



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-025-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Ronald Meads, 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 54 PT LOT 38 RP 51R40917 PARTS 2 AND 3** is known municipally as **877 Pine Avenue**, and is zoned as **“Residential 1 (R1)”** and **“Agricultural (AG)”**.

The applicant is proposing to construct a detached garage projecting beyond the main front wall of the principal building. The applicant is seeking relief from Section 3.18 (e) of the Zoning By-law which states that for lots with a frontage of less than 20 m, garages shall not be permitted to project beyond the main 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.

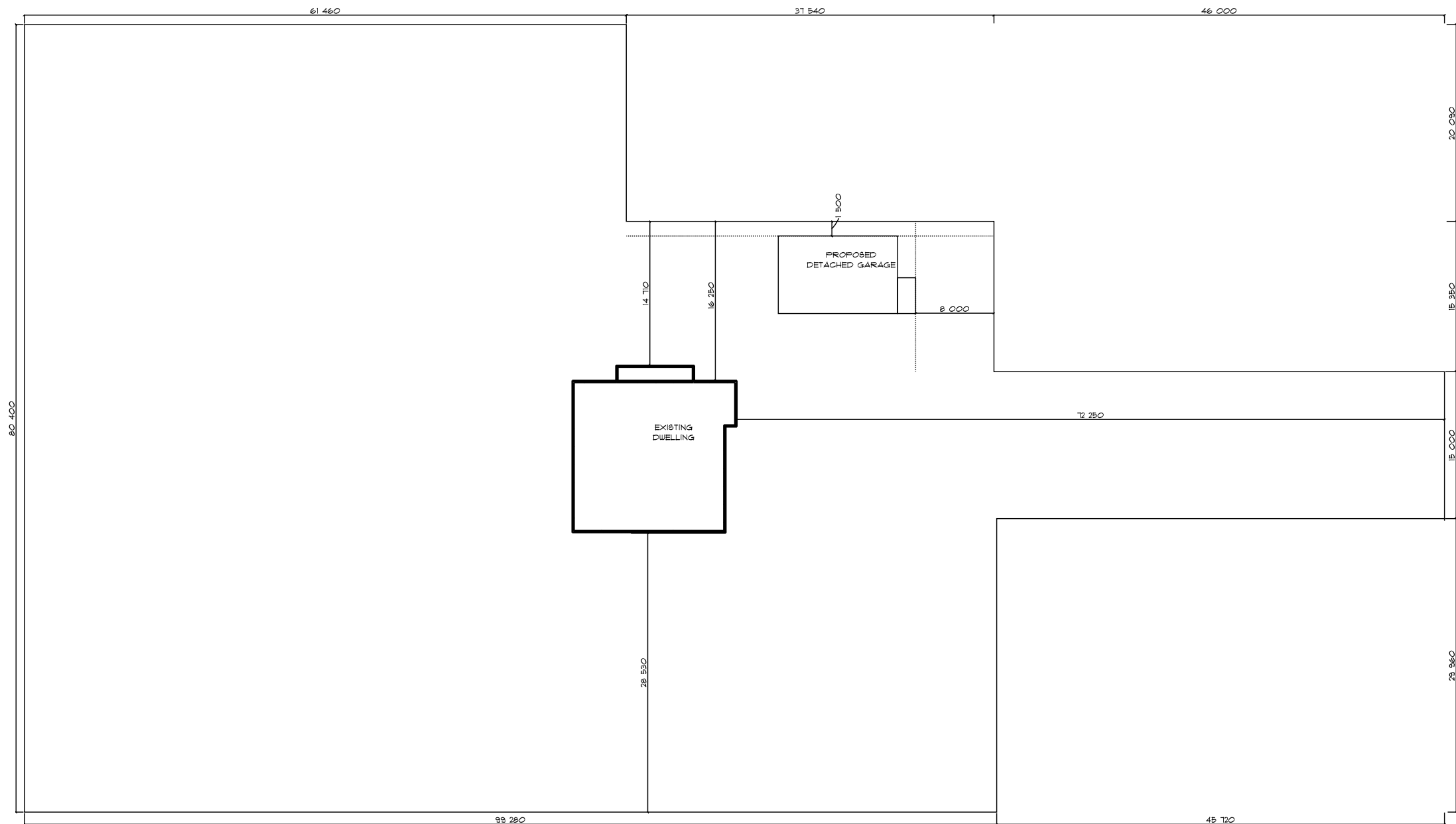
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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



