



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-028-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Salvatore Chiovetti, 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 51M1057 LOT 2**, is known municipally as **63 Victoria Street East**, and is zoned as “**Residential 1 Exception 21 (R1-21)**”.

The applicant is proposing to construct a deck which will result in a lot coverage of 49%. The applicant is seeking relief from Section 4.3.3.20 (b) (iii) of the Zoning By-law which permits a maximum lot coverage of 40%.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, June 15, 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.

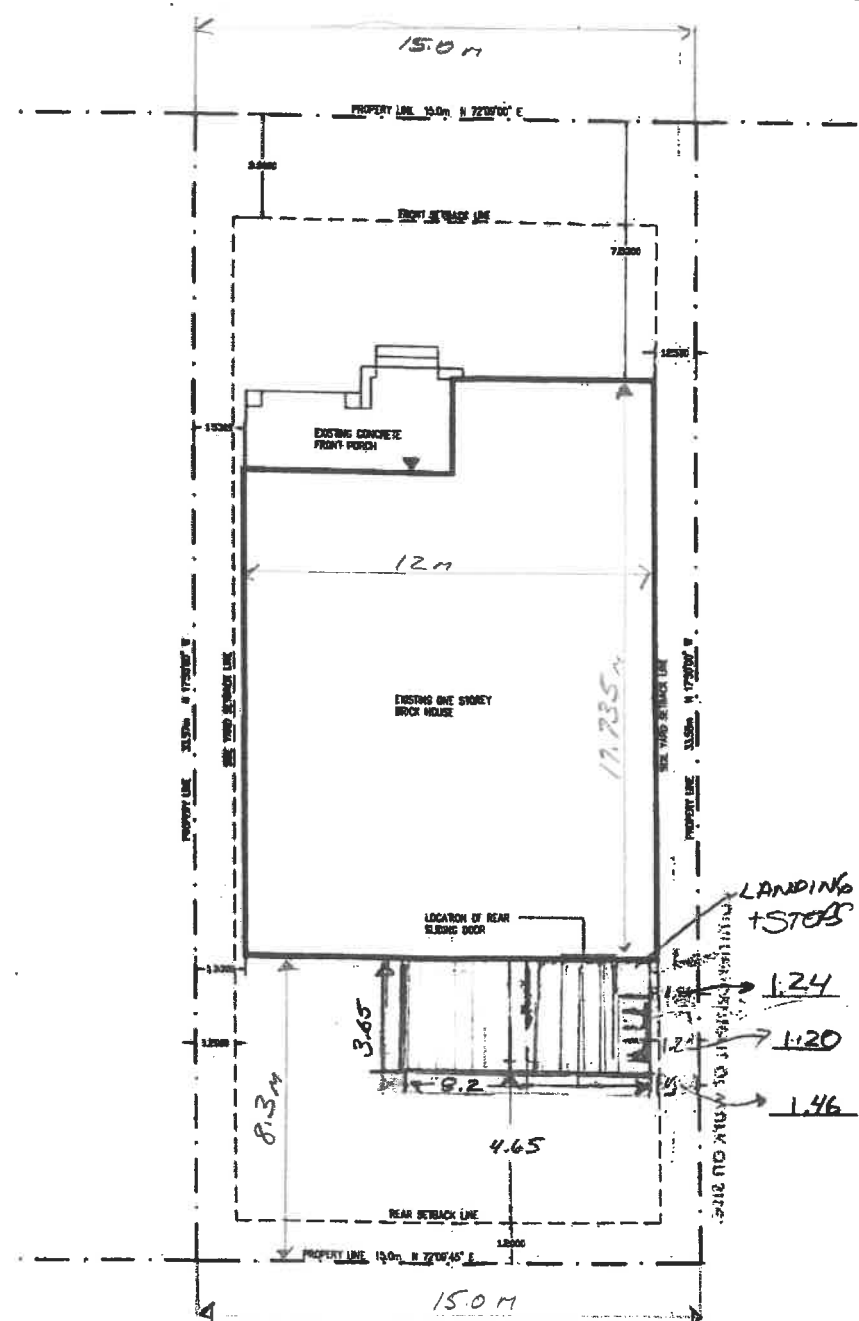
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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

