



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-037-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Jason Mendonsa and Tonia Rotondi, Owners**, 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 881 LOT 76**, is known municipally as **862 Kennedy Road**, and is zoned as **"Residential 1 (R1)"**.

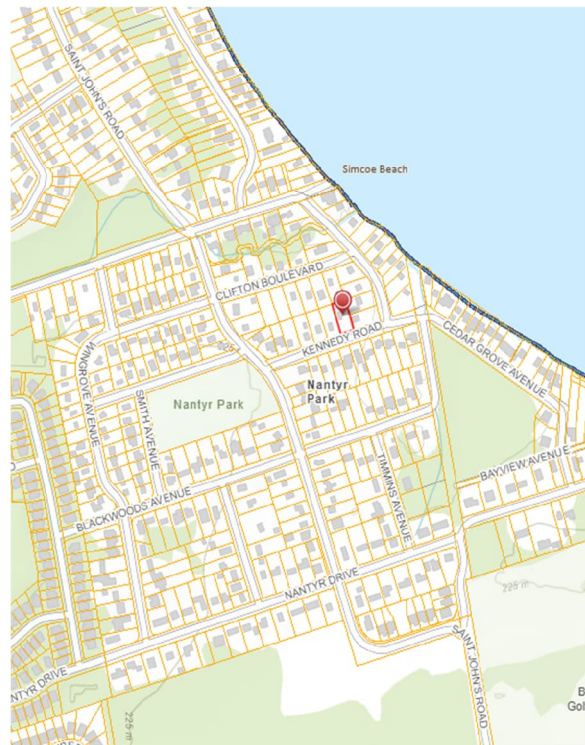
The applicant is proposing to construct a second driveway entrance. The applicant is seeking relief from Section 3.18.1 (g) of the Zoning By-law which permits a maximum of one driveway per residential lot.

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

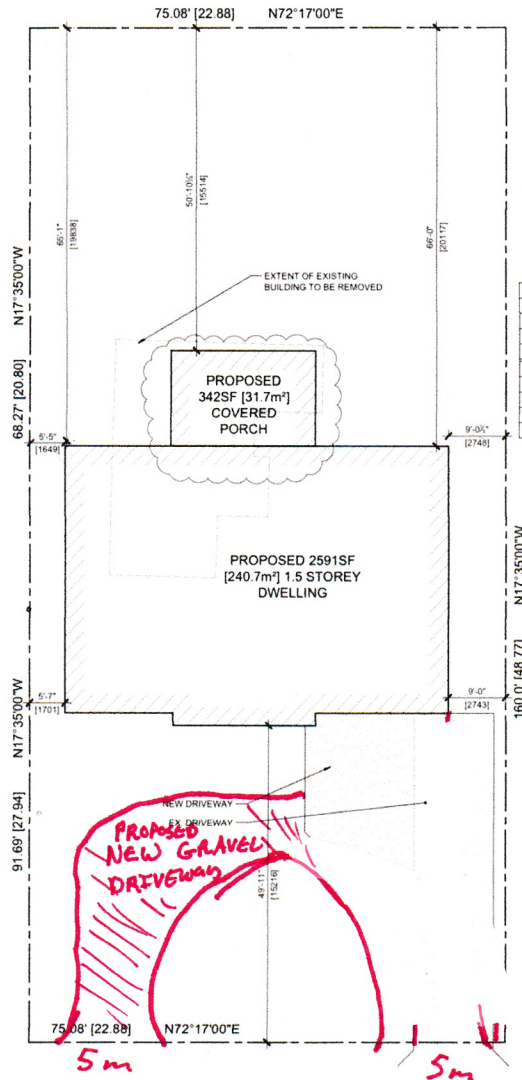
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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



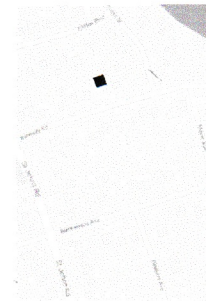
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **July 5, 2023**

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



SITE STATISTICS (R1 ZONE)			
	PROPOSED	REQUIRED	
BUILDING HEIGHT	19'-11" [6.0m]	29'-5" MAX	9m MAX
BUILDING AREA	2933 SF	272.4m²	
LOT COVERAGE	24.4%	35% MAX	
SETBACKS			
FRONT	49'-11" [15.2m]	26'-2"	8.0m
REAR	50'-11" [15.5m]	19'-7"	6.0m
E SIDE	9'-5" [2.7m]	3'-9"	1.2m
W SIDE	5'-5" [1.6m]	3'-9"	1.2m



