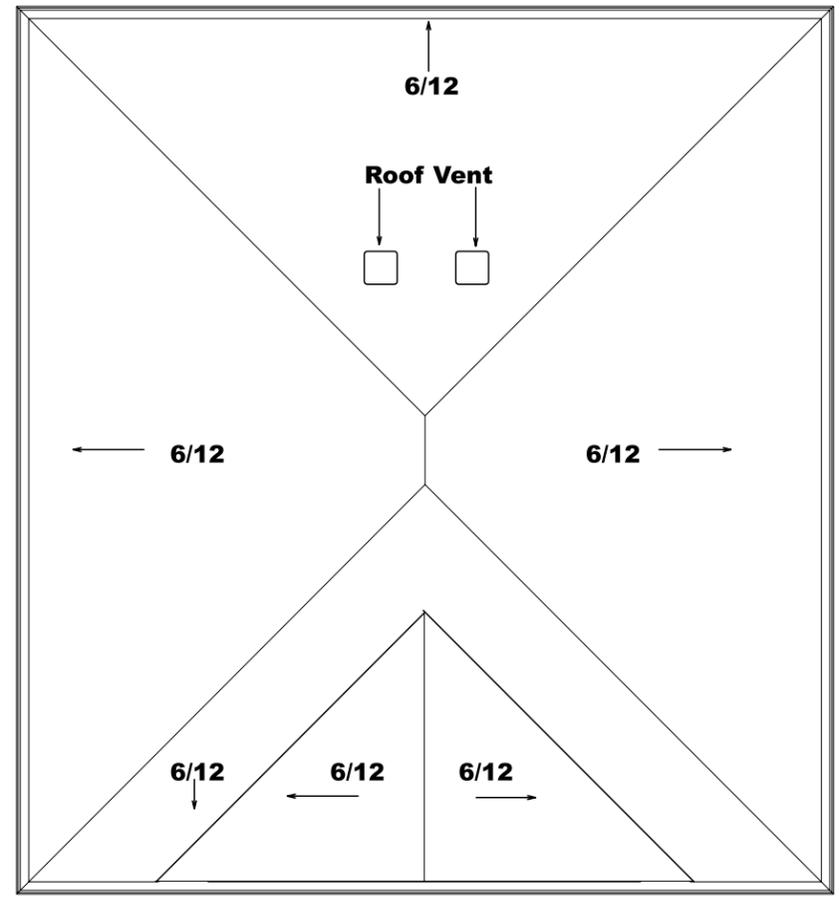


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ROOF PLAN

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TYPICAL FRAME ROOF:
25 yr ASPHALT SHINGLES
7/16" OSB ROOF SHEATHING
2x8 RIDGEBOARD
2x6 RAFTERS @ 16" o.c.
2x6 CEILING JOISTS @ 16" o.c. w/
2x4 RIBBON TIE

