



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-010-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Anthony Van Berkel, Applicant**, on behalf of **William Van Berkel, 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 722 LOT 53**, is known municipally as **1296 Maple Road**, and is zoned as **"Residential 1 (R1)"**.

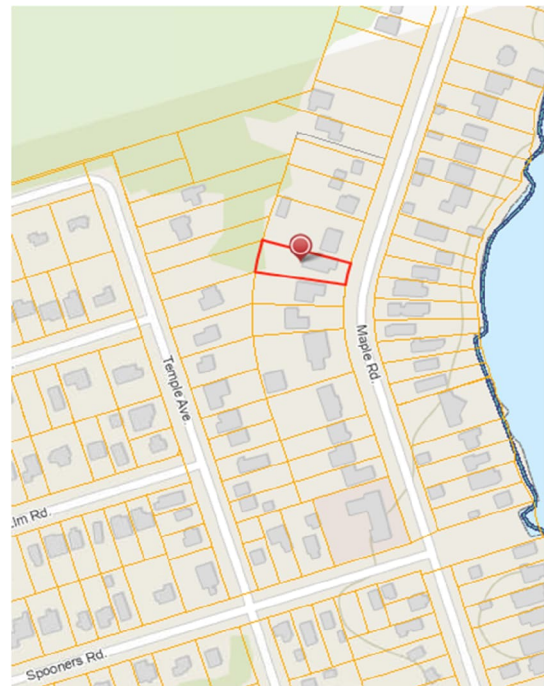
The applicant is proposing to construct an Accessory Dwelling Unit with a height exceeding the permitted maximum height. The