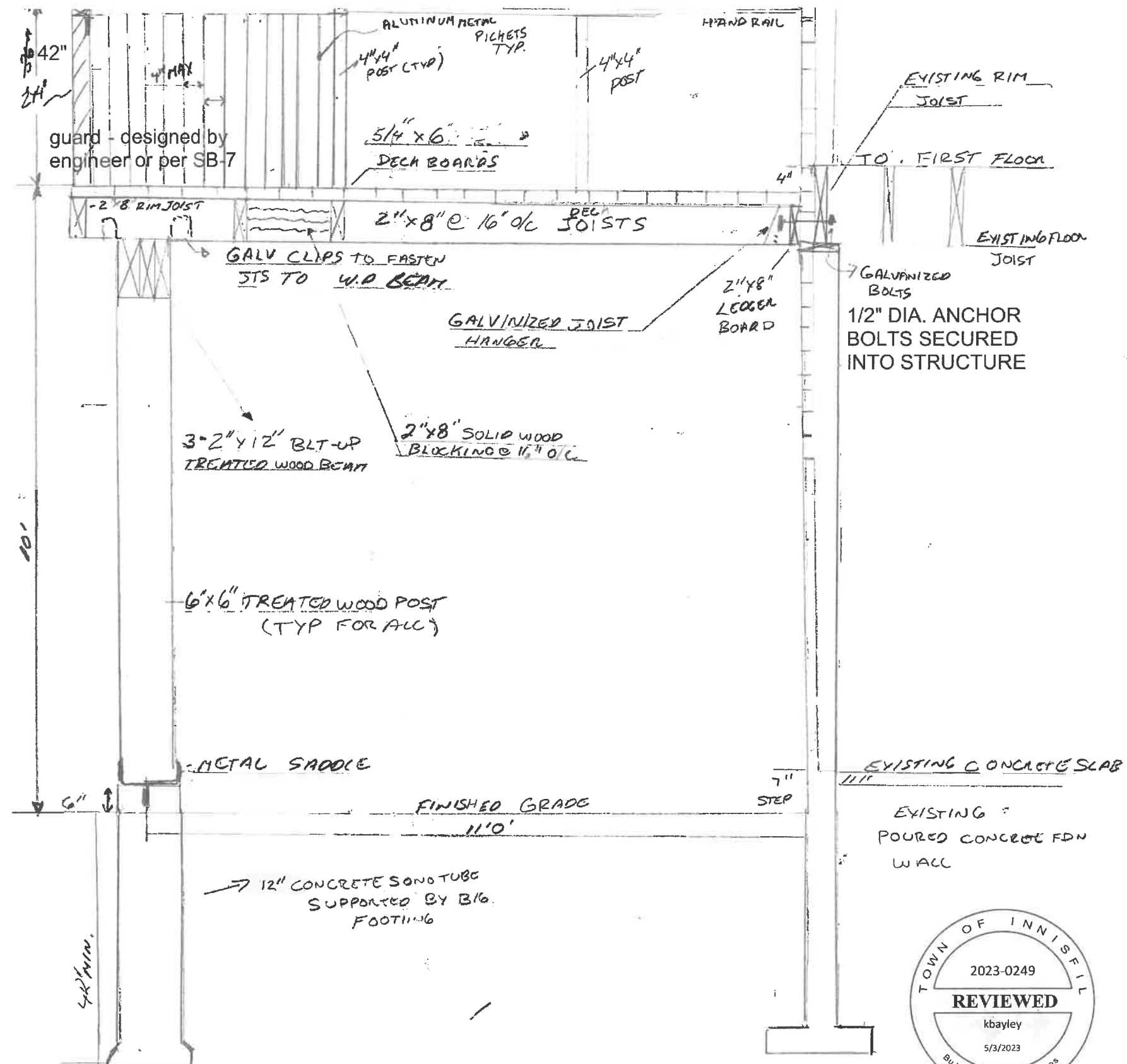
Dated: **May 30, 2023**

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



LEGAL DESCRIPTION:
 SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN SHOWING LOTS 1, 2, AND 3
 REGISTERED PLAN S11-1057
 TOWN OF INNSPIL, COUNTY OF SIMCOE
