



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-040-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Dannie Burns, Applicant**, on behalf of **Hemwante Natasha Baichoo, 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 1718 LOT 30**, is known municipally as **685 Reid Street**, and is zoned as **“Residential 1 (R1)”** and **“Environmental Protection (EP)”**.

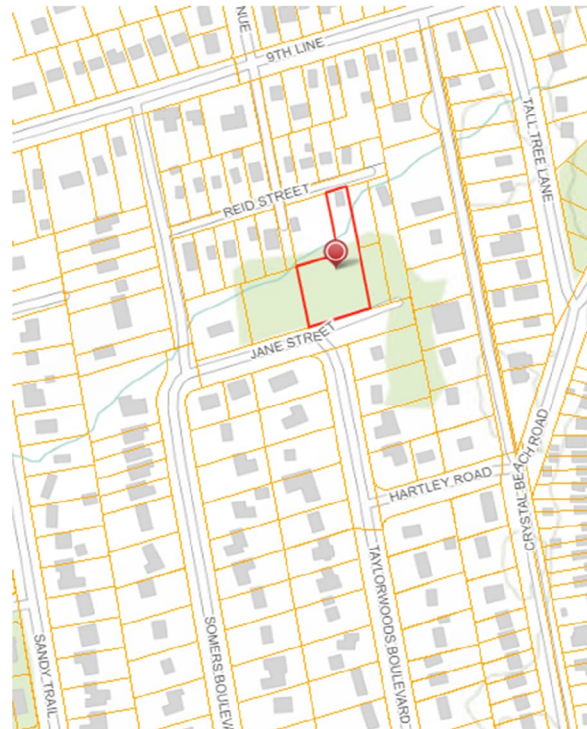
The applicant is proposing to construct a second storey addition and new deck encroaching onto EP zoned lands. The applicant is seeking relief from Section 3.27 (a) of the Zoning By-law to allow for the expansion of legally existing, non-confirming use.

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.

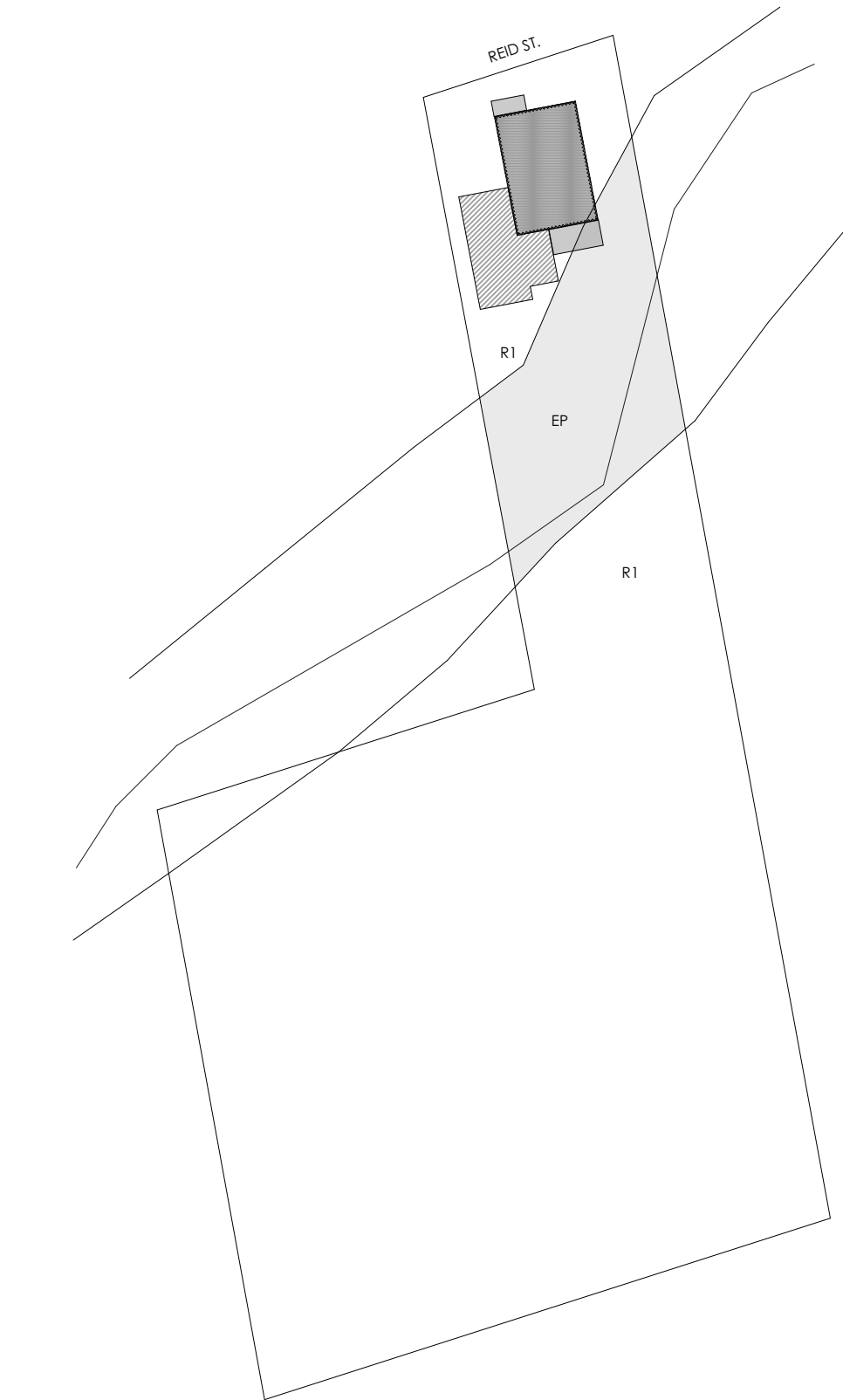
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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