applicant is seeking relief from Section 3.5 (g) of the Zoning By-law which states that the maximum height for a detached accessory dwelling unit shall not exceed the height of the principal dwelling or 6 metres, whichever is less.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, August 17, 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.

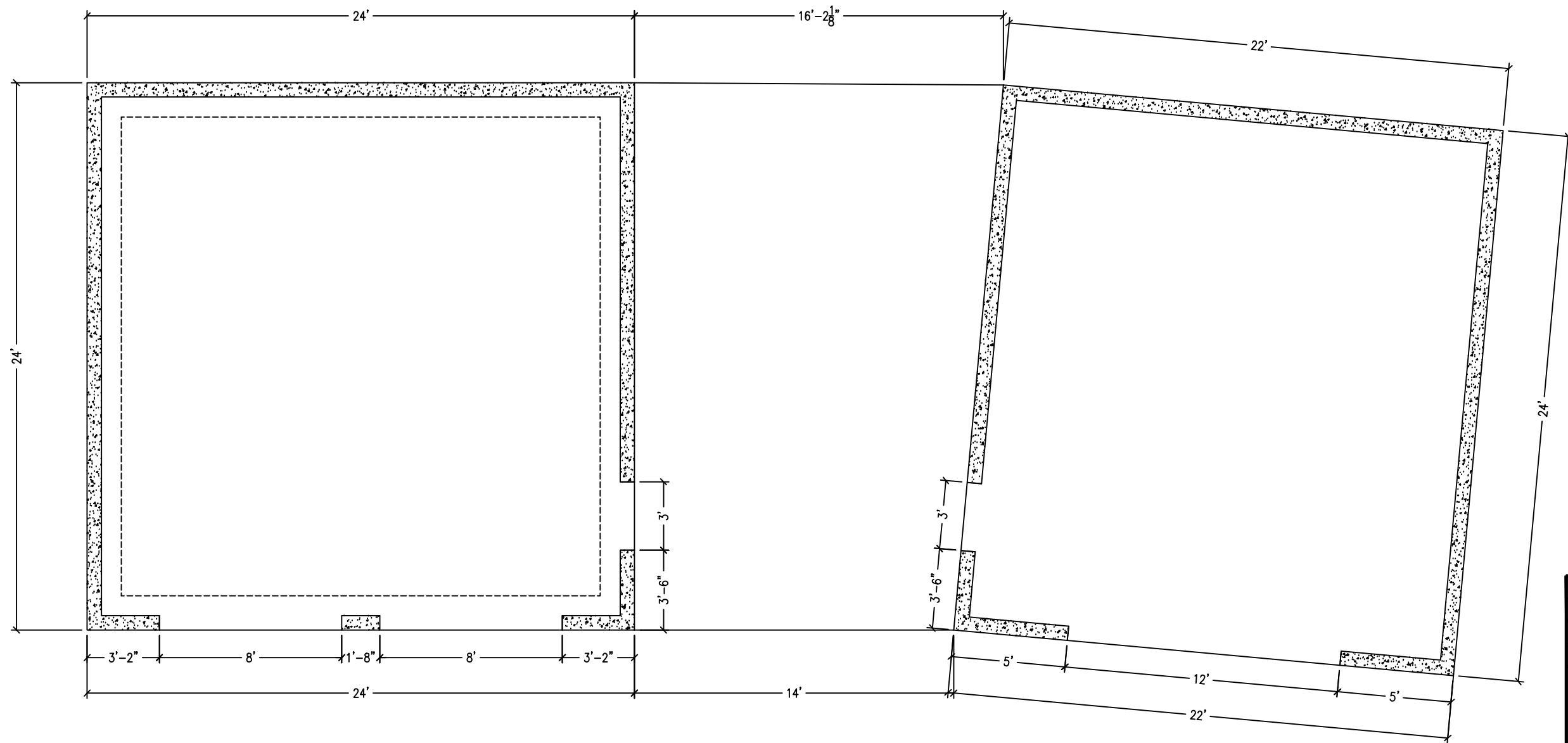
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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



