



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-021-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Hojjat Pysiehbazi, 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 1449 LOT 11** is known municipally as **2192 Richard Street**, and is zoned as **"Residential 1 (R1)"**.

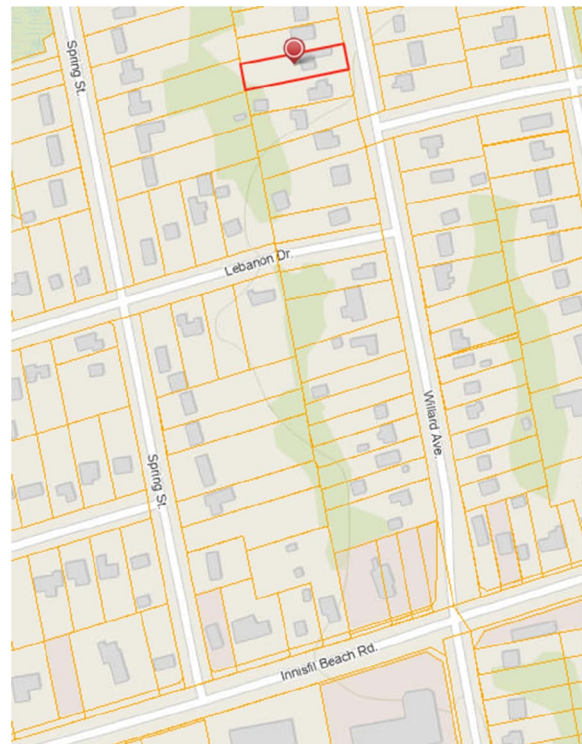
The applicant is proposing to construct a detached accessory dwelling unit (ADU) with a gross floor area of 68.49 m². The applicant is seeking relief from Section 3.5 (b) of the Zoning By-law which permits a maximum gross floor area coverage of 50% of the gross floor area of the principal dwelling on the lot.

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.

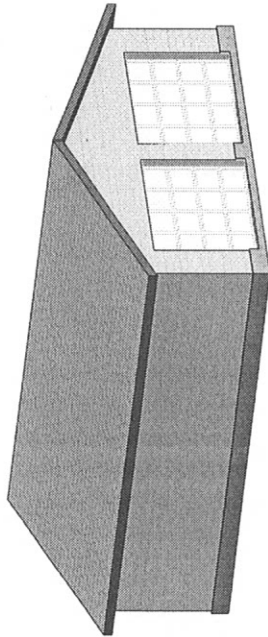
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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



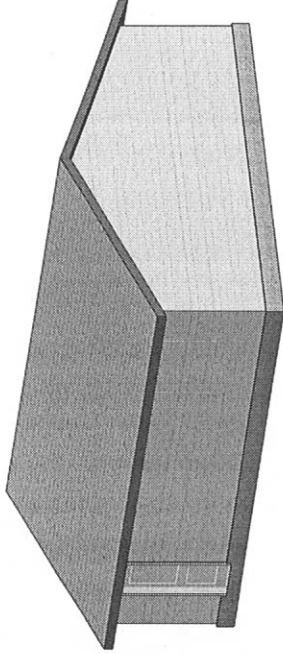
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **May 2, 2023**

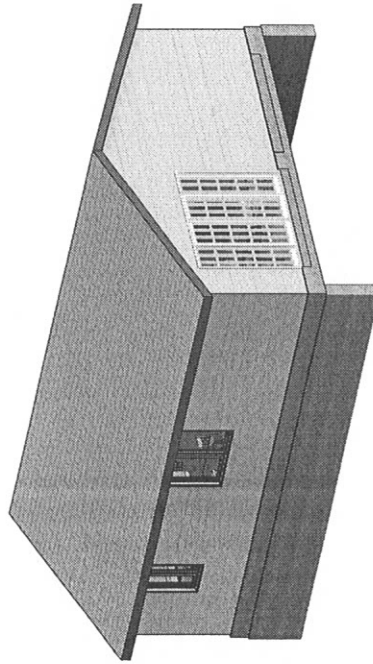
Toomaj Haghshenas,
Secretary-Treasurer
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316



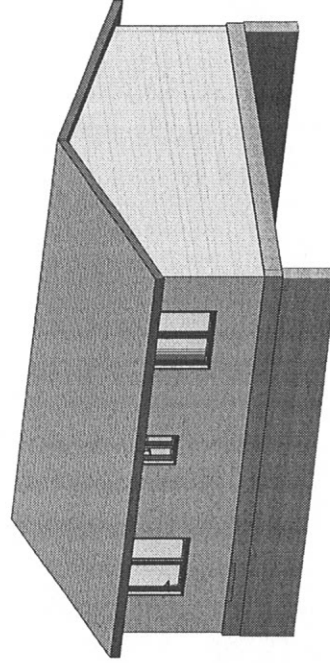
① 3D- EAST/SOUTH EXIS.



② 3D- WEST/NORTH EXIS.



③ 3D- EAST/SOUTH PROP.



④ 3D- WEST/NORTH PROP.

GENERAL NOTE:

- 1- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 2- DO NOT SCALE THESE DRAWINGS.
- 3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD

REVISIONS

DESIGNER:

CLIENT:

PROJECT NAME:

ADU-REAR YARD

PROJECT ADDRESS:

2192 Richard St, Innisfil, ON L9S 2C4

SHEET NAME:

COVER PAGE 1

DATE: 02/20/2023

PROJECT No.: 1212

SCALE:

DESIGNER: S.MOKHTARIAN

SHEET No:

CHECKER: H. HEMATI

A0-01

GENERAL NOTE:

- 1- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 2- DO NOT SCALE THESE DRAWINGS.
- 3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD		

REVISIONS

DESIGNER:

CLIENT:

PROJECT NAME:

ADU-REAR YARD

PROJECT ADDRESS:

2192 Richard St, Innisfil, ON L9S 2C4

SHEET NAME:

SURVEY PLAN

DATE: 02/20/2023

PROJECT No.: 1212

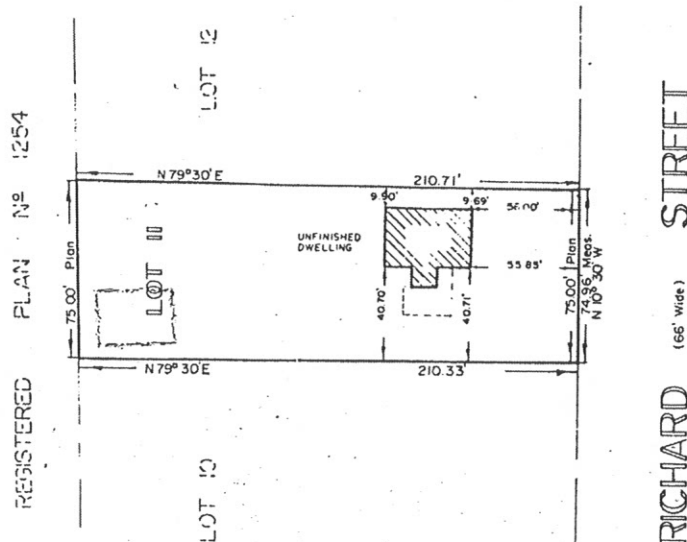
SCALE:

SHEET No.: A0-02

DESIGNER:

CHECKER:

SKETCH OF SURVEY
OF
LOT II
REGISTERED PLAN N° 1449
TOWNSHIP OF INNISFIL
COUNTY OF SIMCOE
1971



Roger R. Welsman
Ontario Land Surveyor "1035"

NOTE
THIS SURVEY PREPARED FOR
MORTGAGE PURPOSES ONLY

ROGER R. WELSMAN
ONTARIO LAND SURVEYOR
BOX 231, BARRIE, ONTARIO

DATE DECEMBER 13, 1971

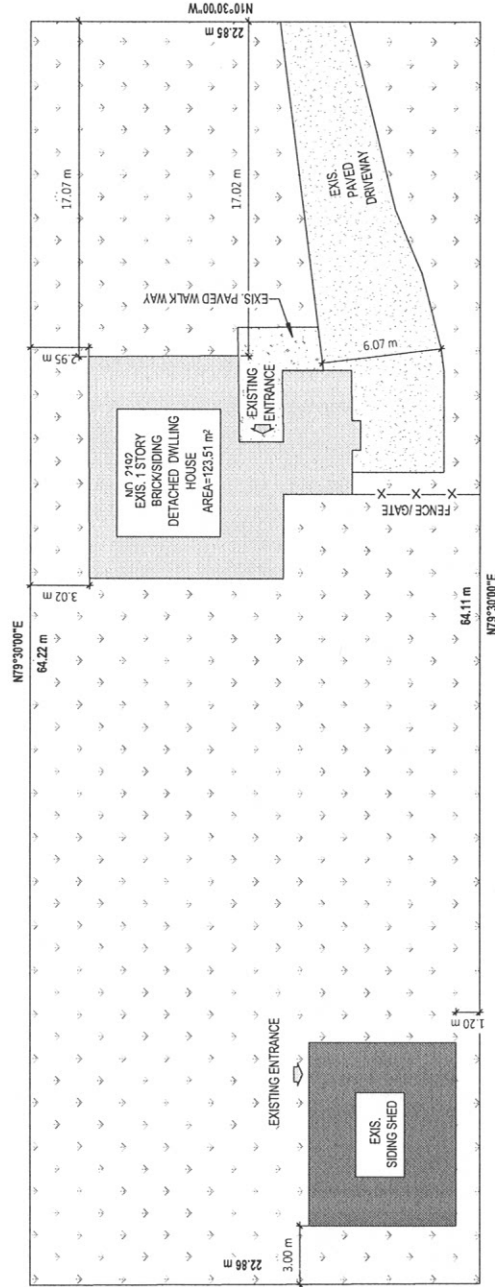
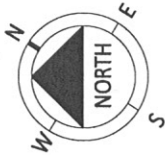
FOR D.S. BENSON CONSTRUCTION

REF. 4-1449-1

SURVEY DECEMBER 13, 1971

SCALE 1 INCH = 50 FEET

DRAWN M.B. PERKINS



1 SITE PLAN EXISTING
1 : 250

GENERAL NOTE:

- 1- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 2- DO NOT SCALE THESE DRAWINGS.
- 3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD

REVISIONS

DESIGNER:

CLIENT:

PROJECT NAME:

ADU-REAR YARD

PROJECT ADDRESS:

2192 Richard St, Innisfil, ON L9S 2C4

SHEET NAME:

SITE PLAN EXISTING

DATE: 02/20/2023

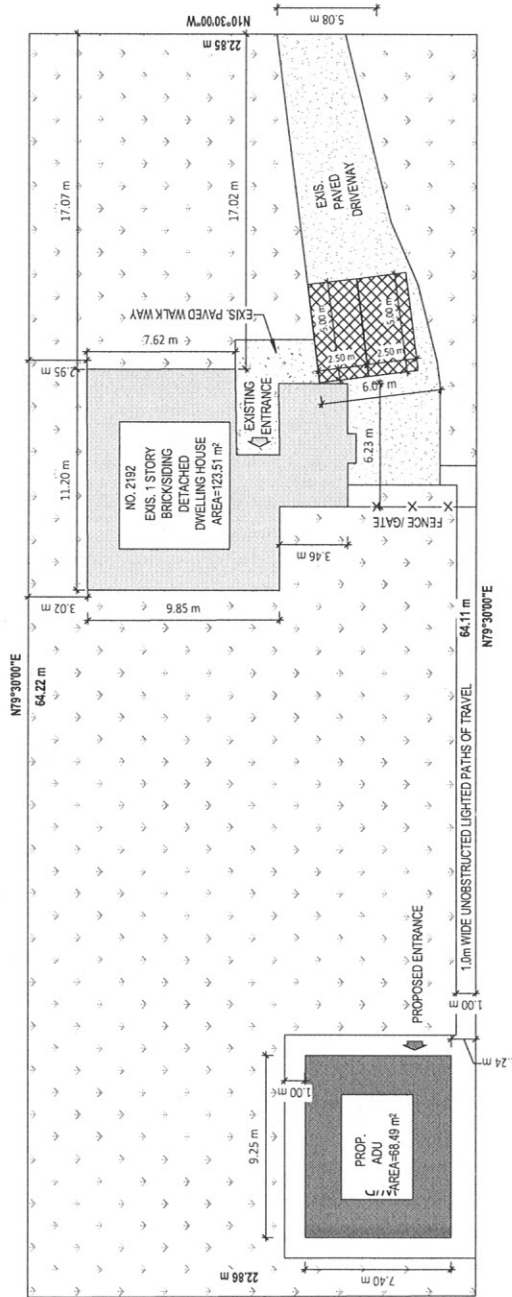
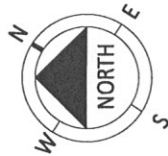
PROJECT No.: 1212