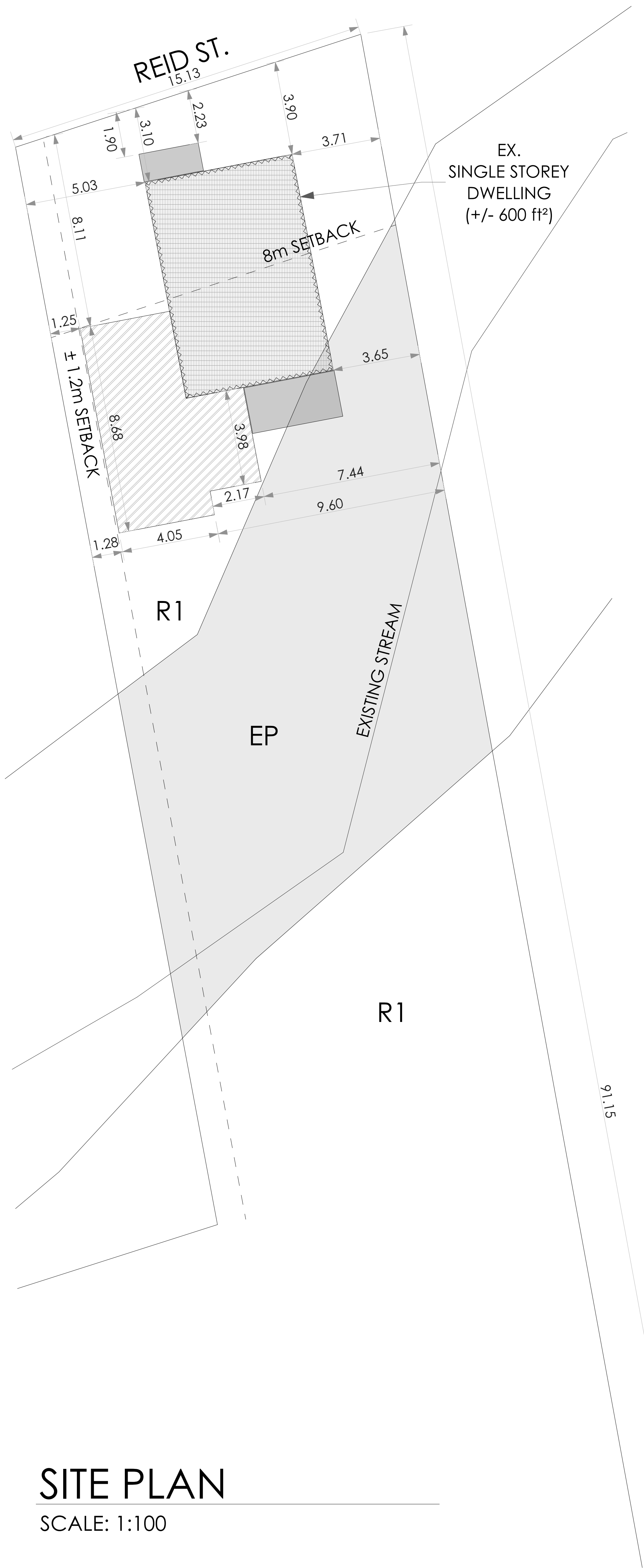
