



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-035-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Isaac He, Applicant**, on behalf of **Felix Guerra, 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 988 LOT 47**, is known municipally as **2726 Ireton Street**, and is zoned as **"Residential 1 (R1)"**.

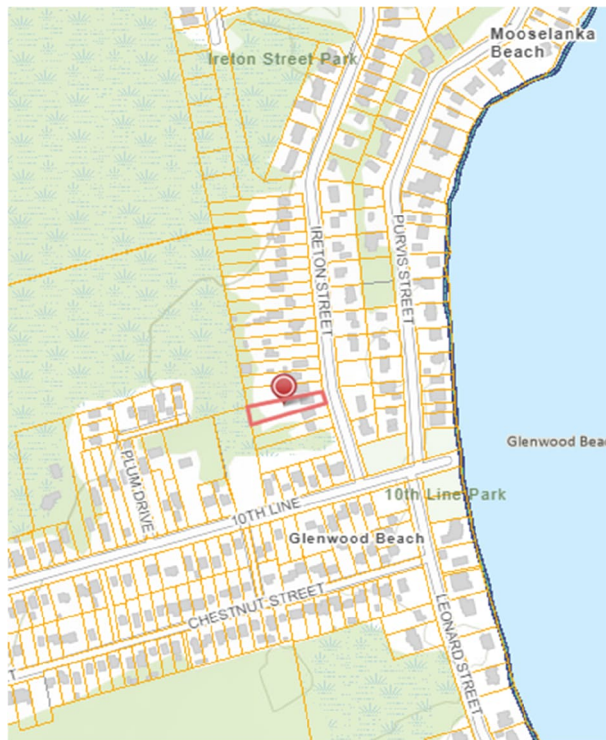
The applicant is proposing to construct a detached garage with a footprint of 99.97 m². The applicant is seeking relief from Section 3.3 (b) of the Zoning By-law which permits a maximum footprint of 50 m² for detached accessory structures.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, July 20, 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.

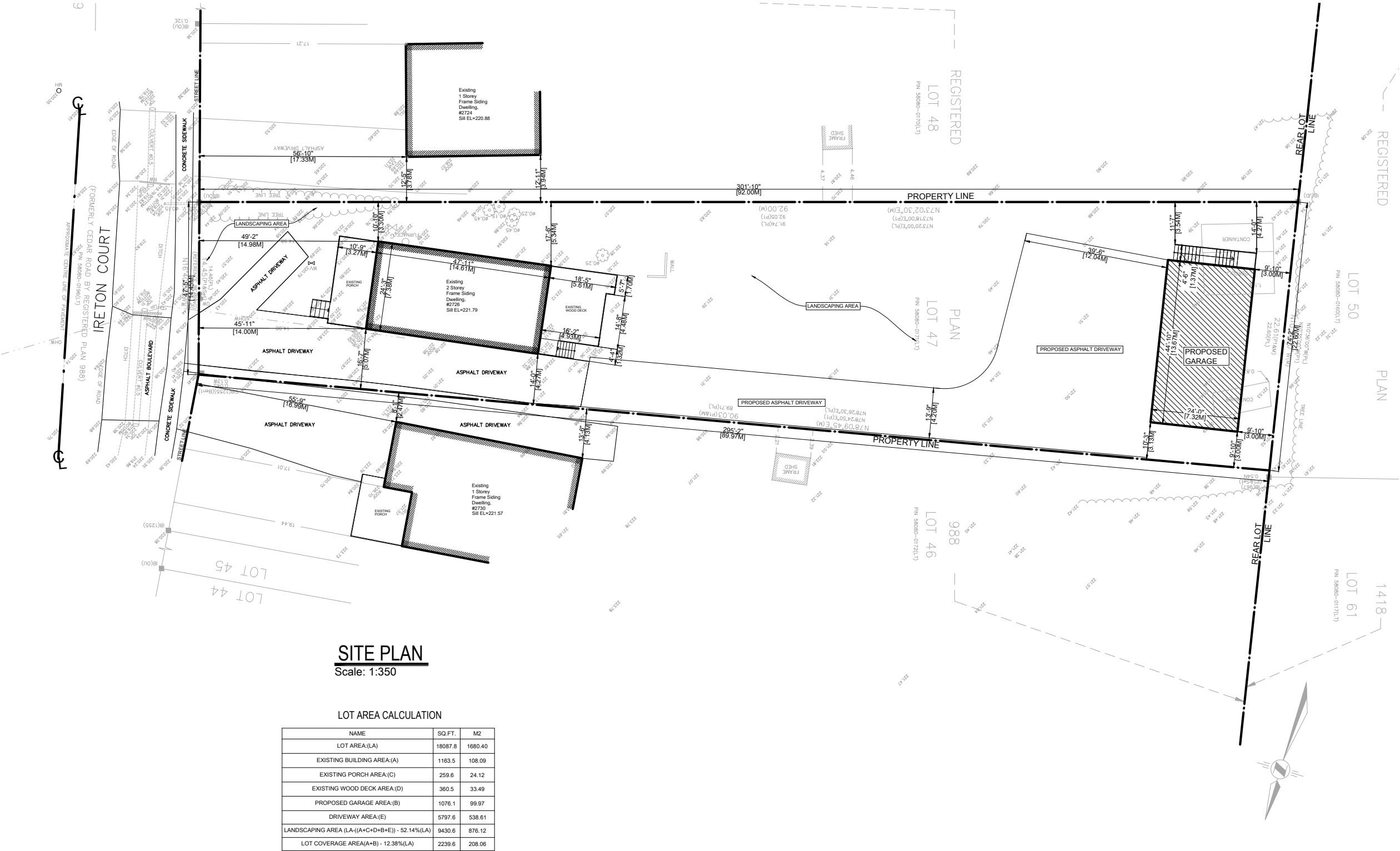
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **July 5, 2023**

