



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-029-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Daniel Mazanik, 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 **CON 2 S PT LOT 4**, is known municipally as **3798 2nd Line**, and is zoned as “**Environmental Protection (EP)**” and “**Agricultural (AG)**”.

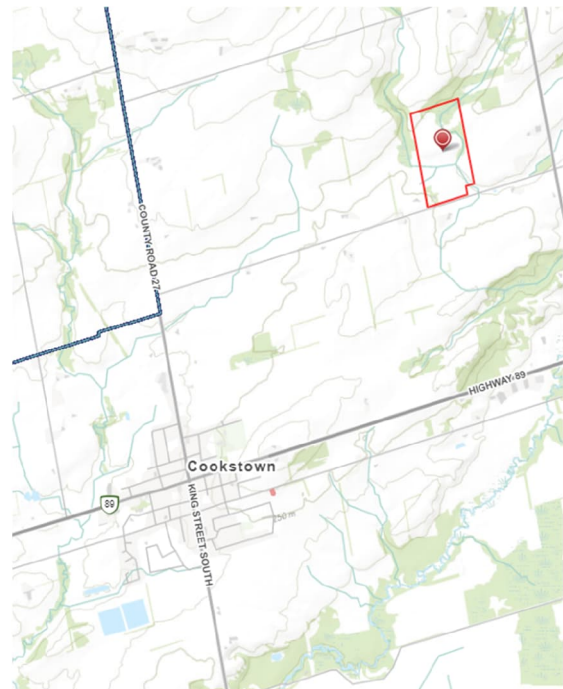
The applicant is proposing to construct an Accessory Dwelling Unit (ADU) with a gross floor area over 100 m². The applicant is seeking relief from 3.5 (b) of the Zoning By-law which permits a maximum gross floor area coverage of 50% of the gross floor area of the principal dwelling, up to a maximum of 100 m².

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.