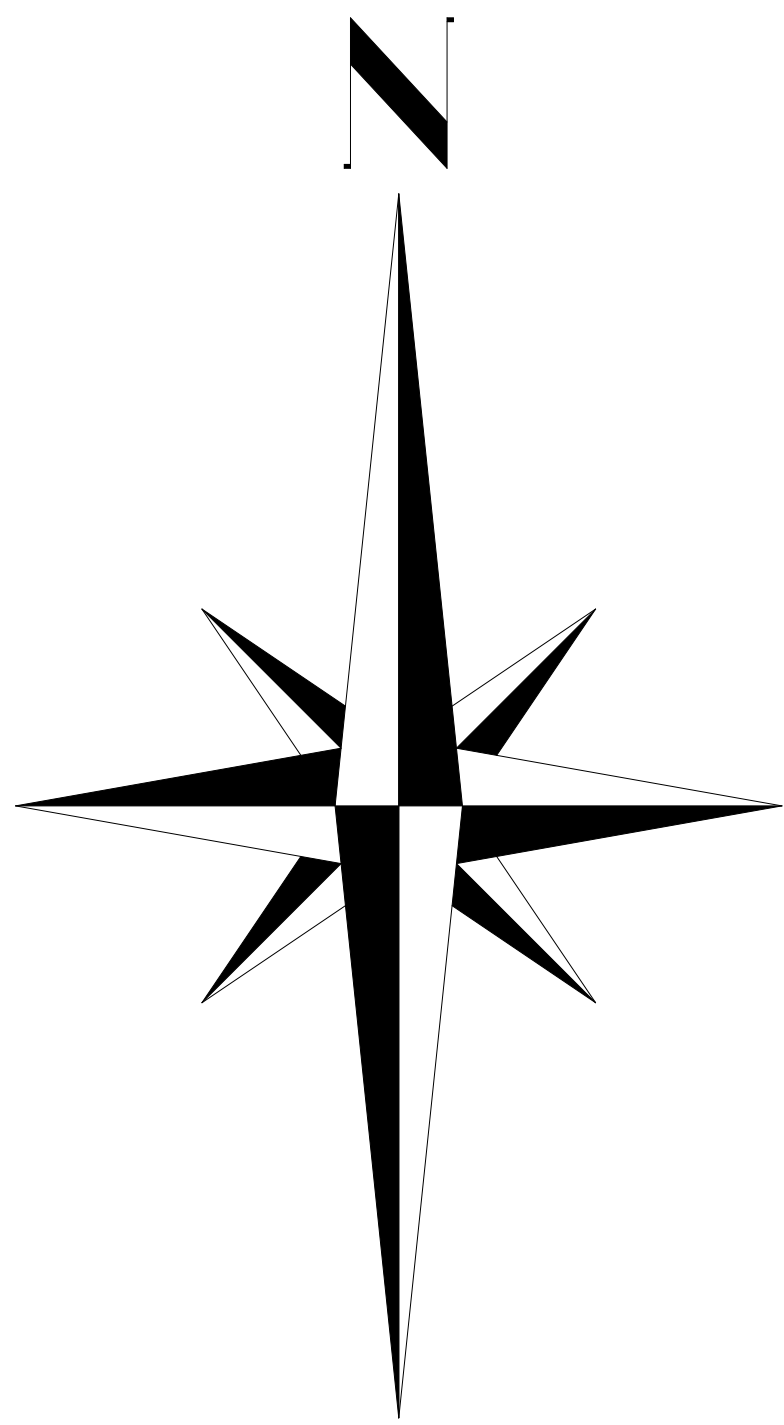