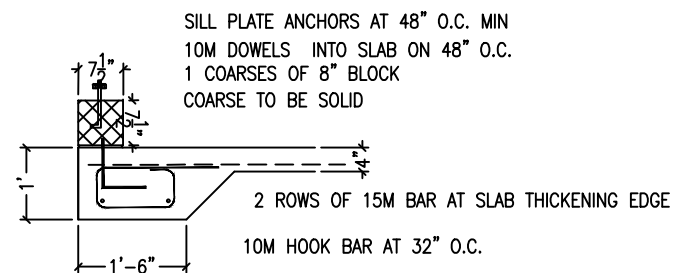
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **August 1, 2023**

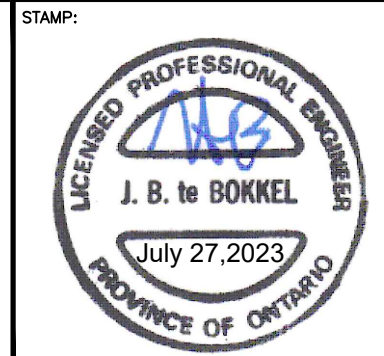
Toomaj Haghshenas,
Secretary-Treasurer
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316



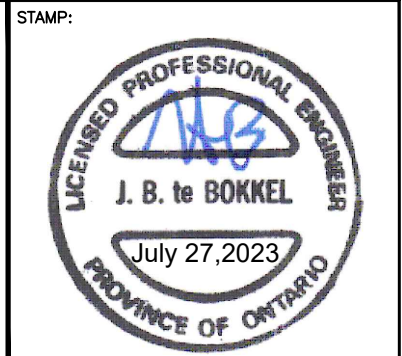
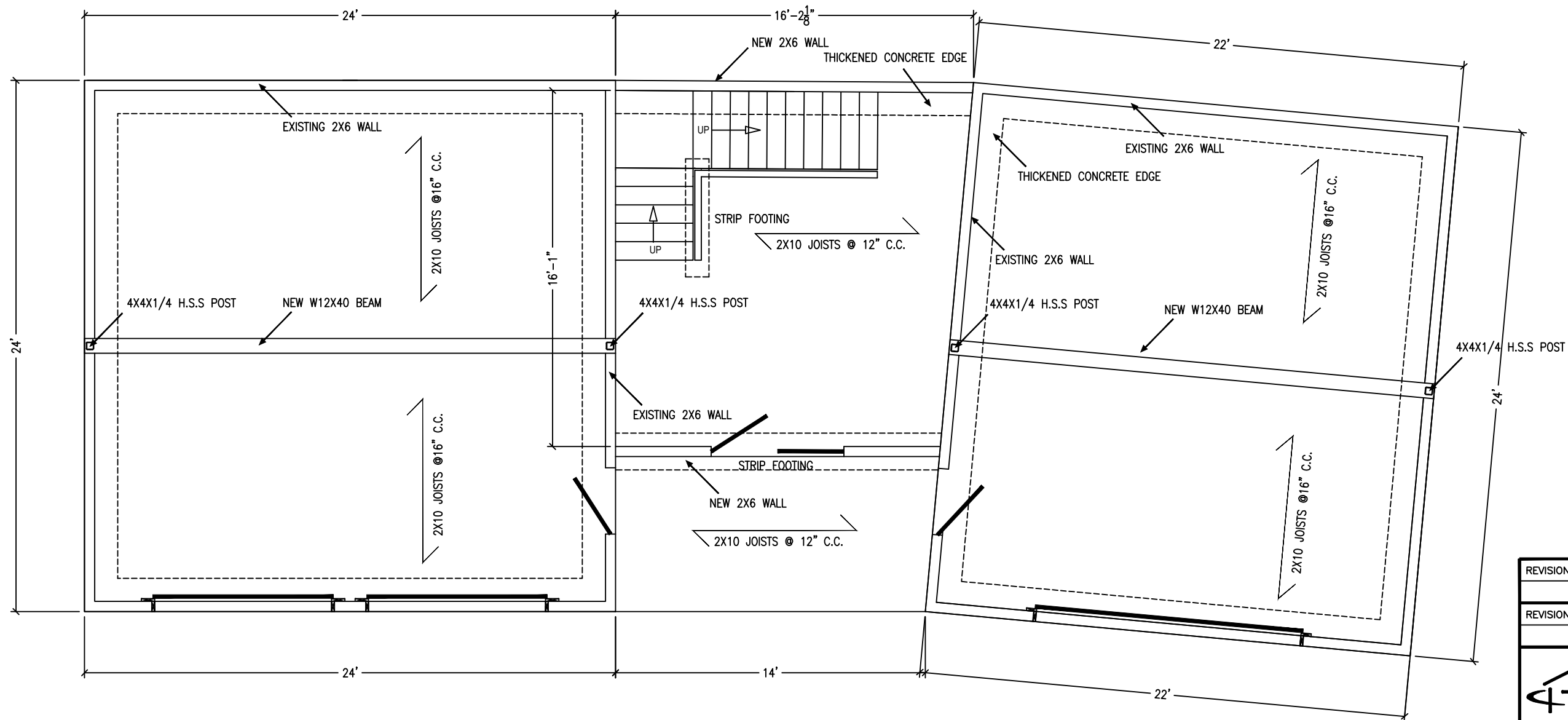
Existing Foundation Plan
SCALE: 3/16" = 1'-0"



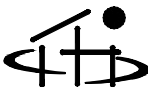
1 EDGE THICKENING
A1 SCALE: 3/8" = 1'-0"