SCALE: 1 : 250

DESIGNER: S. MOKHTARIAN

SHEET No: A0-03

CHECKER: H. HEMATI



1 SITE PLAN PROPOSED
1 : 250

$$\frac{ADU\ AREA}{TOTAL\ LOT\ AREA} = \frac{68.49}{1466.06} \times 100 = 4.67\% \leq 10\%$$

$$\frac{ADU\ AREA}{EXISTING\ DWELLING\ HOUSE} = \frac{68.49}{123.51} \times 100 = 55.45\% > 50\%$$

$$\frac{ADU\ AREA}{REAR\ YARD\ AREA} = \frac{68.49}{863} \times 100 = 7.94\% \leq 50\%$$

$$0.25 \times (REAR\ YARD\ AREA = 863) = 215.75$$

$$OPEN\ SPACE\ AREA\ IN\ REAR\ YARD \geq 0.25 \times (REAR\ YARD\ AREA)$$

$$726.45 \geq 215.75$$

	m ²
REAR YARD AREA	863
ADU AREA	68.49
EXIST. DWELLING HOUSE	123.51
OPEN SPACE AREA IN REAR YARD	726.45
TOTAL LOT AREA	1466.06

1- THE DRAWINGS MAY NOT BE USED FOR

CONSTRUCTION UNLESS SEALED AND SIGNED BY
ENGINEER AND OBTAINED PERMISSION FROM THE
AUTHORITIES.

2- DO NOT SCALE THESE DRAWINGS.

3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED
IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION
WITHOUT PERMISSION OF ENGINEER, SHALL VOID
ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD

REVISIONS

DESIGNER:

CLIENT:

PROJECT NAME:

ADU-REAR YARD

PROJECT ADDRESS:

2192 Richard St, Innisfil, ON L9S 2C4

SHEET NAME:

SITE PLAN PROPOSED

DATE: 02/20/2023

PROJECT No.: 1212

SCALE: 1 : 250

SHEET No: A0-04

DESIGNER: S. MOKHTARIAN

CHECKER:



FIRST FLOOR- EXIS. PLAN

SHEET NAME:

SHEET No:
A1-01

3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

REVISIONS

DESIGNER:

GENERAL NOTE:

- 1- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 2- DO NOT SCALE THESE DRAWINGS.
- 3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
-----	------	------------	------

REVISIONS

DESIGNER:

CLIENT:

PROJECT NAME:

ADU-REAR YARD

PROJECT ADDRESS:

2192 Richard St, Innisfil, ON L9S 2C4

SHEET NAME:

ROOF EXIS. PLAN

DATE: 02/20/2023

PROJECT No.: 1212

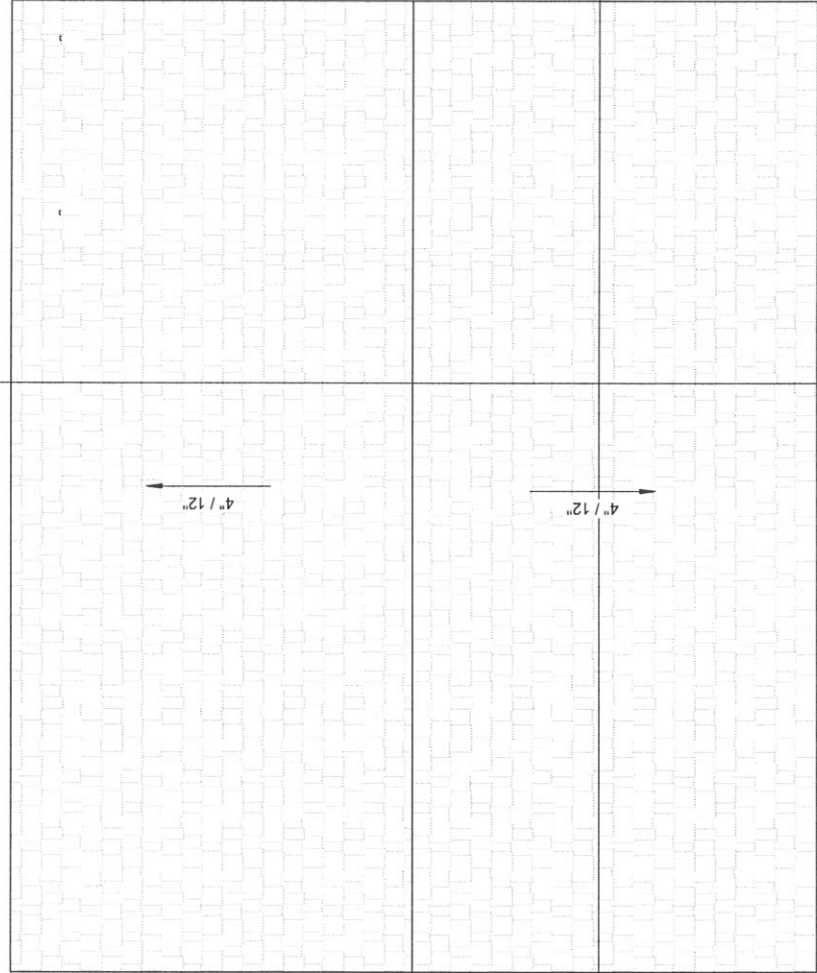
SCALE: 1 : 50

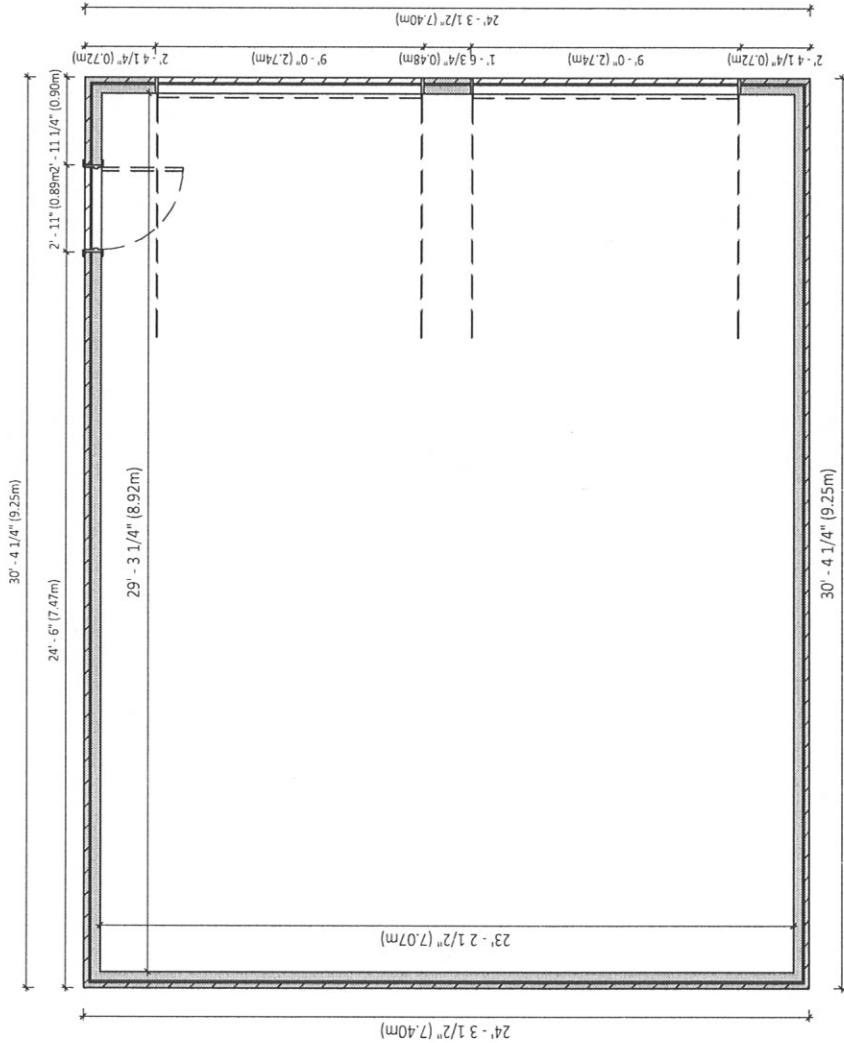
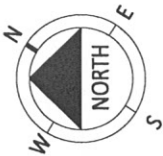
DESIGNER: S. MOKHTARIAN

SHEET No:

CHECKER:

A1-02





1 FIRST FLOOR- DEMOL. PLAN
1 : 50

GENERAL NOTE:

- 1- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 2- DO NOT SCALE THESE DRAWINGS.
- 3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
-----	------	------------	------

REVISIONS

DESIGNER:

CLIENT:

PROJECT NAME:

ADU-REAR YARD

PROJECT ADDRESS:

2192 Richard St, Innisfil, ON L9S 2C4

SHEET NAME:

FIRST FLOOR- DEMOL. PLAN

DATE: 02/20/2023

PROJECT No.: 1212

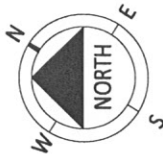
SCALE: 1 : 50

DESIGNER: S. MOKHTARIAN

SHEET No:

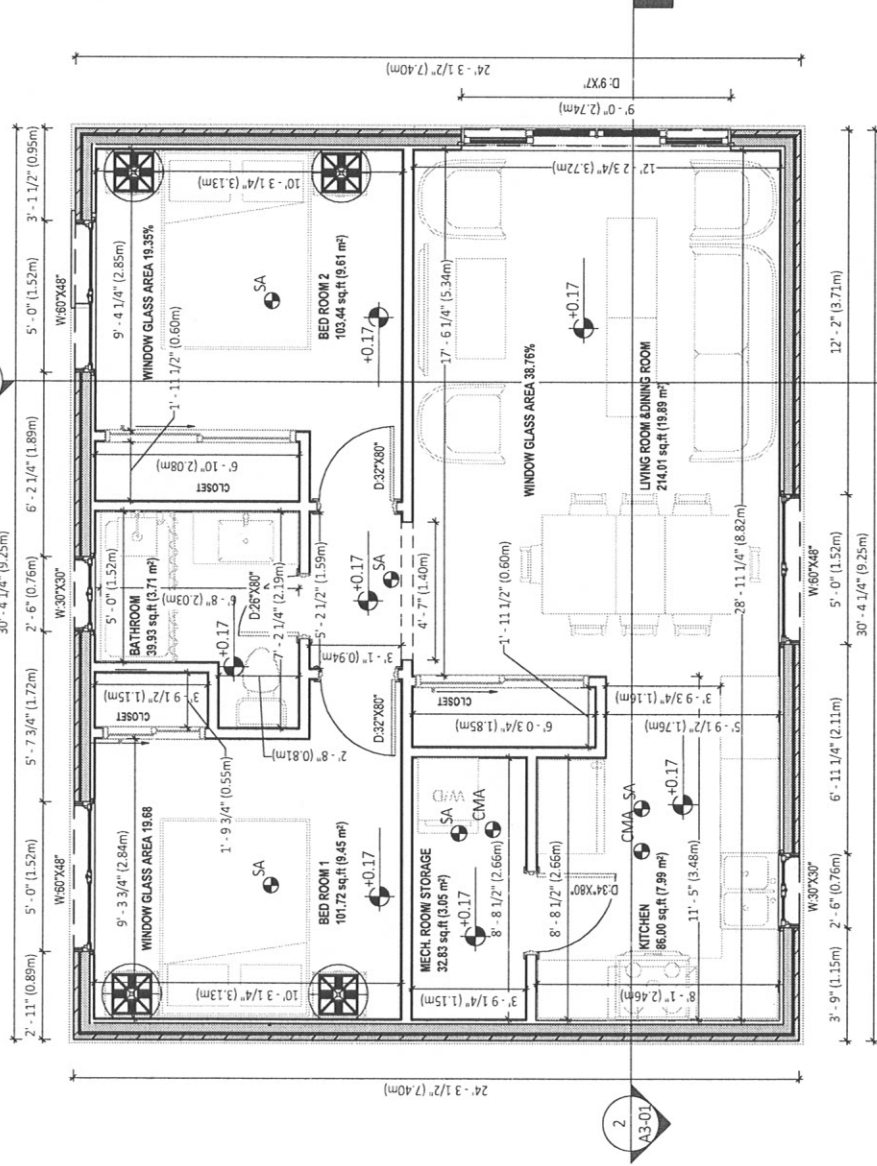
CHECKER: H. HEMATI

A1-03



GENERAL NOTE:

- 1- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 2- DO NOT SCALE THESE DRAWINGS.
- 3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.