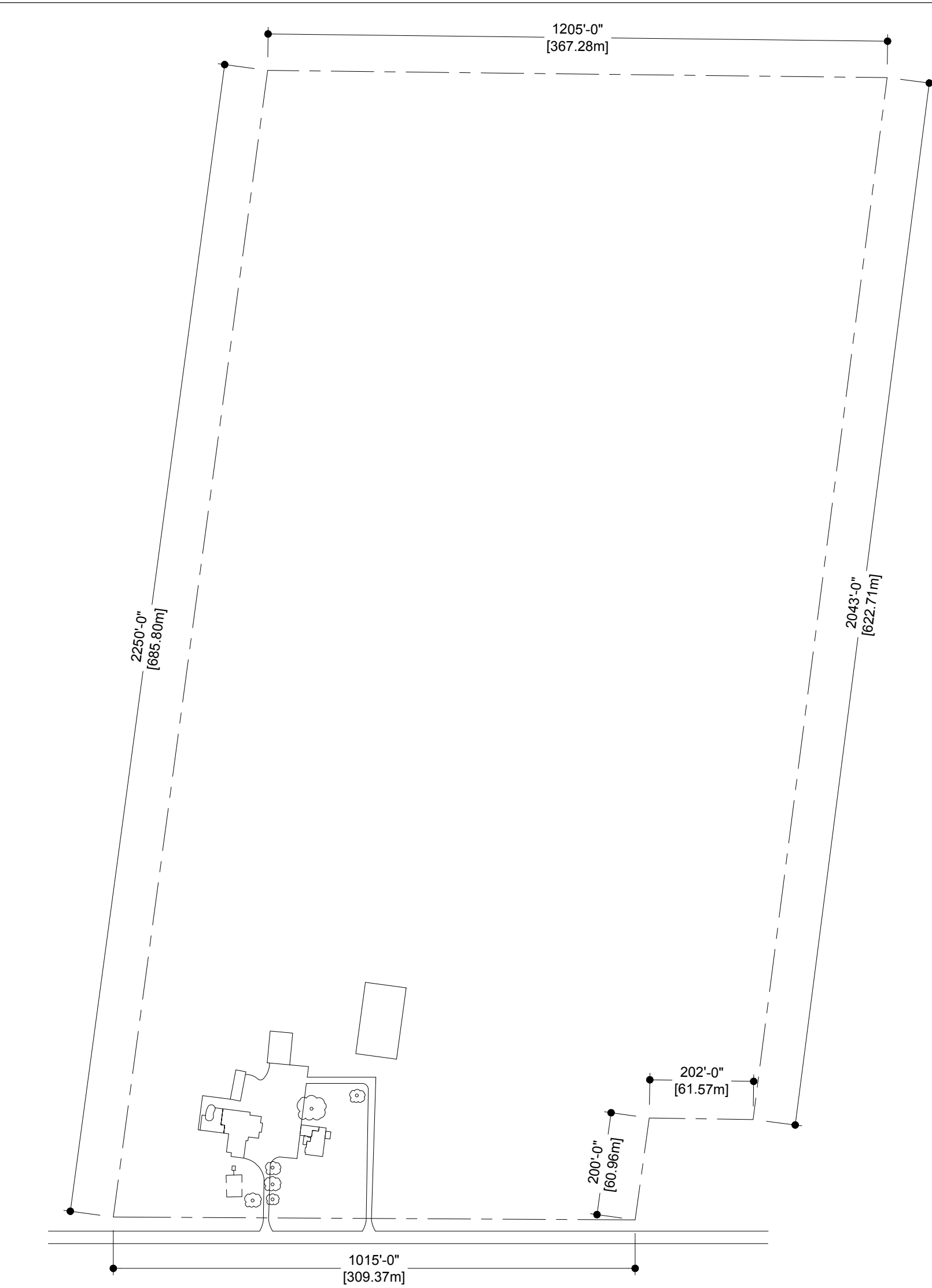
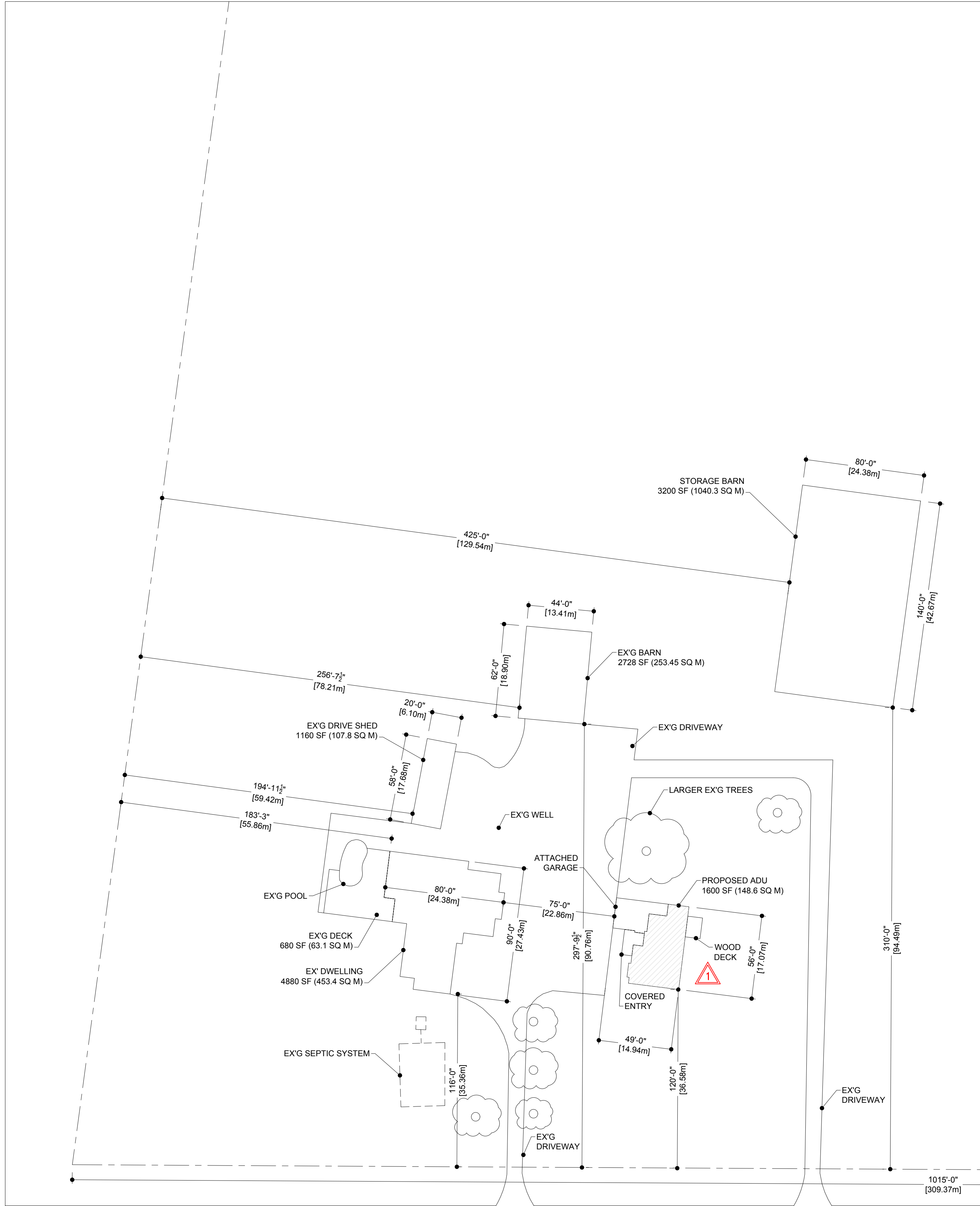
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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



KEY PLAN - SCALE : 1=2500

PROJECT INFORMATION:

PROJECT ADDRESS:
3798 SECOND LINE
COOKSTOWN

OWNER(S):
MAZANIK

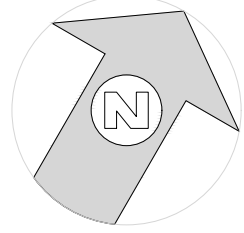
PROJECT DESCRIPTION:
PROPOSED ADU

DRAWING LIST:
A1.1 SITE PLAN

AREA INFORMATION (SQ FT/SQ M):	
LOT AREA	2661140 / 247225
LOT FRONTAGE	1015 / 309.4
EX'G DWELLING	4880 / 453.4
EX'G DECK	1600 / 148.6
EX'G DRIVE SHED	1160 / 107.8
EX'G BARN	2728 / 253.3
EX'G STORAGE BARN	3200 / 297.3

PROPOSED ADU 1500 / 139.4

LOT COVERAGES:	
EXISTING	0.51%
PROPOSED	0.56%



3798 SECOND LINE
COOKSTOWN

MAZANIK
PROPOSED ADU

23-208

REVISION SCHEDULE		
No	DATE	DESCRIPTION
01	JUN 6.23	REVISED ADU FOOTPRINT

SCALE: 1=500	SHEET TITLE: SITE PLAN	PROJECT NAME: PROPOSED ADU
REVISION: 0	OWNER(S): MAZANIK	DATE: MAY 09 2023
CHECKED BY: MMD	PROJECT ADDRESS: 3798 SECOND LINE COOKSTOWN	PROJECT No: 23-208
DRAWN BY: MMD		

S1.1

ADraft
Design Services
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PENETANGUSHENE ON
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