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

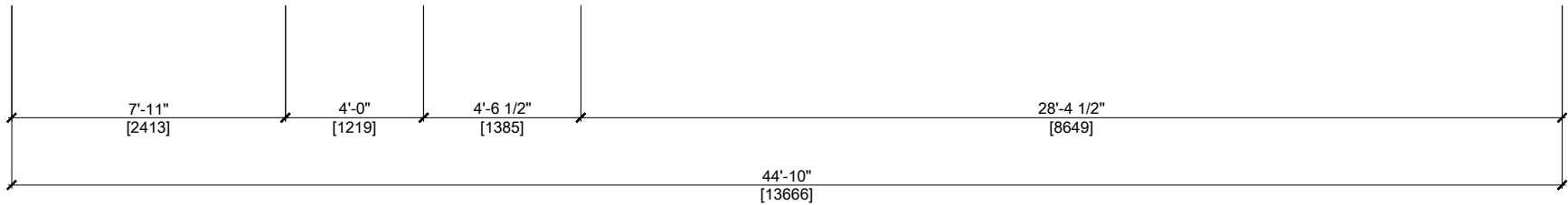
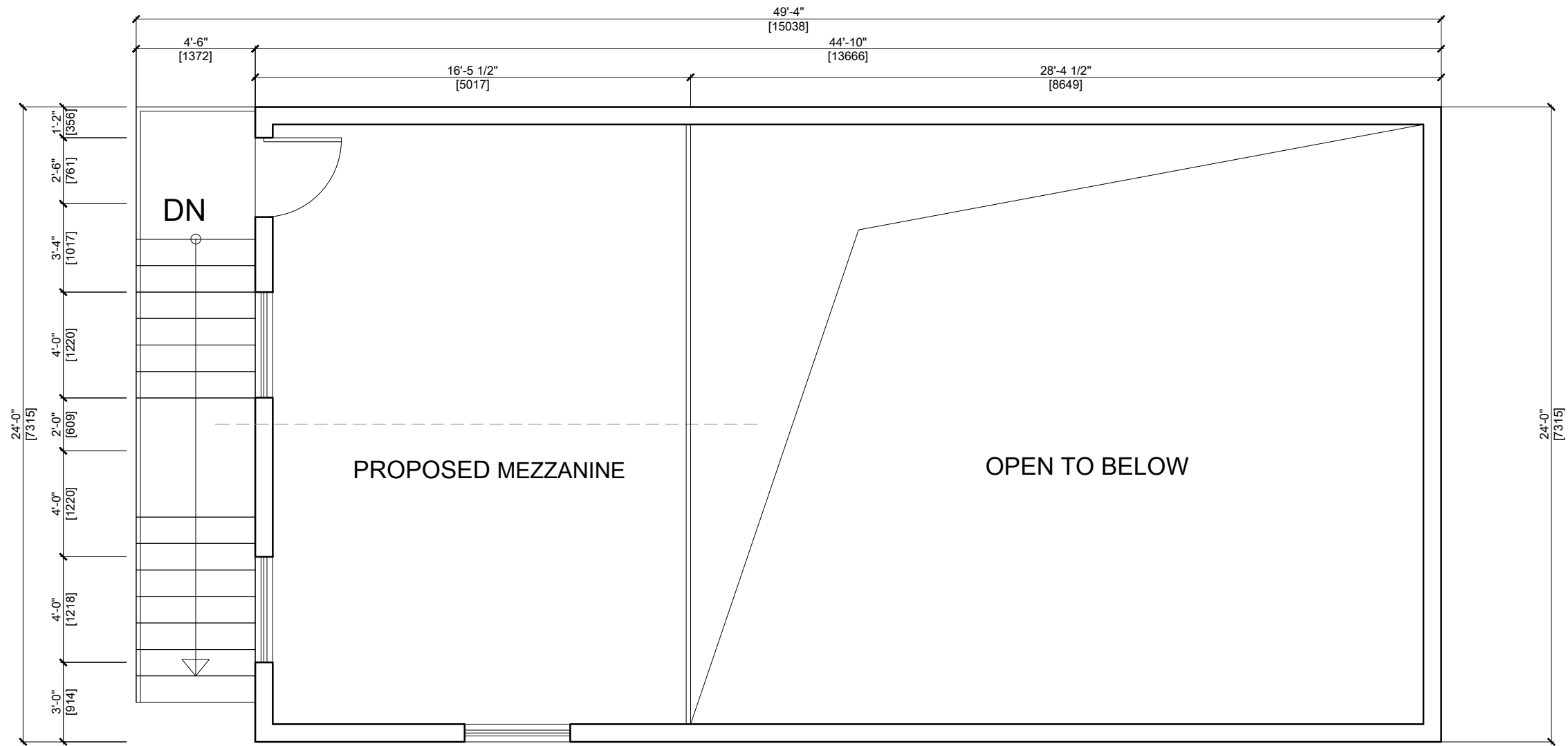


SITE PLAN
Scale: 1:350

LOT AREA CALCULATION

NAME	SQ.FT.	M2
LOT AREA:(LA)	18087.8	1680.40
EXISTING BUILDING AREA:(A)	1163.5	108.09
EXISTING PORCH AREA:(C)	259.6	24.12
EXISTING WOOD DECK AREA:(D)	360.5	33.49
PROPOSED GARAGE AREA:(B)	1076.1	99.97
DRIVEWAY AREA:(E)	5797.6	538.61
LANDSCAPING AREA (LA-((A+C+D+B+E)) - 52.14%(LA)	9430.6	876.12
LOT COVERAGE AREA(A+B) - 12.38%(LA)	2239.6	208.06

<p>* CONTRACTOR MUST VERIFY ALL JOB DIMENSION, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.</p> <p>* DO NOT SCALE DRAWINGS; THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITION AND MAY NOT REFLECT EXACT LOCATION.</p> <p>* ALL DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE CONSULTANT.</p> <p>* THE FOLLOWING DRAWINGS AND NOT TO CON CONSIDERED AR PART OF THE CONSTRUCTION DRAWINGS:</p>					PROJECT:		2726 Ireton St, Innisfil			
					DRAWING TITLE:		SITE PLAN			
					DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:	
					No.	ISSUED FOR	DATE			
								11x17	A01	