1 FIRST FLOOR- PROP. PLAN
1 : 50

No.	DATE	ISSUED FOR	APVD

REVISIONS

DESIGNER:

CLIENT:

PROJECT NAME:

ADU-REAR YARD

PROJECT ADDRESS:

2192 Richard St, Innisfil, ON L9S 2C4

SHEET NAME:

FIRST FLOOR- PROP. PLAN

DATE: 02/20/2023

PROJECT No.: 1212

SCALE: 1 : 50

DESIGNER: S.MOKHTARIAN

SHEET No.: A1-04

CHECKER: H.HEMATI

GENERAL NOTE:

- 1- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
2- DO NOT SCALE THESE DRAWINGS.
3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD	
REVISIONS				

DESIGNER:

CLIENT:

PROJECT NAME:

ADU-REAR YARD

PROJECT ADDRESS:

2192 Richard St, Innisfil, ON L9S 2C4

SHEET NAME:

EAST ELEVATION-EXIS. &
PROP.

DATE: 02/20/2023

PROJECT No.:

1212

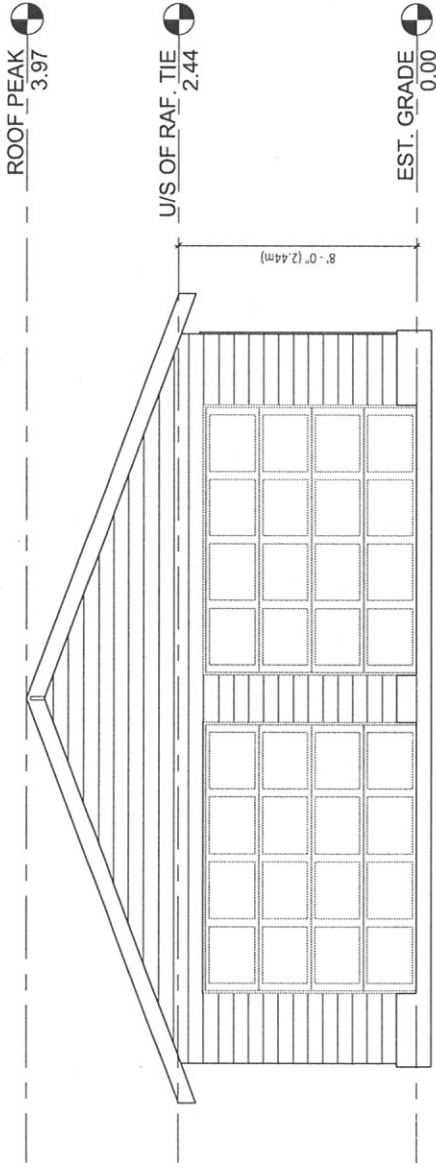
SCALE: 1 : 50

DESIGNER: S. MOKHTARIAN

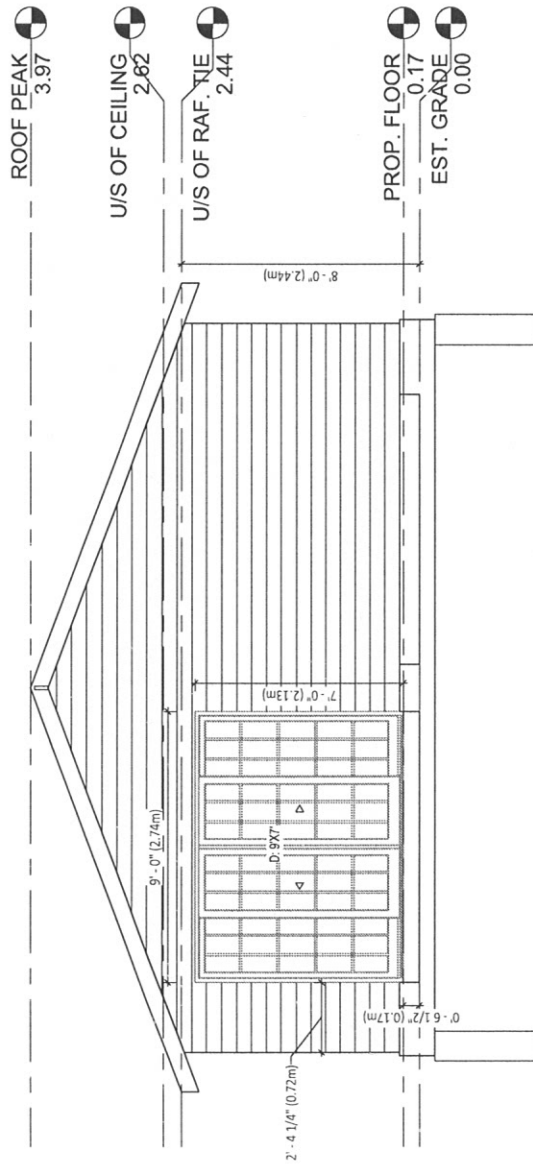
SHEET No.:

CHECKER: H. HEMATI

A2-01



1 EAST ELEVATION-EXIS.
1 : 50



2 EAST ELEVATION-PROP.
1 : 50

GENERAL NOTE:

- 1- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 2- DO NOT SCALE THESE DRAWINGS.
- 3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD	

REVISIONS

DESIGNER:

CLIENT:

PROJECT NAME:

ADU-REAR YARD

PROJECT ADDRESS:

2192 Richard St, Innisfil, ON L9S 2C4

SHEET NAME:

WEST ELEVATION-EXIS. &
PROP.