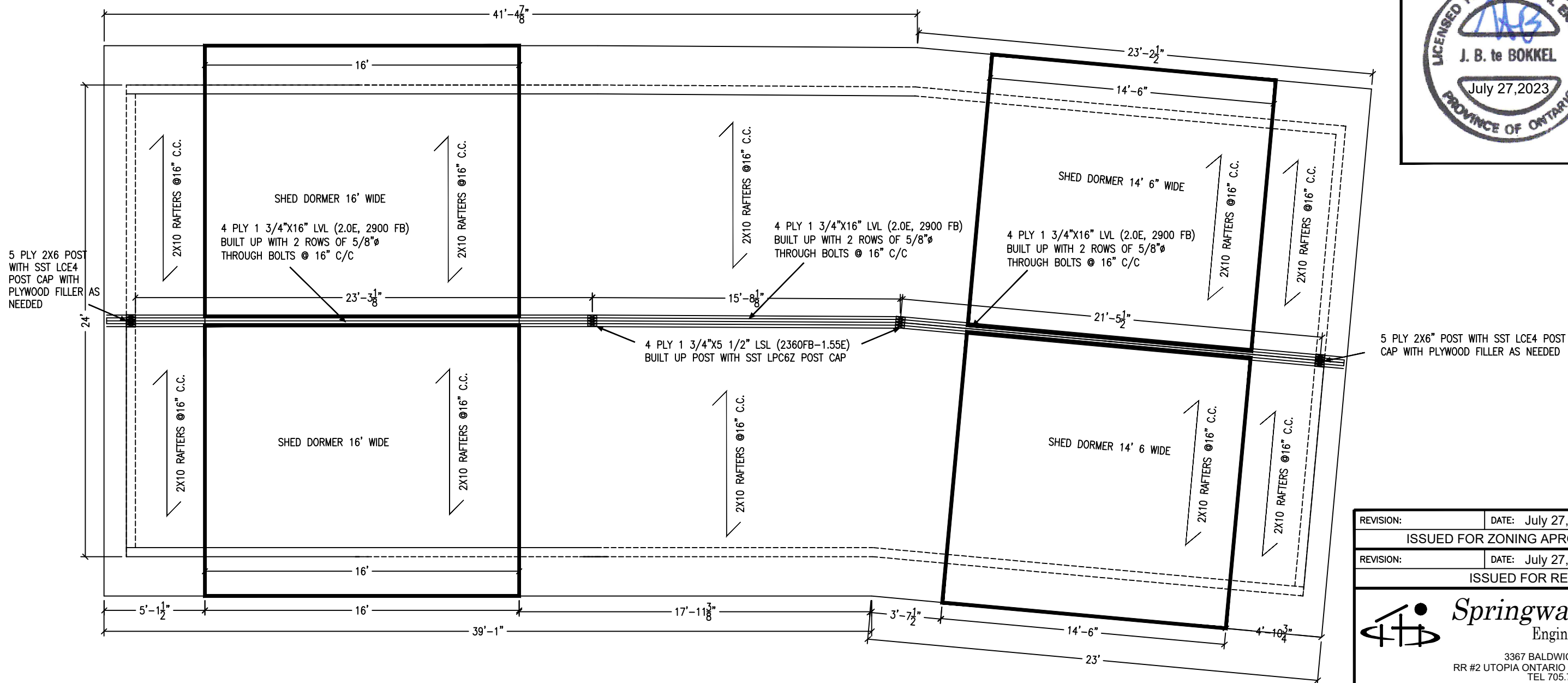
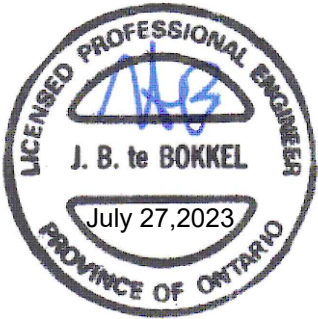
REVISION:	DATE: July 27, 2023
ISSUED FOR ZONING APPROVAL	
REVISION:	DATE: July 27, 2023
ISSUED FOR REVIEW	
 Springwater Engineering 3367 BALDWIN LANE RR #2 UTOPIA ONTARIO L0M 1T2 TEL 705.721.7228	
Owner: Tony Van Berkel	
LOCATION: 1296 Maple Road Innisfil, On	
PROJECT: Add Second Storey	
DRAWING: Existing Foundation	
DRAWN BY: SPD	DRAWING NO:
DATE: July 27, 2023	S1
PROJECT: SEL 2011	
SCALE: 3/16" = 1'-0"	



New Ground Floor Plan
SCALE: 3/16" = 1'-0"

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 Springwater Engineering 3367 BALDWIN LANE RR #2 UTOPIA ONTARIO L0M 1T2 TEL 705.721.7228	
Owner: Tony Van Berkel	
LOCATION: 1296 Maple Road Innisfil, On	
PROJECT: Add Second Storey	
DRAWING: Ground Floor Plan	
DRAWN BY: SPD	DRAWING NO:
DATE: July 27, 2023	S2
PROJECT: SEL 2011	
SCALE: 3/16" = 1'-0"	

STAMP:



Roof Supports
SCALE: 3/16" = 1'-0"

REVISION:	DATE: July 27, 2023
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 **Springwater**
Engineering
3367 BALDWIN LANE
RR #2 UTOPIA ONTARIO L0M 1T2
TEL 705.721.7228