MEZZANINE FLOOR PLAN

SCALE: 1:60

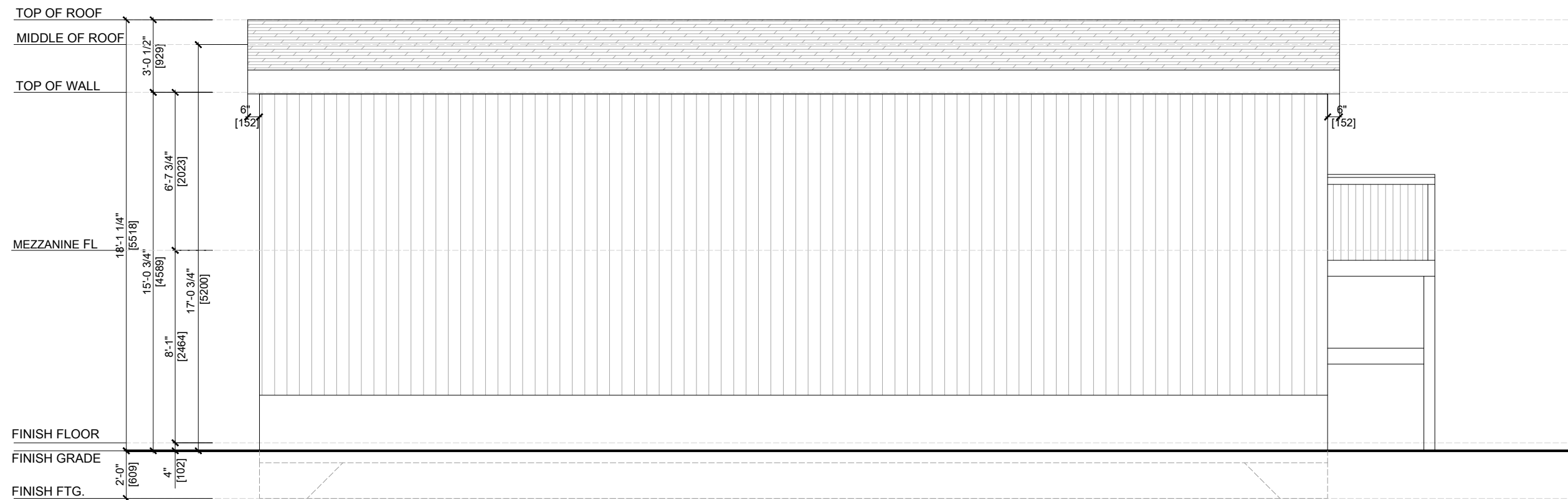
FLOOR AREA:99.97 SM
MEZZANINE AREA:33.26 SM

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* ALL DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE CONSULTANT.
* THE FOLLOWING DRAWINGS AND NOT TO CON CONSIDERED AR PART OF THE CONSTRUCTION DRAWINGS:

No.	ISSUED FOR	DATE

PROJECT:		2726 Ireton St, Innisfil		
DRAWING TITLE:		SECOND FLOOR PLAN		
DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
T.	T.	1:60	11x17	A03