DATE: 02/20/2023

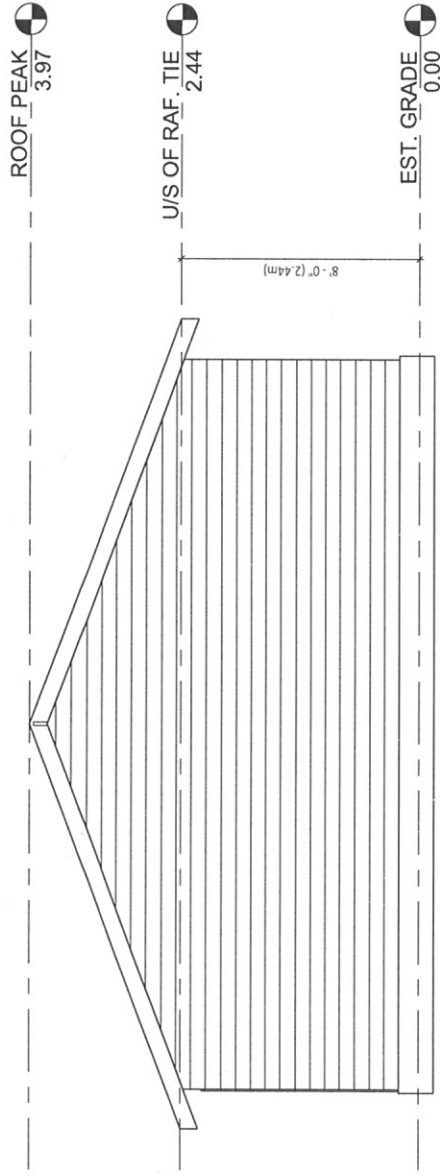
PROJECT No.: 1212

SCALE: 1 : 50

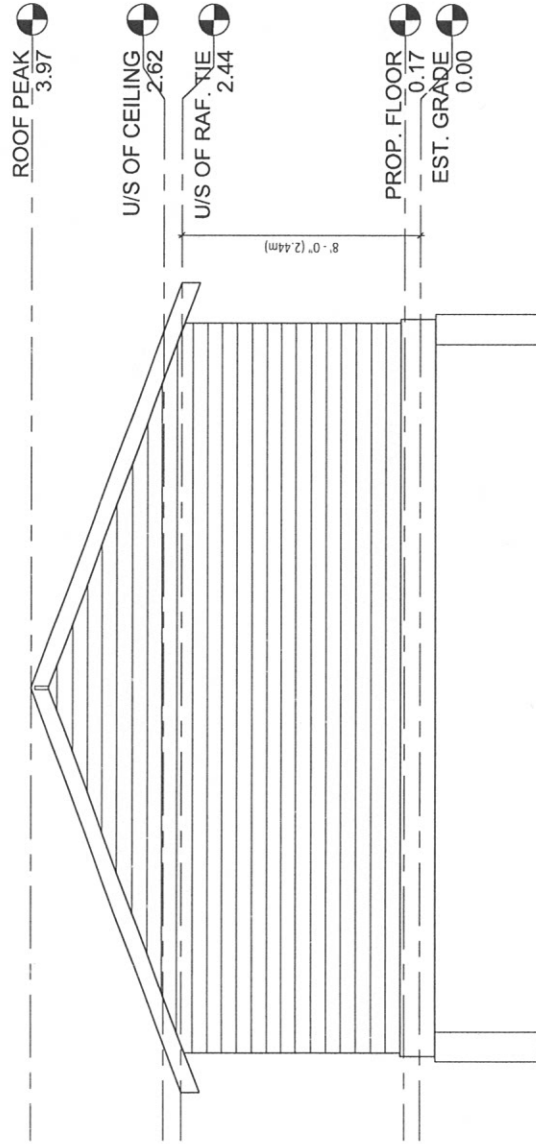
DESIGNER: S. MOKHTARIAN

SHEET No: A2-02

CHECKER: H. HEMATI



① WEST ELEVATION-EXIS.
1 : 50



② WEST ELEVATION-PROP.
1 : 50

GENERAL NOTE:

- 1- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 2- DO NOT SCALE THESE DRAWINGS.
- 3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD	

REVISIONS

DESIGNER:

CLIENT:

PROJECT NAME:

ADU-REAR YARD

PROJECT ADDRESS:

2192 Richard St, Innisfil, ON L9S 2C4

SHEET NAME:

NORTH ELEVATION-EXIS. &

PROP.

DATE: 02/20/2023

PROJECT No.:

1212

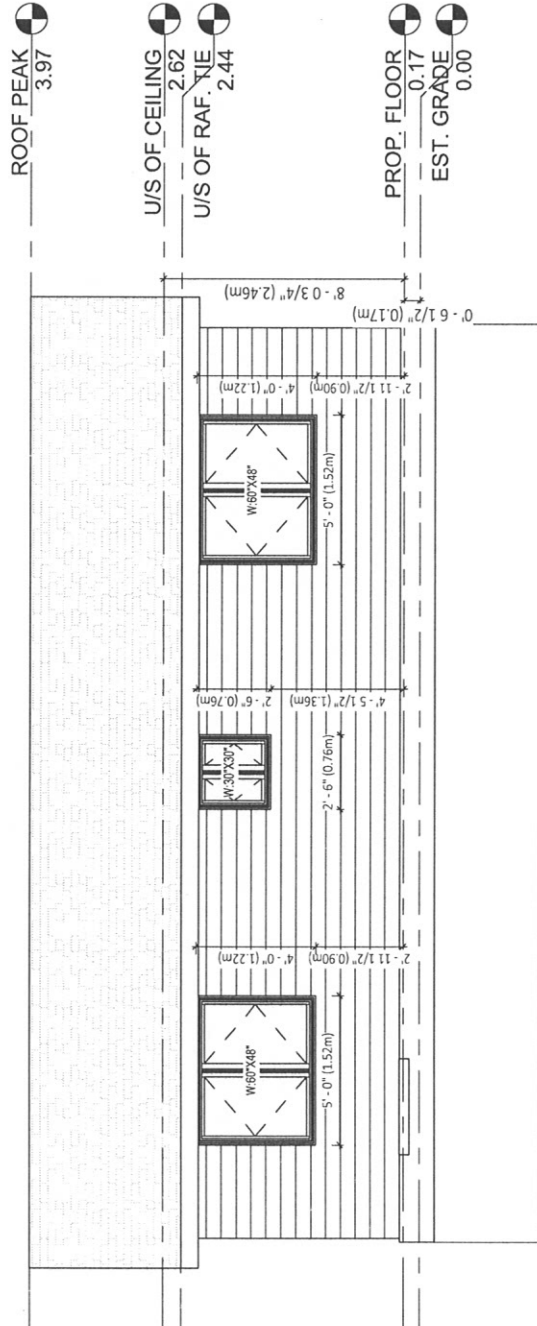
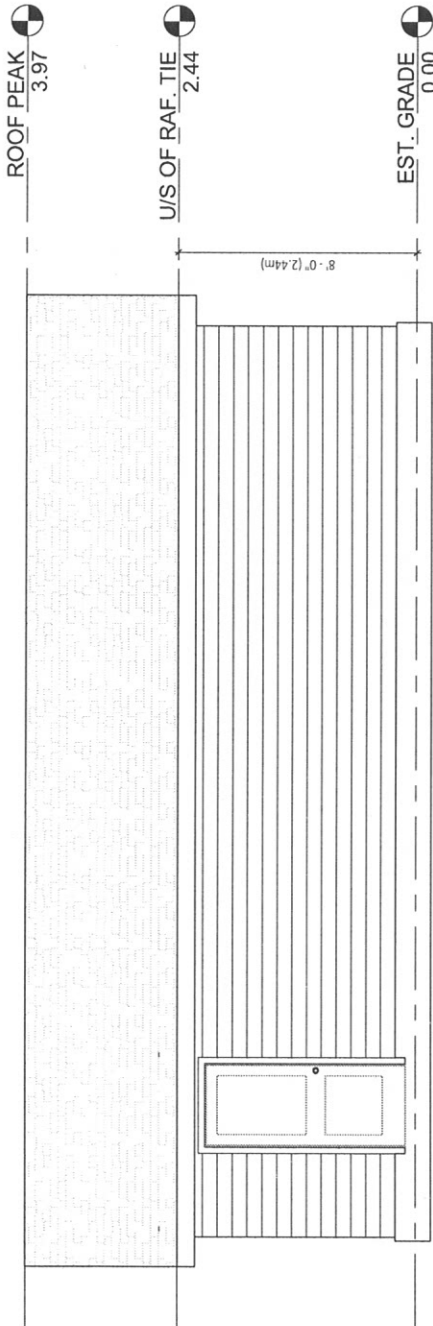
SCALE: 1 : 50