Owner: **Tony Van Berkel**

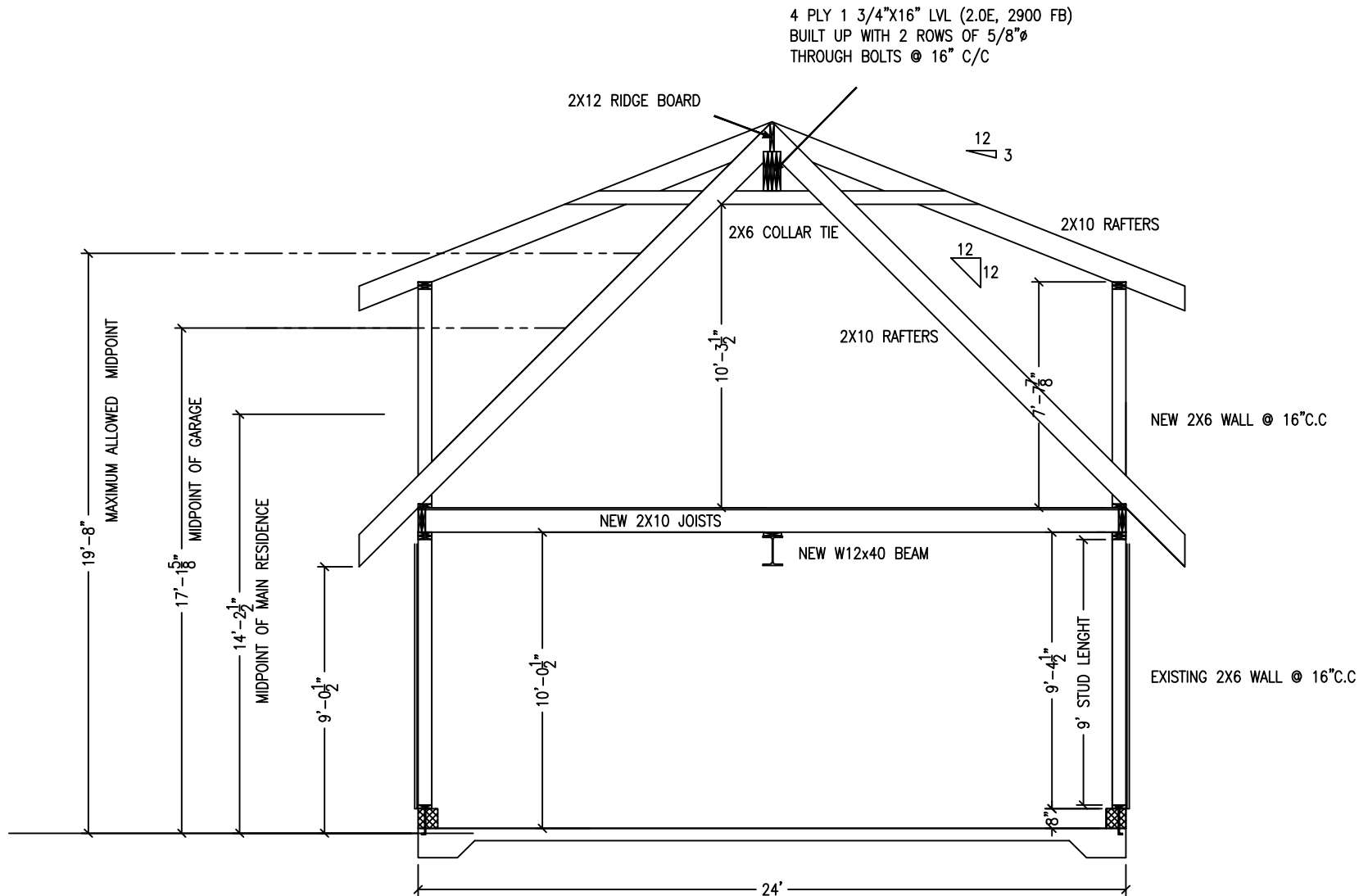
LOCATION:
**1296 Maple Road
Innisfil, On**

PROJECT:
Add Second Storey

DRAWING:
Roof Plan

DRAWN BY: SPD	DRAWING NO:
DATE: July 27, 2023	S3
PROJECT: SEL 2011	
SCALE: 3/16" = 1'-0"	