 J.D. BARNES LIMITED, DATED NOV. 30, 2015

lot	W 15 L 33.57	W 15 L 33.56	15 33.565	AREA sm 503.475	
House	W 12.22	L 17.735		216.7217	43.0%
Deck	8.2	3.65		29.93	5.9%
House +Deck				246.6517	49.0%



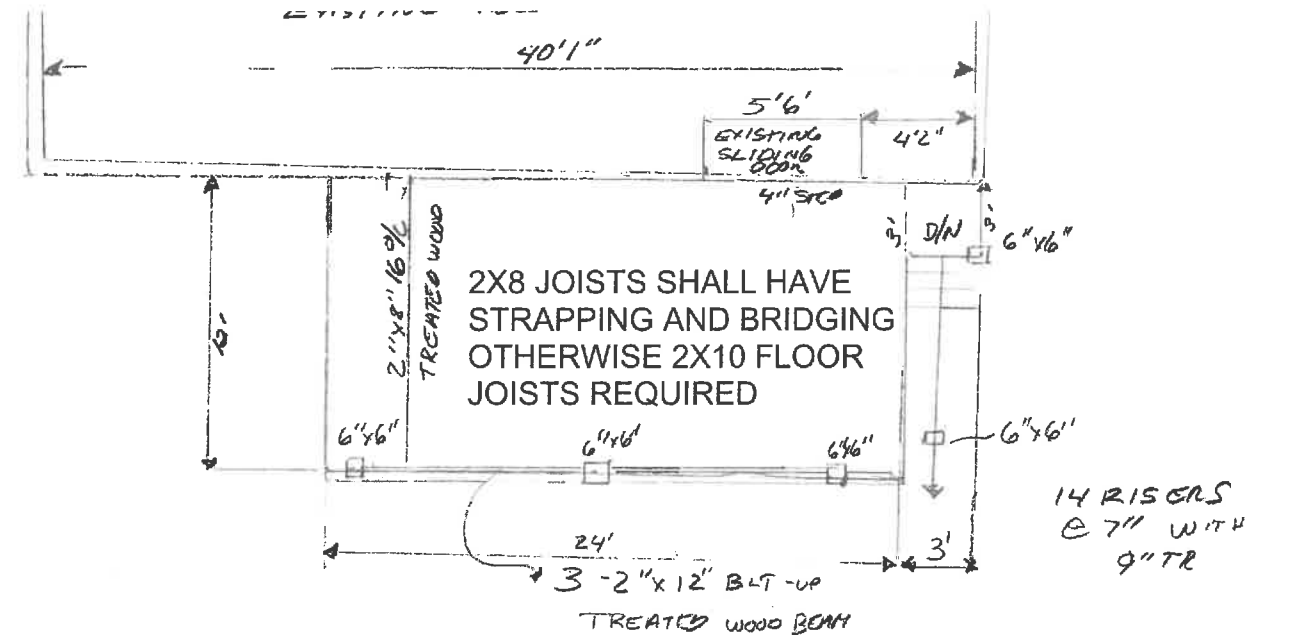
TYPICAL SECTION 1/2" = 1'0"



