



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-019-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **David Mortley, 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 1331 PT LOT 52**, is known municipally as **8 Church Street**, and is zoned as “**Residential 1 (R1)**”.

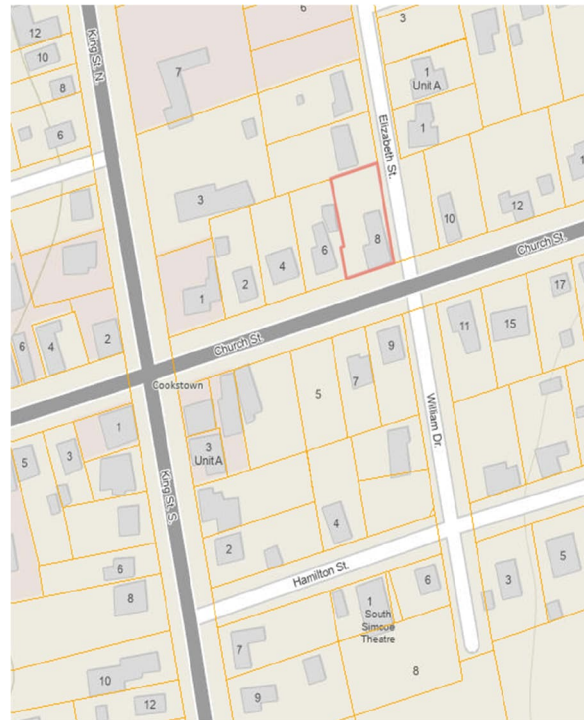
The applicant is proposing to construct a detached garage with a gross floor area of 53.42 m². The applicant is seeking relief from Section 3.3 (b) of the Zoning By-law which permits a maximum gross floor area of 50 m² for all accessory structures in residential zones.

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

Section 3.2 from Fillable Form

Problem: Driveway Size -The current driveway that exists on the property is far smaller in size (length) than what is considered the minimum standard as specified in the By-law. The length between the curb opening and the house is the reason a full-length driveway cannot be achieved. The issue that this creates is twofold. First, from a practical standpoint we are very limited when it comes to parking spaces especially during the time of year when street parking is not permitted overnight. We are forced to juggle vehicles daily, and when vehicles are parked across from our driveway on the street we are unable to hook up to a trailer and pull it in or out of the garage. Secondly and more importantly is the safety concern that is created. Because of the size of the driveway we are forced to parallel park (see attached picture). This makes it necessary to enter and exit the vehicle from the roadway as the vehicle doors extend past the curb. This is where my main concern lies.

Solution: Driveway and Garage - My solution to this problem is to put a driveway at the rear of the property. With this driveway I would replace the existing garden shed with a garage. The proposed garage is 3.42 square meters larger than the maximum 50 square meters allotted for accessory structures. However, this garage is significantly smaller than the 10 percent total lot coverage available on this property. To reduce the size significantly reduces the functionality when trying to accommodate the parking of a full-sized truck and necessary storage. Furthermore, reduction from the proposed size alters various design features that have been implemented in an attempt to match historical elements of the existing home.