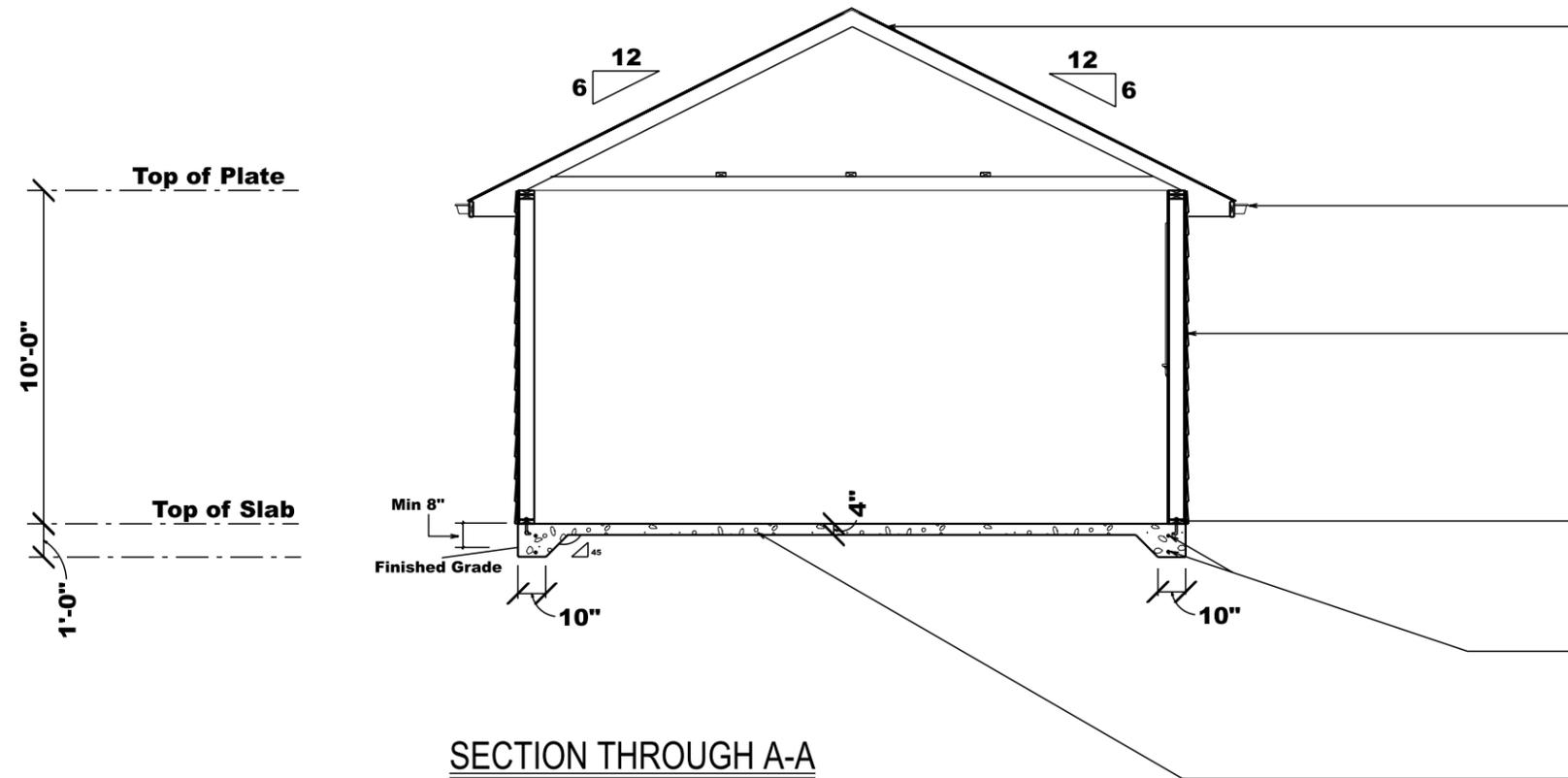
**ALUMINUM FASCIA, SOFFIT,
GUTTERS & RAIN WATER LEADERS**

TYPICAL 2x6 SIDING EXTERIOR WALL:
VINYL SIDING
7/16" PLYWOOD SHEATHING
2x6 STUDS @ 16" o.c.

TYPICAL SILL ASSEMBLY:
1/2" DIA. ANCHOR BOLT @ MAX 7'-10" o.c.
EMBED ANCHOR BOLTS MIN. 4"
2x6 SILL PLATE
1/4" SILL GASKET