STAMP:



Garage Section
SCALE: 3/16" = 1'-0"

REVISION:	DATE: July 27, 2023
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Owner:
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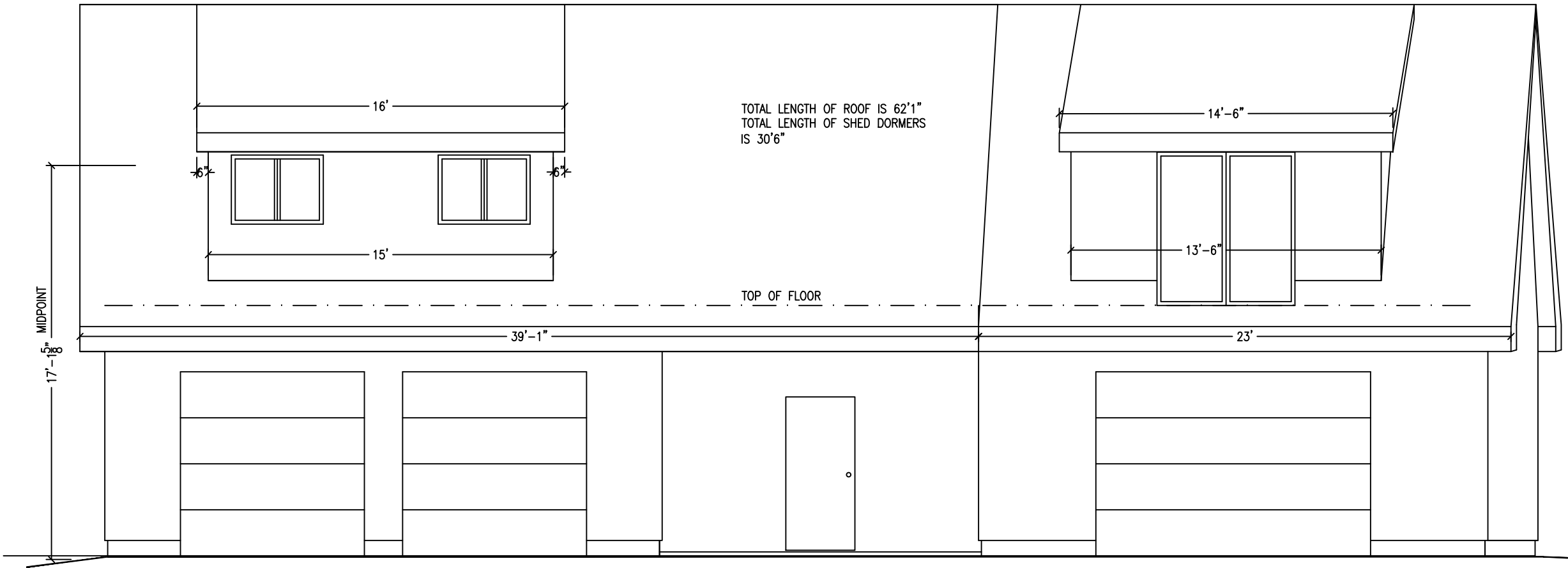
LOCATION:
**1296 Maple Road
Innisfil, On**

PROJECT:
Add Second Storey

DRAWING:
Garage Section

DRAWN BY:	SPD	DRAWING NO:	S4
DATE:	July 27, 2023		
PROJECT:	SEL 2011		
SCALE:	3/16" = 1'-0"		

STAMP:



East Elevation

SCALE: 3/16" = 1'-0"

REVISION: DATE: July 27, 2023

ISSUED FOR ZONING APPROVAL

REVISION: DATE: July 27, 2023

ISSUED FOR REVIEW

 **Springwater**
Engineering
3367 BALDWIN LANE
RR #2 UTOPIA ONTARIO L0M 1T2
TEL 705.721.7228

Owner: **Tony Van Berkel**

LOCATION:
**1296 Maple Road
Innisfil, On**

PROJECT:
Add Second Storey

DRAWING:
Existing Foundation

DRAWN BY: SPD	DRAWING NO:
DATE: July 27, 2023	S5
PROJECT: SEL 2011	
SCALE: 3/16" = 1'-0"	