KEY PLAN

SCALE: 1:500

LEGEND

- PERIMETER OF EXISTING ONE STOREY DWELLING
- PROPOSED SECOND STOREY ADDITION ON TOP OF EXISTING
- PROPOSED 2 STOREY ADDITION & ATTACHED GARAGE
- PROPOSED DECKS



SITE PLAN

SCALE: 1:100

(TOWN OF INNISFIL ZONING BY-LAW T4.2a - ZONE REGULATIONS)		
PROVISION	REQUIRED	PROPOSED
MAX. LOT COVERAGE	35% (845m ²)	4.5% (109m ²)
MIN. FRONT YARD SETBACK	8m	3.1m
MIN. INTERIOR YARD SETBACK	1.2m	1.25m
MIN. EXTERIOR YARD SETBACK	6m	N/A
MIN. REAR YARD	6m	>6m
MAX. HEIGHT	9m	<9m

SQUARE FOOTAGE SUMMARY

TOTAL LOT AREA: 2708m² (29,149ft²)
EP LAND: 294.3m² (3164.6ft²)
R1 LAND: 2,413.7m² (25973ft²)
EXISTING DWELLING = 56m² (600ft²)
PROPOSED 2-STOREY ADDITION = 43m² (461ft²)
PROPOSED DECKS = 10m² (112ft²)

(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

IN ACCORDANCE WITH ARTICLE 2.17.5.1. OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION: REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE OBC

LYNDEY TKACZUK	23127
NAME	SIGNATURE
BAILEY DESIGNS	31232
FIRM NAME	BCIN

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

LINTEL SPANS	ROOF + 1 FLOOR
TAKEN FROM:	SPAN SIZE
O.B.C. 2012	2'-9" 2'2"x4"
TABLE A-15	3'-10" 2'2"x6"
S.P.F. NO.1 OR NO.2 GRADE	4'-8" 2'2"x8"
NON-STRUCTURAL SHEATHING	5'-8" 2'2"x10"
SPECIFIED SNOW LOADS OF 2.5KPa (TRIBUTARY WIDTH OF 4.9m MAX.)	6'-5" 2'2"x12"

EXTERIOR WALLS	ROOF + 2 FLOORS
ROOF ONLY	SPAN SIZE
SPAN SIZE	2'-7" 2'2"x4"
3'-0" 2'2"x4"	3'-8" 2'2"x6"
4'-5" 2'2"x6"	4'-4" 2'2"x8"
5'-4" 2'2"x8"	5'-3" 2'2"x10"
6'-7" 2'2"x10"	5'-11" 2'2"x12"
7'-7" 2'2"x12"	

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE INCREASED BY 15%.

REVISIONS:

Bd BAILEY DESIGNS
architecture + design

172 DUNLOP STREET WEST, SUITE A
BARRIE, ONTARIO, L4N 1B3
705-725-0229
INFO@BAILEYDESIGNS.CA

PROJECT NAME:
MD DEVELOPMENTS ADDITION
685 REID ST.
INNISFIL, ONT.

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: 1:100	PROJECT NUMBER:
DATE: MAY 30, 2023	
DRAWN BY: D. BURNS	DRAWING NUMBER:
CHECKED BY: LKDT BCIN # 23127	SITE

DRAFT

NOT FOR CONSTRUCTION

(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

IN ACCORDANCE WITH ARTICLE 2.17.5.1. OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION: REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE OBC

LYNDSEY TKACZUK	23127
NAME	SIGNATURE BCIN
BAILEY DESIGNS	31232
FIRM NAME	BCIN

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

LINTEL SPANS	ROOF + 1 FLOOR	
TAKEN FROM:	SPAN	SIZE
O.B.C., 2012	2'-9"	2'-2"x4"
TABLE A-15	3'-10"	2'-2"x6"
S.P.F. NO.1 OR NO.2 GRADE	4'-8"	2'-2"x8"
NON-STRUCTURAL SHEATHING	5'-8"	2'-2"x10"
SPECIFIED SNOW LOADS OF 2.5kPa (TRIBUTARY WIDTH OF 4.9m MAX.)	6'-5"	2'-2"x12"

EXTERIOR WALLS	ROOF + 2 FLOORS	
ROOF ONLY	SPAN	SIZE
SPAN	2'-7"	2'-2"x4"
SIZE	3'-8"	2'-2"x6"
3'-0"	4'-4"	2'-2"x8"
4'-5"	5'-3"	2'-2"x10"
5'-4"	5'-11"	2'-2"x12"
6'-7"		
7'-7"		

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE INCREASED BY 15%.