DESIGNER: S. MOKHTARIAN

SHEET No:

CHECKER: H. HEMATI

A2-03



GENERAL NOTE:

- 1- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
- 2- DO NOT SCALE THESE DRAWINGS.
- 3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD

REVISIONS

DESIGNER:

CLIENT:

PROJECT NAME:

ADU-REAR YARD

PROJECT ADDRESS:

2192 Richard St, Innisfil, ON L9S 2C4

SHEET NAME:

SOUTH ELEVATION- EXIS. &
PROP.

DATE: 02/20/2023

PROJECT No.: 1212

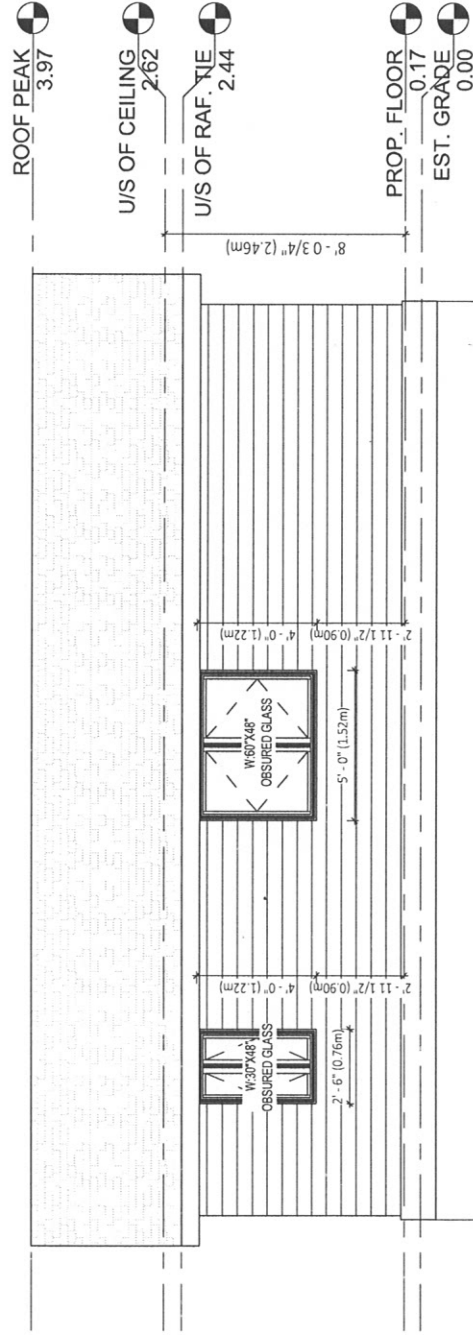
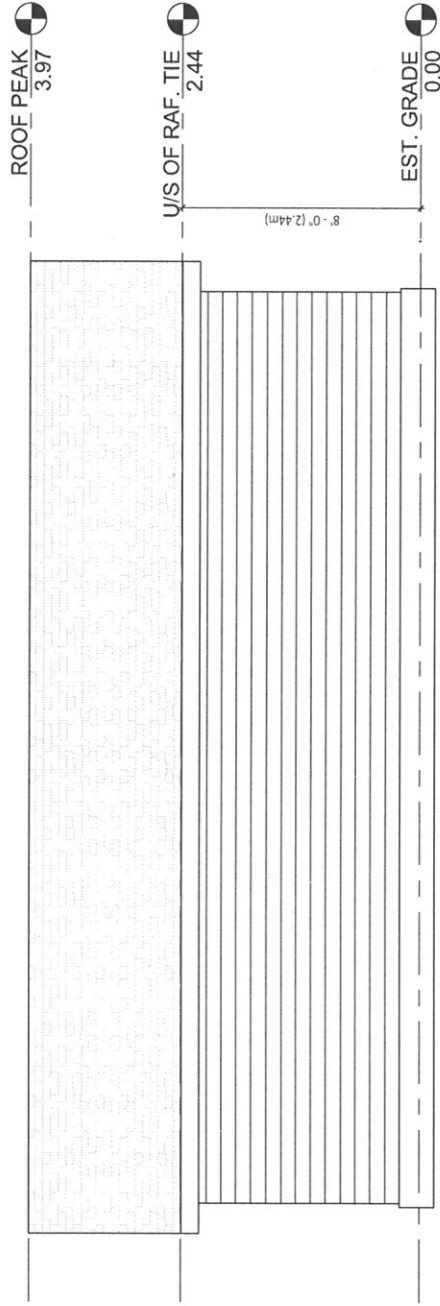
SCALE: 1 : 50