LOT AREA: 84855 SQFT/7883M2
EXISTING DWELLING FOOT PRINT: 143 M2
EXISTING DWELLING WIDTH: 55' 16.7M
EXISTING DWELLING MID ROOF HEIGHT: 22'
PROPOSED DETACHED GARAGE FOOT PRINT: 1112 SQFT 103.3 M2

<div><div>FINE LINE DESIGN SERVICES</div><div>GLENN & HEATHER MIDDLEBROOK</div><div>8254 8th Lne</div><div>Utopia, On</div><div>PHONE (705) 424 8800 CELL (705) 796 8380</div><div>E-MAIL: heather@finelinedrafting.ca</div><div>www.finelinedrafting.ca</div></div>	<small>NOTE: THE CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE DESIGNER. THE CONTRACTOR MUST COMPLY WITH ALL LOCAL AND PROVINCIAL BUILDING CODES</small>	The undersigned has reviewed and takes responsibility for this design, and meets the requirements set out in the 2012 Ontario Building Code to be a designer.	<div>SITE PLAN</div> <div>PROJECT ADDRESS: 877 Pine Ave Innisfil</div>	CLIENT NAME: Meads	SCALE: N.T.S.
	INDIVIDUAL BCIN: 14607	<div>QUALIFICATION INFORMATION</div> <div>Required unless exempt under 3.2.5.1 Division C of the Building Code</div> <div>HEATHER MIDDLEBROOK 14607</div> <div>NAME SIGNATURE BCIN</div>		PROJECT: PROPOSED DETACHED GARAGE	JOB NUMBER: 23-023
	FIRM BCIN: 108381	<div>REGISTRATION INFORMATION</div> <div>Required unless exempt under 3.2.4.1 Division C of the Building Code</div> <div>FINE LINE DESIGN SERVICES 108381</div> <div>FIRM NAME BCIN</div>		START DATE: Jan 26 2023	DRAWING NUMBER: S1
	DRAWN BY: H.M.			PRINT DATE: Jan 30 2023	



LEFT ELEVATION

**FINE LINE DESIGN
SERVICES**
GLENN & HEATHER MIDDLEBROOK
8254 8th Lne
Utopia, On
PHONE (705) 424 8800 CELL (705) 796 8380
E-MAIL: heather@finelinedrafting.ca
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CODES

INDIVIDUAL
BCIN: 14607
FIRM BCIN: 108381
DRAWN
BY: H.M.

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QUALIFICATION INFORMATION
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HEATHER MIDDLEBROOK 14607
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
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FINE LINE DESIGN SERVICES 108381
FIRM NAME BCIN

LEFT ELEVATION

PROJECT
ADDRESS: 877 Pine Ave
Innisfil

CLIENT NAME:

Meads

PROJECT:

PROPOSED
DETACHED
GARAGE

START DATE:

Jan 26 2023

PRINT DATE:

Jan 30 2023

SCALE:

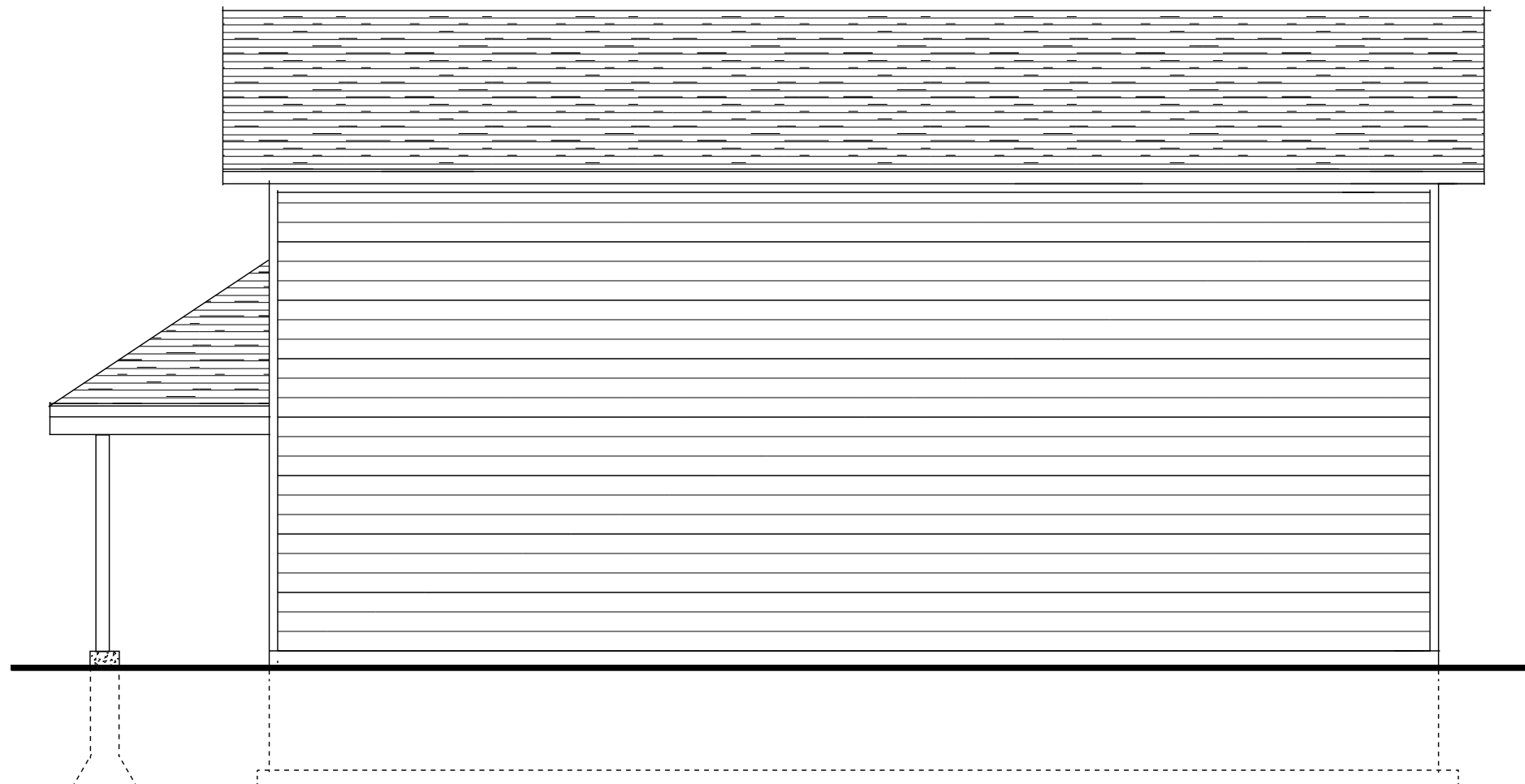
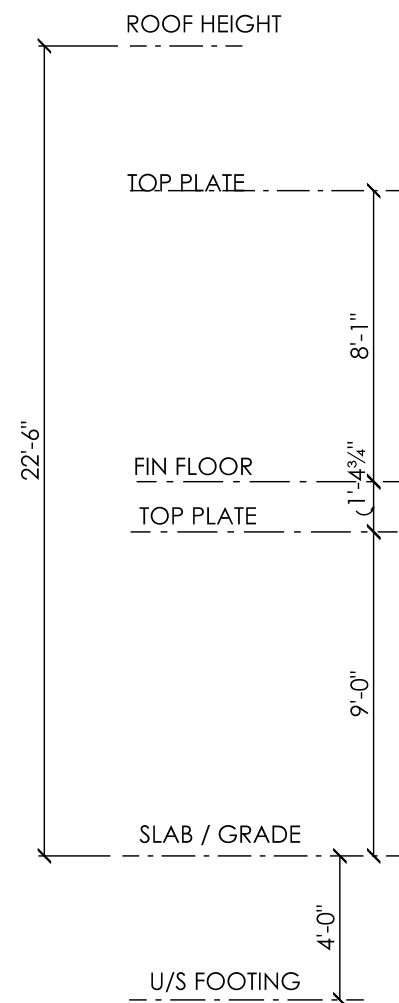
3/16"=1'-0"

JOB NUMBER:

23-023

DRAWING
NUMBER:

A1



RIGHT ELEVATION

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NAME SIGNATURE BCIN
REGISTRATION INFORMATION
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FINE LINE DESIGN SERVICES 108381
FIRM NAME BCIN

RIGHT ELEVATION

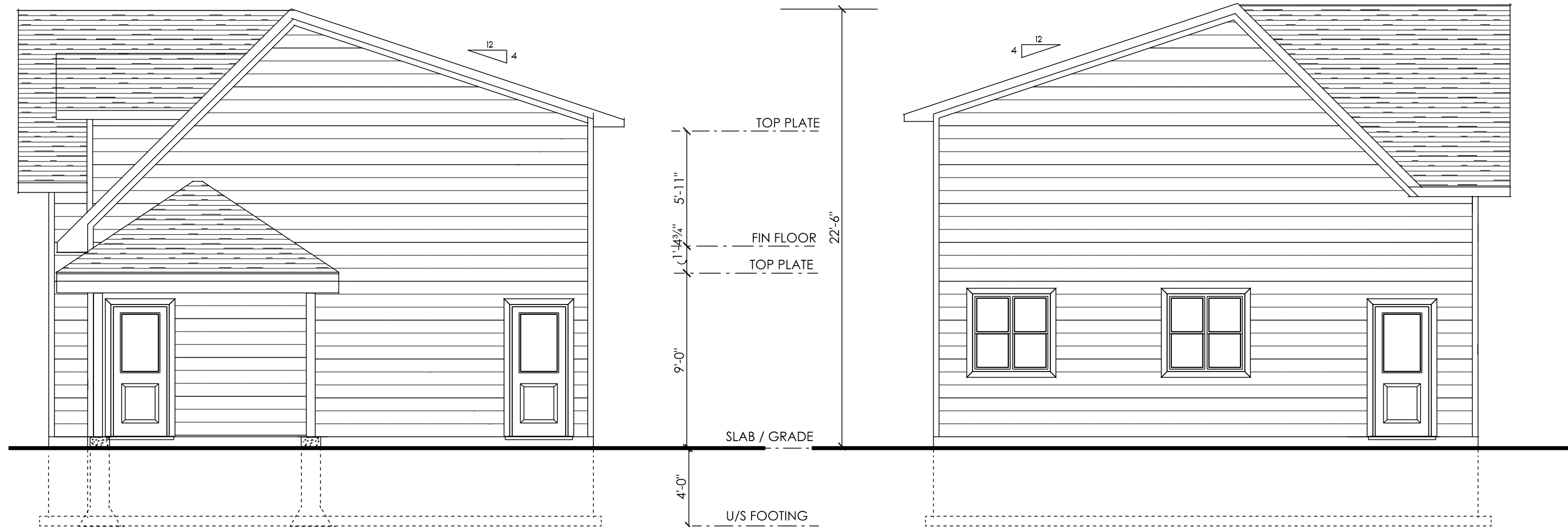
PROJECT ADDRESS: 877 Pine Ave
Innisfil

CLIENT NAME:
Meads

PROJECT: PROPOSED
DETACHED
GARAGE

START DATE: Jan 26 2023
PRINT DATE: Jan 30 2023

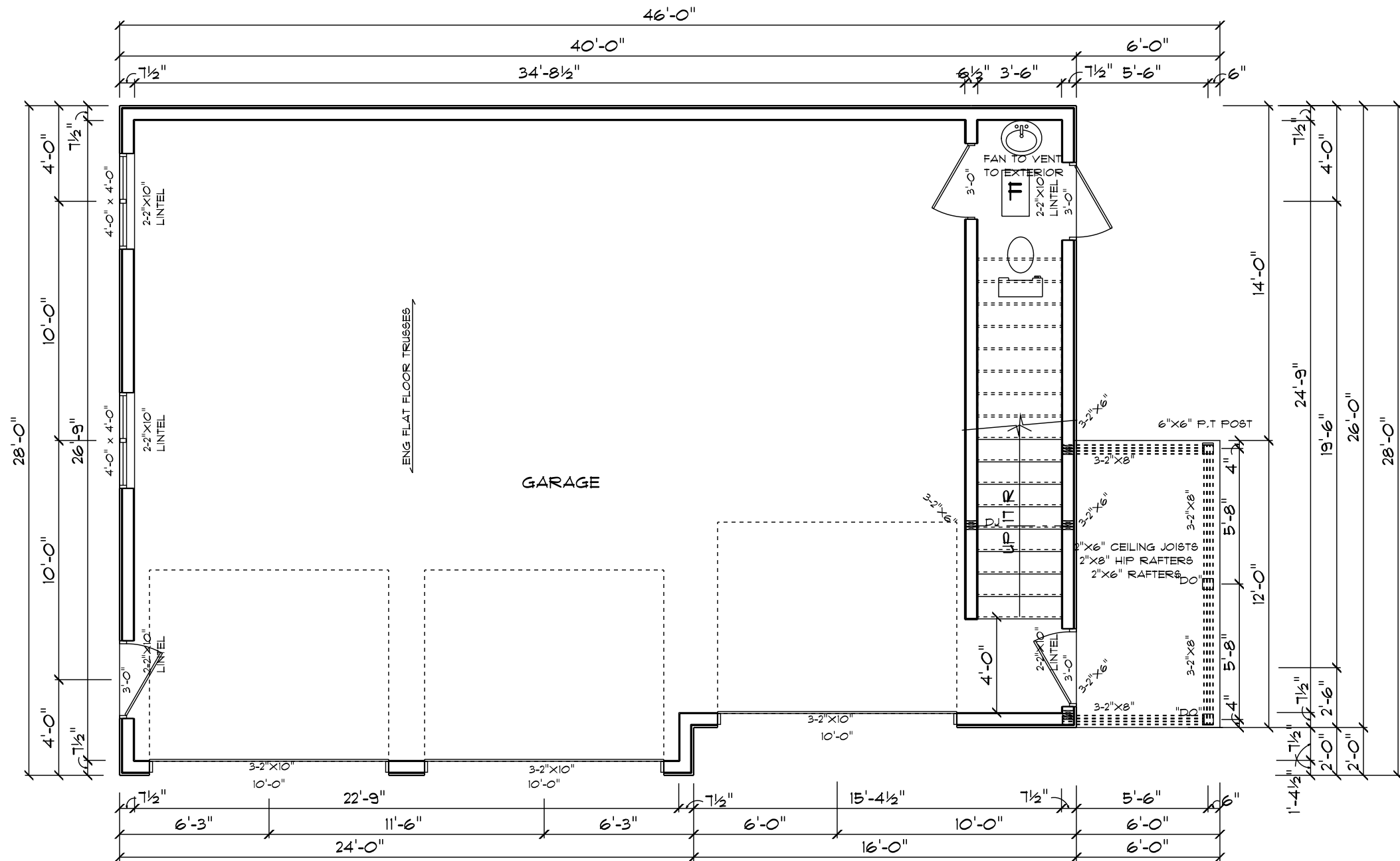
SCALE:
3/16"=1'-0"
JOB NUMBER:
23-023
DRAWING NUMBER:
A2



FRONT ELEVATION

REAR ELEVATION

<div><div>FINE LINE DESIGN SERVICES</div><div>GLENN & HEATHER MIDDLEBROOK</div><div>8254 8th Lne Utopia, On</div><div>PHONE (705) 424 8800 CELL (705) 796 8380</div><div>E-MAIL: heather@finelinedrafting.ca</div><div>www.finelinedrafting.ca</div></div>	NOTE: THE CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE DESIGNER. THE CONTRACTOR MUST COMPLY WITH ALL LOCAL AND PROVINCIAL BUILDING CODES		The undersigned has reviewed and takes responsibility for this design, and meets the requirements set out in the 2012 Ontario Building Code to be a designer.		<div>FRONT/REAR ELEVATIONS</div>		CLIENT NAME: Meads		SCALE: 3/16"=1'-0"		
	INDIVIDUAL BCIN: 14607	HEATHER MIDDLEBROOK		PROJECT: PROPOSED DETACHED GARAGE			JOB NUMBER: 23-023				
	FIRM BCIN: 108381	SIGNATURE H. Middlebrook		REGISTRATION INFORMATION Required unless exempt under 3.2.4.1 Division C of the Building Code		PROJECT ADDRESS: 877 Pine Ave Innisfil		START DATE: Jan 26 2023		DRAWING NUMBER: A3	
	DRAWN BY: H.M.	FIRM NAME FINE LINE DESIGN SERVICES		FIRM BCIN 108381				PRINT DATE: Jan 30 2023			