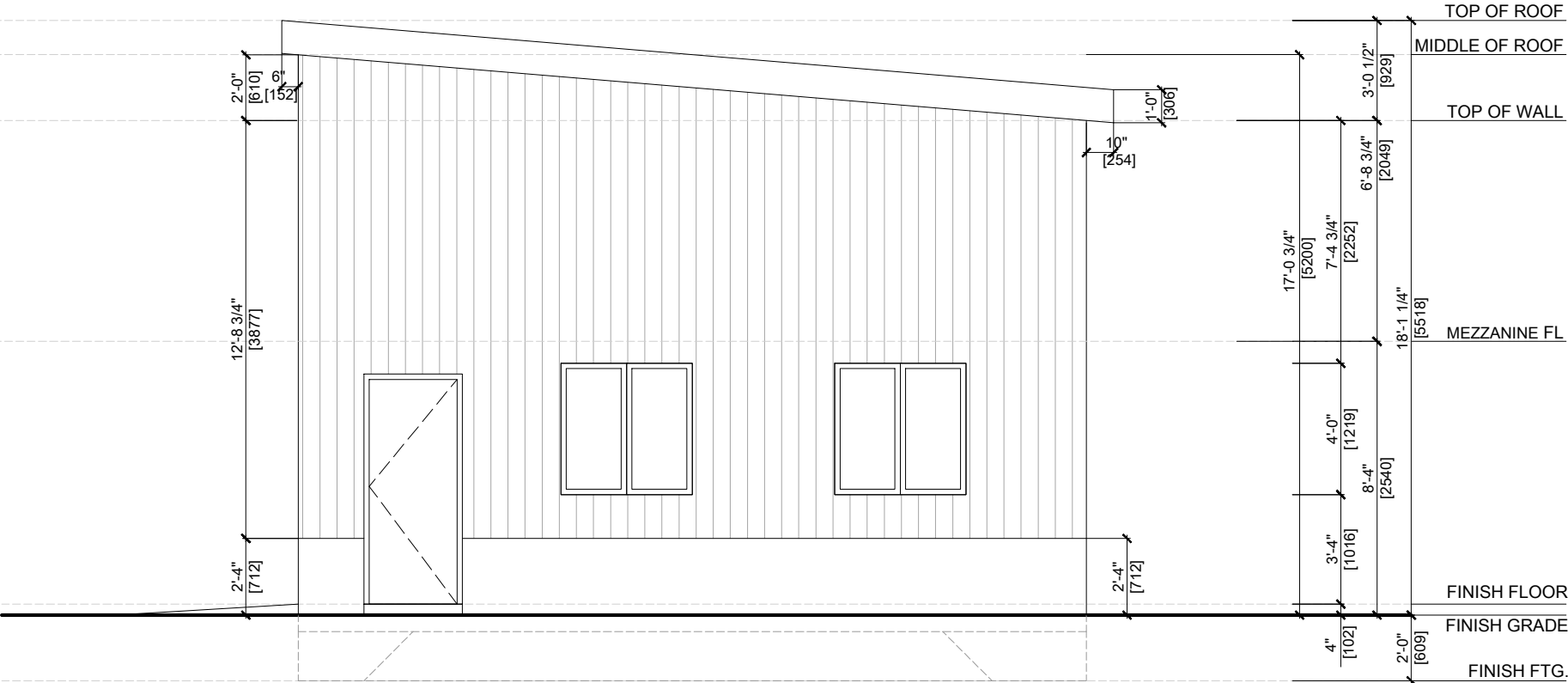
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WEST ELEVATION

SCALE: 1:60

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						DRAWING TITLE: WEST ELEVATION				
						DESIGNED:	DRAWN:	SCALE:	PAPER SIZE:	DRAWING No:
			No.	ISSUED FOR	DATE	T.	T.	1:60	11x17	A05



NORTH ELEVATION

SCALE: 1:60

<div>* CONTRACTOR MUST VERIFY ALL JOB DIMENSION, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.</div> <div>* DO NOT SCALE DRAWINGS; THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITION AND MAY NOT REFLECT EXACT LOCATION.</div> <div>* ALL DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE CONSULTANT.</div> <div>* THE FOLLOWING DRAWINGS AND NOT TO CON CONSIDERED AR PART OF THE CONSTRUCTION DRAWINGS:</div>						PROJECT: 2726 Ireton St, Innisfil			
						DRAWING TITLE: NORTH ELEVATION			
						DESIGNED: T.	DRAWN: T.	SCALE: 1:60	PAPER SIZE: 11x17
						DRAWING No: A06			
			No.	ISSUED FOR	DATE				



SOUTH ELEVATION

SCALE: 1:60

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* THE FOLLOWING DRAWINGS AND NOT TO CON CONSIDERED AR PART OF THE CONSTRUCTION DRAWINGS:

			PROJECT: 2726 Ireton St, Innisfil			
			DRAWING TITLE: SOUTH ELEVATION			
			DESIGNED: T.	DRAWN: T.	SCALE: 1:60	PAPER SIZE: 11x17
No.	ISSUED FOR	DATE				DRAWING No: A07