**2 ROWS 15M REBAR AROUND PERIMETER
OF SLAB.**

**4" - 32MPA C2 Concrete with fibre mesh
on Min. 5" compacted granular fill**



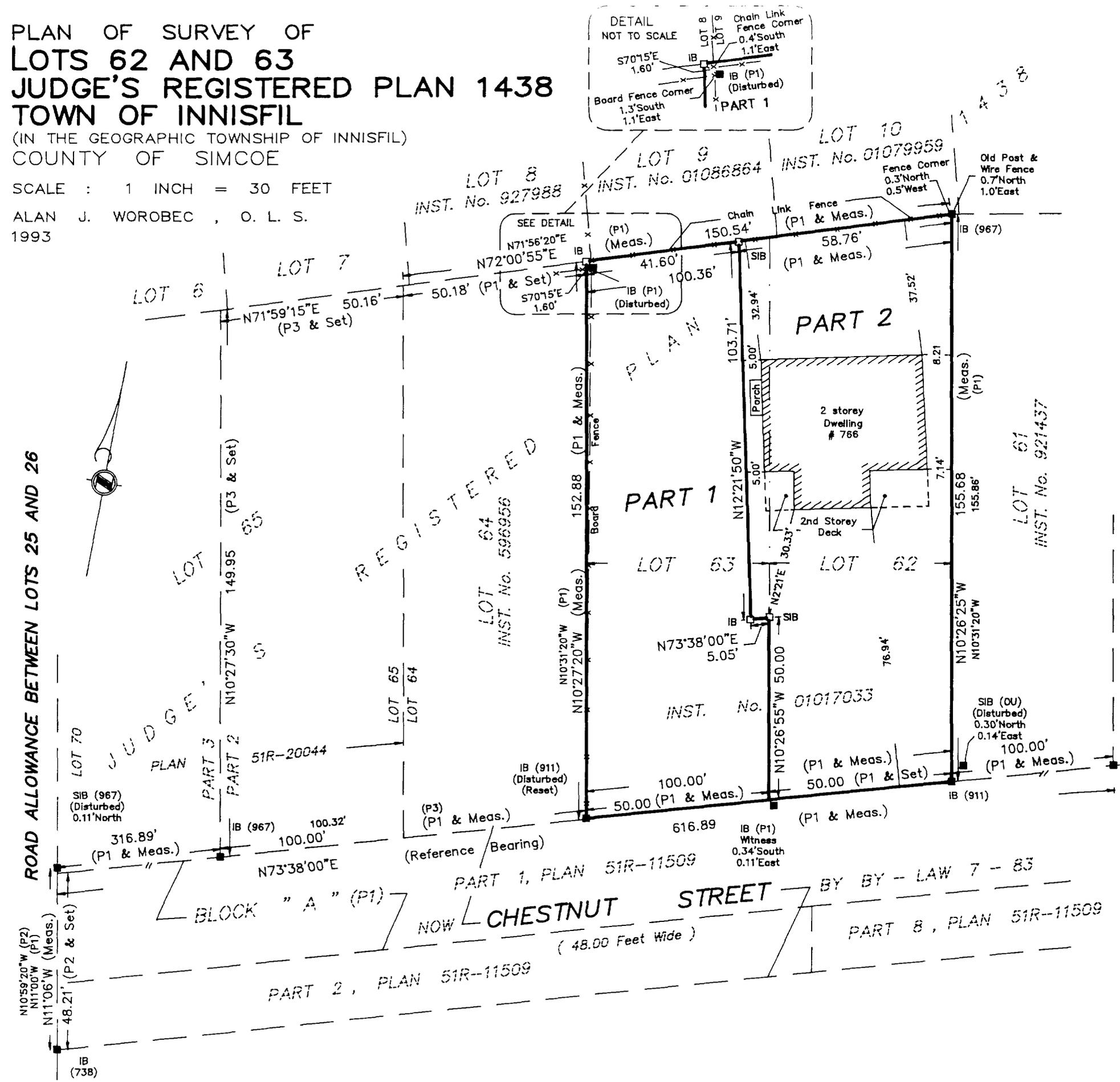
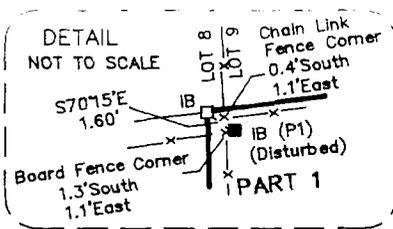
SECTION THROUGH A-A

PLAN OF SURVEY OF
LOTS 62 AND 63
JUDGE'S REGISTERED PLAN 1438
TOWN OF INNISFIL

(IN THE GEOGRAPHIC TOWNSHIP OF INNISFIL)
 COUNTY OF SIMCOE

SCALE : 1 INCH = 30 FEET

ALAN J. WOROBEK , O. L. S.
 1993



I REQUIRE THIS PLAN TO
 BE DEPOSITED UNDER THE
 REGISTRY ACT.
 DATE : OCTOBER 14, 1993

Alan Worobec
 ALAN J. WOROBEK
 ONTARIO LAND SURVEYOR

PLAN 51R-24166
 RECEIVED AND DEPOSITED :
 DATE : OCT. 21, 1993

ASSI. N. Alstins
 DEPUTY LAND REGISTRAR FOR
 THE REGISTRY DIVISION OF
 SIMCOE (No. 51)

SCHEDULE			
PARTS	LOTS	REG'D PLAN	INSTRUMENT
1	PART OF 63		
2	PART OF 63 & ALL OF 62	1438	01017033

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
 PART OF THE NORTHERLY LIMIT OF BLOCK A,
 AS SHOWN ON JUDGE'S PLAN 1438
 HAVING A BEARING OF N73°38'00"E

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- Meas. DENOTES MEASURED
- P1 DENOTES JUDGE'S PLAN 1438
- P2 DENOTES PLAN 51R-11509
- P3 DENOTES PLAN 51R-20044
- 738 DENOTES R.C.KIRKPATRICK, O.L.S
- 911 DENOTES JOHN BRADBURY, O.L.S.
- 967 DENOTES W.N. WILDMAN, O.L.S
- OU DENOTES ORIGIN UNKNOWN

CAUTION

THIS PLAN IS NOT A PLAN OF SUBDIVISION
 WITHIN THE MEANING OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER .
 2. THE SURVEY WAS COMPLETED ON THE 14th DAY OF OCTOBER , 1993.

OCTOBER 14, 1993
 DATE

Alan Worobec
 ALAN J. WOROBEK "1613"
 ONTARIO LAND SURVEYOR

DRAWN BY : S.F.	PROJECT No. 93 - 541
CHECKED BY : A.J.W.	
BRADBURY & WOROBEK SURVEYING LTD.	
ONTARIO LAND SURVEYORS	
129 DUNLOP STREET EAST -- BARRIE , ONTARIO -- L4M 1A6	
BARRIE TEL: (705) 721 - 0622	FAX : (705) 722 - 3904
ORILLIA TEL: (705) 325 - 7665	