**FINE LINE DESIGN
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HEATHER MIDDLEBROOK 14607
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
Required unless exempt under 3.2.4.1 Division C of the Building Code
FINE LINE DESIGN SERVICES 108381
FIRM NAME BCIN

MAIN FLOOR

PROJECT
ADDRESS: 877 Pine Ave
Innisfil

CLIENT NAME:

Meads

PROJECT:

PROPOSED
DETACHED
GARAGE

START DATE:

Jan 26 2023

PRINT DATE:

Jan 30 2023

SCALE:

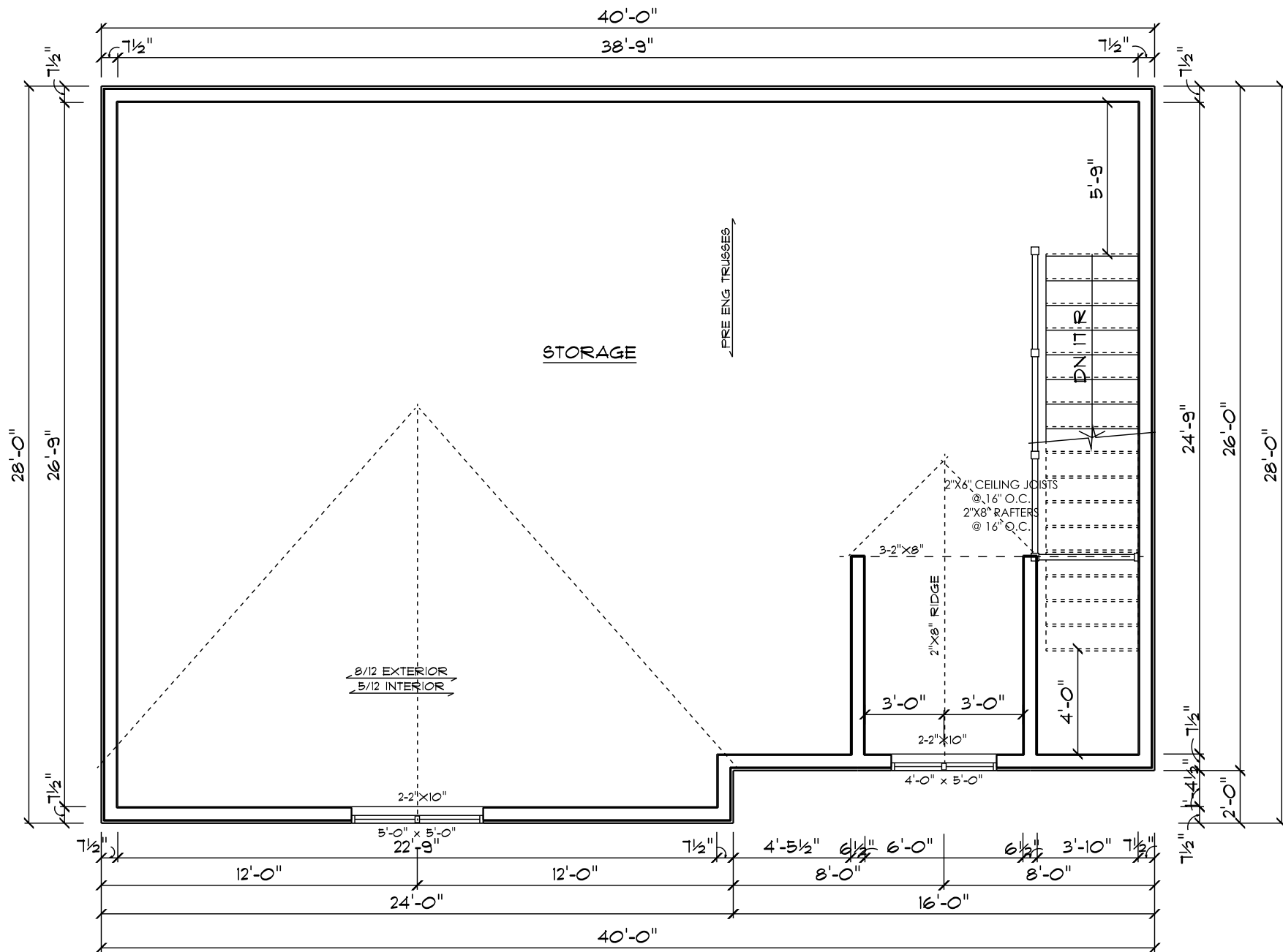
3/16"=1'-0"