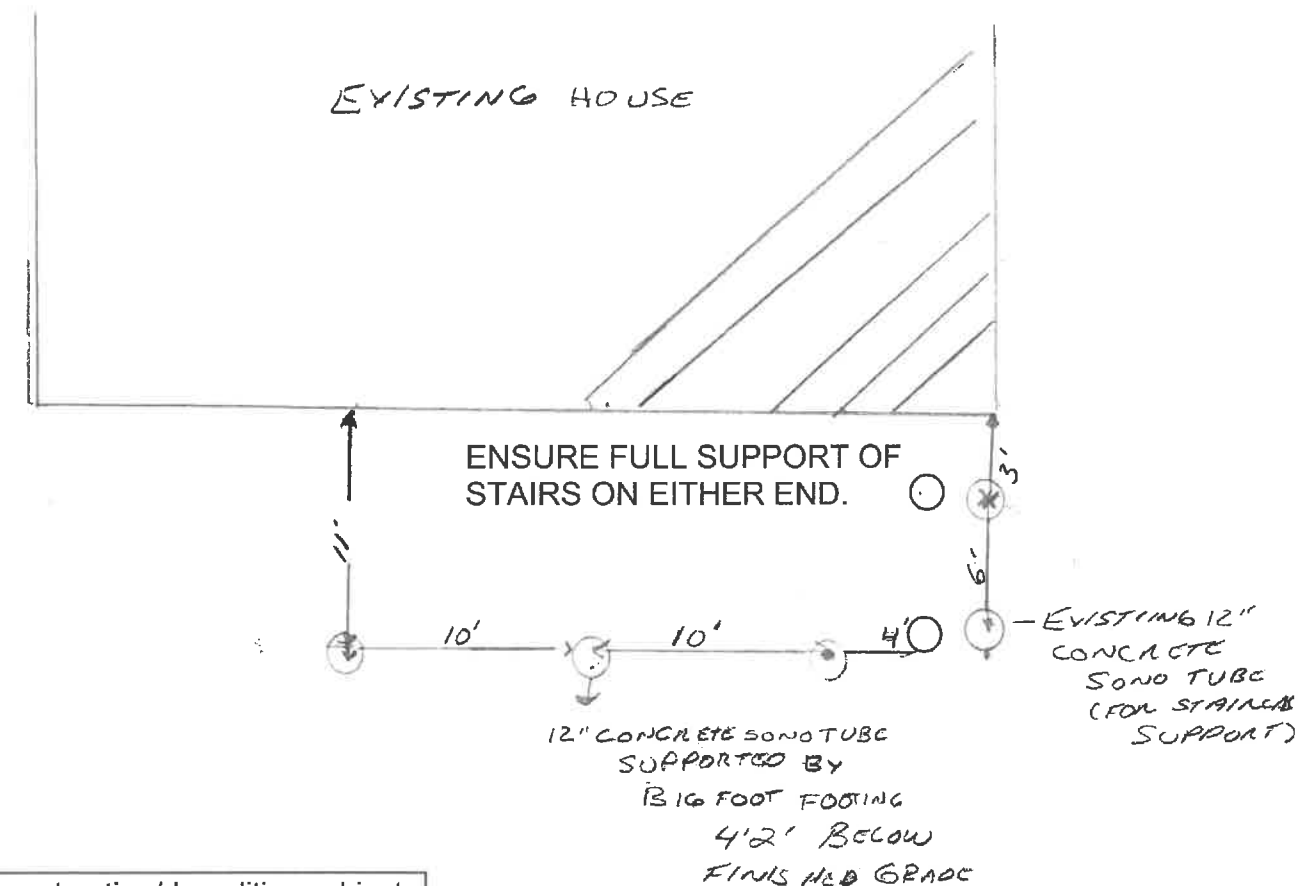
Stair shall be designed and constructed as per section 9.8 of the Ontario Building Code and shall have uniform height and run as per 9.8.4.4

All construction/demolition subject to field review by inspector

63 VICTORIA ST EAST (REAR DECK)



FRAMING PLAN 1/8" = 1'0"



FOUNDATION PLAN 1/8" = 1'0"