SITE PLAN
SCALE 1/16" = 1'-0"



KEY PLAN
SCALE NTS



GENERAL NOTES:

- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE TO ALL STATUTES, BY LAWS, CODES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
- ALL NOTES CONTAINED IN THESE DRAWINGS AND ANY WRITTEN SPECIFICATIONS SHALL BE PART OF THE CONSTRUCTION CONTRACT DOCUMENTS AND THE REQUIREMENTS OF SUCH NOTES WILL BE THE RESPONSIBILITY OF THE GC. CONSTRUCTION CONTRACT DOCUMENTS SHALL REPRESENT THE ENTIRE AGREEMENT BETWEEN THE CLIENT AND THE GC FOR THE COMPLETION OF THIS CONSTRUCTION PROJECT.
- CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS AND REQUIREMENTS. CONTRACTOR WILL REPORT TO DESIGNER UPON FINDING ANY DISCREPANCIES.
- NO CHANGES OR MODIFICATIONS TO THE WORK SHALL BE MADE WITHOUT THE APPROVAL OF THE CLIENT OR THE DESIGNER REGARDING THESE DISCREPANCIES.
- COMMUNICATION WITH CLIENT, THE DESIGNER, CONSULTANTS OR

CONCRETE SLABS

- PROVIDE A BOND BREAK AT SLABS AS

CONCRETE COMPRESSIVE STRENGTH

- UNLESS SPECIFIED ELSEWHERE THE CONCRETE SHALL NOT BE LESS THAN

FOOTINGS

- ALL FOOTINGS SHALL BE INSTALLED IN ACCORDANCE WITH SUBSECTION 9.4.4 AND/OR SOIL FACTORS
- ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL SUSTAINING 75KPA (1566PSF) AND A MINIMUM OF 1.2m
- REMOVE ALL ORGANIC MATERIAL BELOW FOOTINGS

FOUNDATIONS

- ALL FOUNDATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE
- TOP OF FOUNDATION WALL TO BE MINIMUM 1.2m ABOVE GROUND LEVEL.

ANCHORING TO FOUNDATIONS

- 2X4 PLATE ANCHORED TO FOUNDATION WITH 1200MM (4'-0") O.C. (UNLESS OTHERWISE SPECIFIED)

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF

LOT 76
REGISTERED PLAN 881

BEING IN THE
TOWN OF INNISFIL
COUNTY OF SIMCOE
SCALE 1 : 200

E.R.GARDEN LTD.

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 2 - REPORT SUMMARY
NO EASEMENTS REGISTERED
NO BUILDING ENCROACHMENTS
FENCING IS AS SHOWN ON PLAN

THIS REPORT WAS PREPARED FOR
THE EXCLUSIVE USE OF
TONIA ROTONDI & JASON MENDONSA

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- (DMS) DENOTES DEARDEN & STANTON
- (1539) DENOTES R.A. PREISS, O.L.S.
- (OU) DENOTES ORIGIN UNKNOWN
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- P1 DENOTES REGISTERED PLAN 881
- P2 DENOTES PLAN 51R-13700
- P3 DENOTES PLAN BY EPLETT & WOROBEC DATED SEPT 29 1997
- FFE DENOTES FIRST FLOOR ELEVATION
- GF DENOTES GARAGE FLOOR ELEVATION

BEARING REFERENCE

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF
KENNEDY ROAD, AS SHOWN ON REGISTERED PLAN 881,
HAVING A BEARING OF N72°17'00"E.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 17TH DAY OF JANUARY, 2023.

DATE **JANUARY 24, 2023**
DRAWN BY: R.D.
FILE NO. **22-7959**

E.R.GARDEN LIMITED
ONTARIO LAND SURVEYOR
1260 JOURNEYS' END CIRCLE, UNIT 1
NEWMARKET, ONTARIO L3Y 8Z7
PHONE 905-885-5600 FAX 905-885-7127
TOLL FREE 1-877-895-5600 WWW.ERGARDENLIMITED.CA

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE
DERIVED FROM CANSEL CAN-NET
RTN BASE STATION 2010210003
(BAR2). VALUES ARE RELATED TO
CGVD28:1978 (GEOID MODEL HT2.0)

KENNEDY ROAD (BY REGISTERED PLAN 881)
PIN 58069-0133

FILE NO. 22-7959