JOB NUMBER:

23-023

DRAWING
NUMBER:

A5



FINE LINE DESIGN SERVICES
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INDIVIDUAL BCIN:	14607
FIRM BCIN:	108381
DRAWN BY:	H.M.

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HEATHER MIDDLEBROOK	14607
NAME	BCIN
REGISTRATION INFORMATION	
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FINE LINE DESIGN SERVICES	108381
FIRM NAME	BCIN

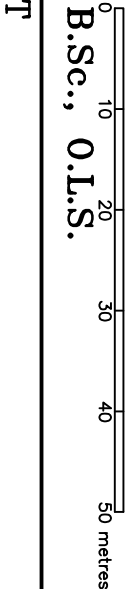
STORAGE FLOOR	
PROJECT ADDRESS:	877 Pine Ave Innisfil

CLIENT NAME:	Meads
PROJECT:	PROPOSED DETACHED GARAGE
START DATE:	Jan 26 2023
PRINT DATE:	Jan 30 2023

SCALE:	3/16"=1'-0"
JOB NUMBER:	23-023
DRAWING NUMBER:	A6

SURVEYOR'S REAL PROPERTY REPORT

PART 1:
PLAN OF SURVEY
PART OF LOT 38, REGISTERED PLAN 54
TOWN OF INNISFIL
COUNTY OF SIMCOE
SCALE 1 : 750
E. W. BOWYER B.Sc., O.L.S.



PART 2: REPORT

- 1 – THIS REPORT WAS PREPARED FOR BEACONRIDGE HOMES.
2 – BOUNDARIES CONFORM TO DEPOSITED PLAN 51R-40917
3 – SUBJECT TO EASEMENT AS IN INST. N° SC1237304.
4 – NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

NOTES

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS (ORP's) A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2002.0).

- ☐ DENOTES SURVEY MONUMENT PLANTED
☒ DENOTES SURVEY MONUMENT FOUND
SIB DENOTES STANDARD IRON BAR
IP DENOTES IRON PIPE
P1 DENOTES REGISTERED PLAN 54
P2 DENOTES DEPOSITED PLAN 51R-15837
PIN 58055-0019
615 DENOTES U. DIAMOND, O.L.S.
1035 DENOTES R. WEISMAM, O.L.S.
1403 DENOTES W. SMITH, O.L.S.
1255 DENOTES R. RAIKES, O.L.S.
M DENOTES R. MAK O.L.S.(18/06/91)
MEAS DENOTES MEASURED

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999712
FOUND BARS ARE MARKED 1530 UNLESS NOTED OTHERWISE.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK SERVICE AND ARE REFERRED TO MTM ZONE 17, NAD83 (CSRS) (2002.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING	REMARKS
ORP A	4901967.041	615800.481	SPIKE
ORP B	4902052.570	615782.474	SPIKE

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES.

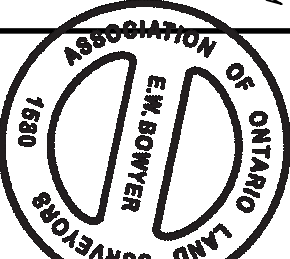
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