DESIGNER: S. MOKHTARIAN

SHEET No:

CHECKER: H. HEMATI

A2-04



GENERAL NOTE:

- 1- THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY ENGINEER AND OBTAINED PERMISSION FROM THE AUTHORITIES.
2- DO NOT SCALE THESE DRAWINGS.
3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD
-----	------	------------	------

REVISIONS

DESIGNER:

CLIENT:

PROJECT NAME:

ADU-REAR YARD

PROJECT ADDRESS:

2192 Richard St, Innisfil, ON L9S 2C4

SHEET NAME:

SECTION 1-EXIS. & PROP.

DATE: 02/20/2023

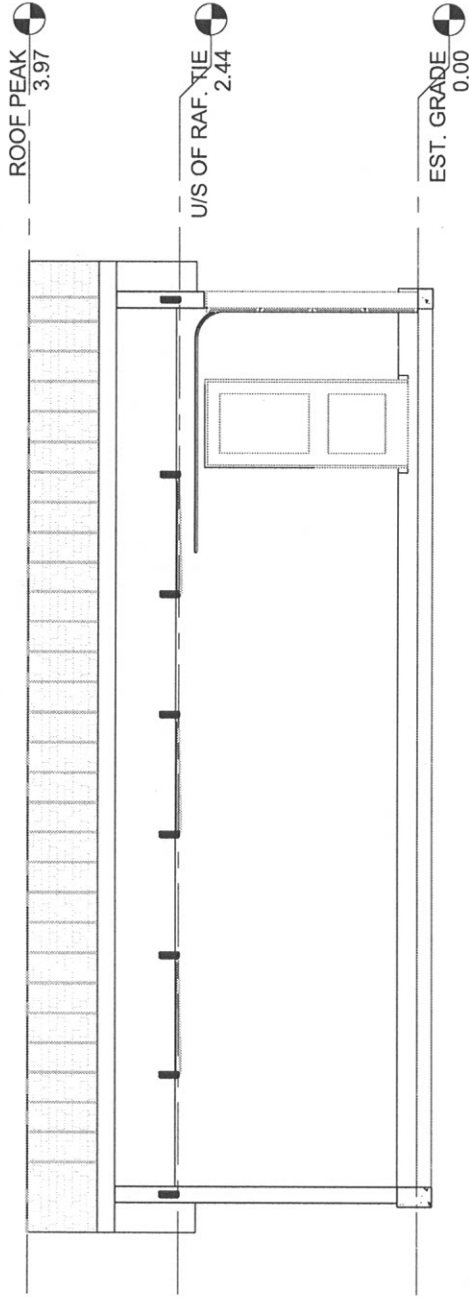
PROJECT No.: 1212

SCALE: 1 : 50

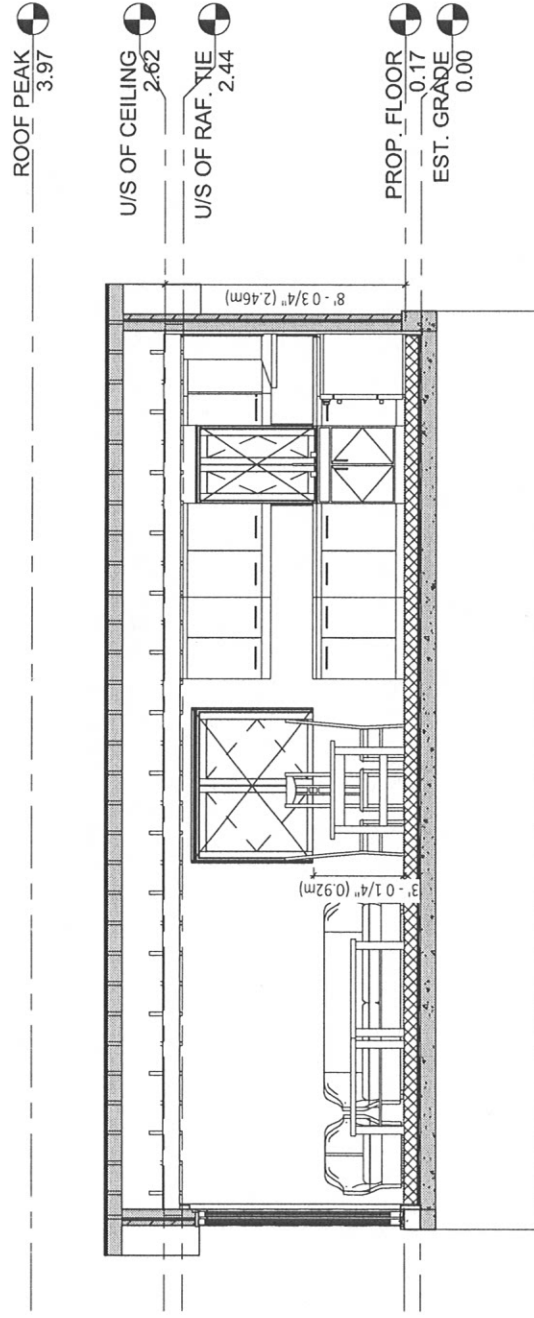
DESIGNER: S. MOGHITARIAN

SHEET No: A3-01

CHECKER: H. HEMATI



1 Section 1 - EXIS.
1 : 50



2 Section 1 - PROP.
1 : 50

2- DO NOT SCALE THESE DRAWINGS.
3- ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO ENGINEER. 5- ANY MODIFICATION WITHOUT PERMISSION OF ENGINEER, SHALL VOID ENGINEER'S RESPONSIBILITY.

No.	DATE	ISSUED FOR	APVD

CLIENT:

ADU-REAR YARD

2192 Richard St. Innisfil, ON L9S 2C4

SECTION 2-EXIS. & PROP.

DATE: 02/20/2023	PROJECT No.: 1212
SCALE: 1 : 50	SHEET No: A3-02
DESIGNER: S. MOKHTARIAN	
CHECKER: H. HEMATI	