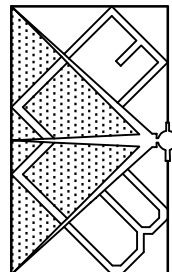
ASSOCIATION OF ONTARIO LAND SURVEYORS

PLAN SUBMISSION FORM

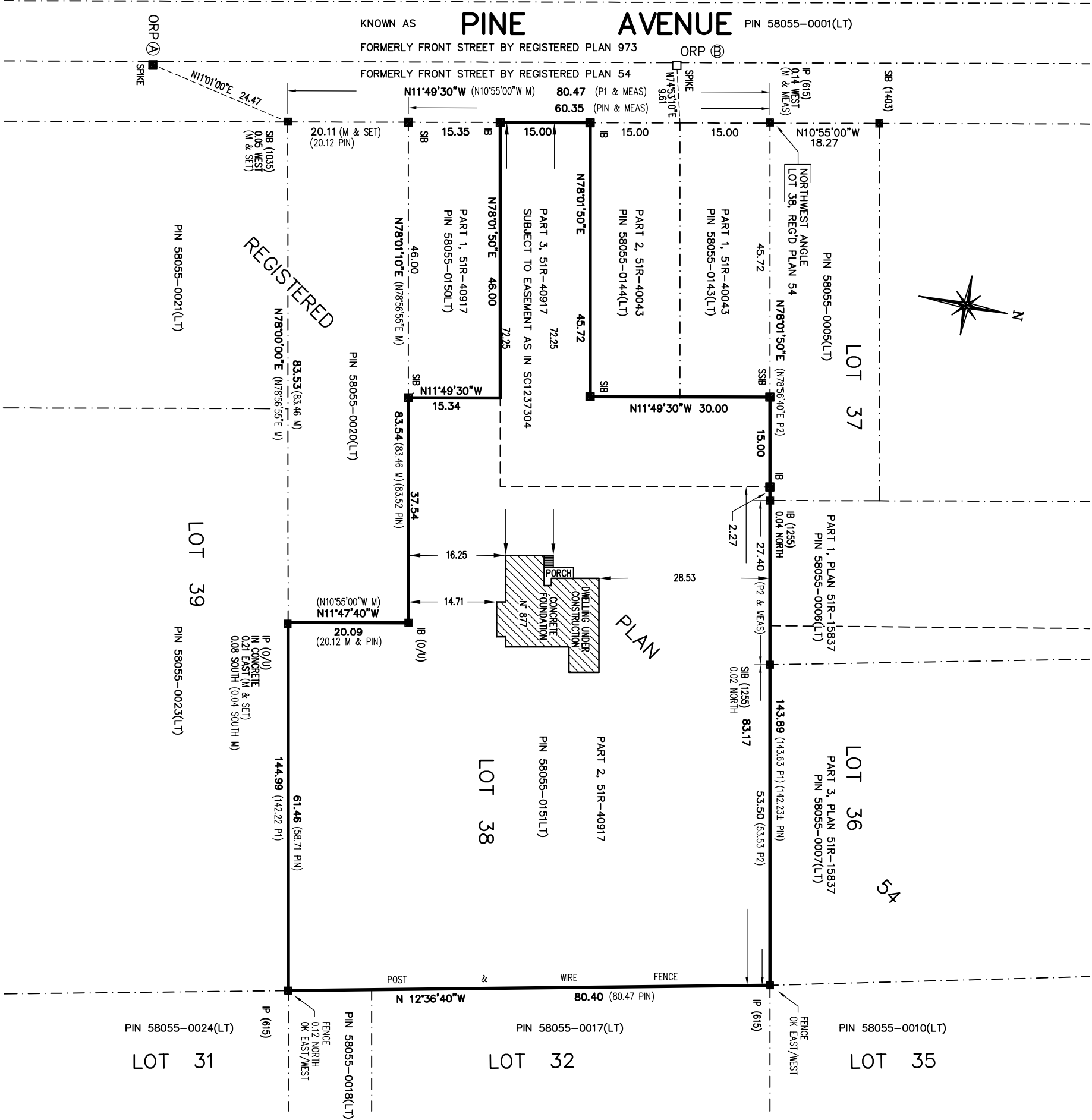
10033331



I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY'S ACT AND THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON 18 NOVEMBER 2019.
DATE: 7 JULY 2020
E. W. BOWYER B.Sc., O.L.S.



E. W. BOWYER INC.
ONTARIO LAND SURVEYOR
9275 HIGHWAY N° 48, SUITE 201A
MARKHAM, ONTARIO, L6E 1A3
PHONE (905)–294–8093
FAX (905) 294–8349



PIN 58055-0151(LT)

DWG No: A-3212

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