REVISIONS:

SQUARE FOOTAGE SUMMARY:



172 DUNLOP STREET WEST, SUITE A
BARRIE, ONTARIO, L4N 1B3
705-725-0229
INFO@BAILEYDESIGNS.CA

PROJECT NAME:

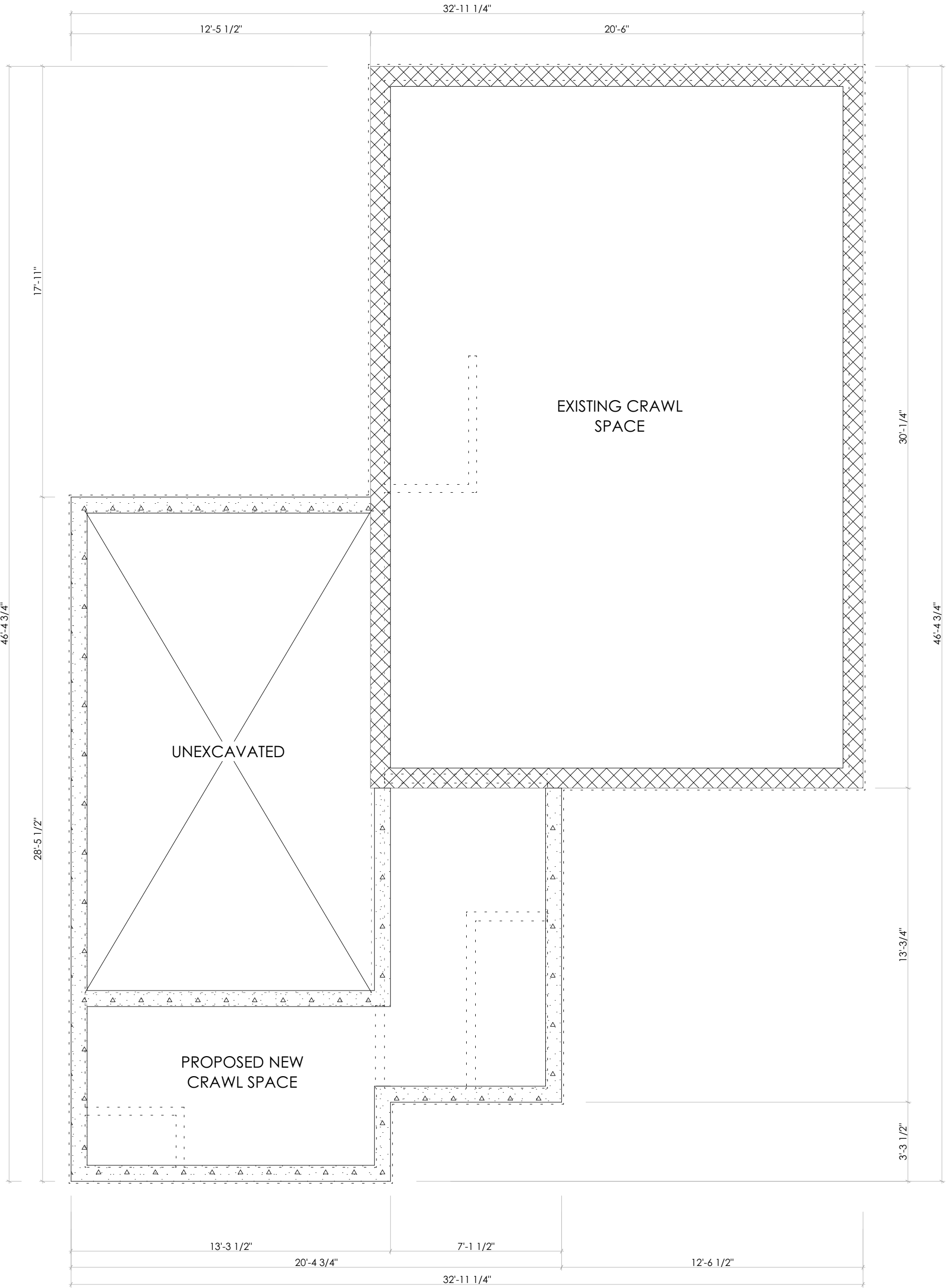
MD DEVELOPMENTS ADDITION

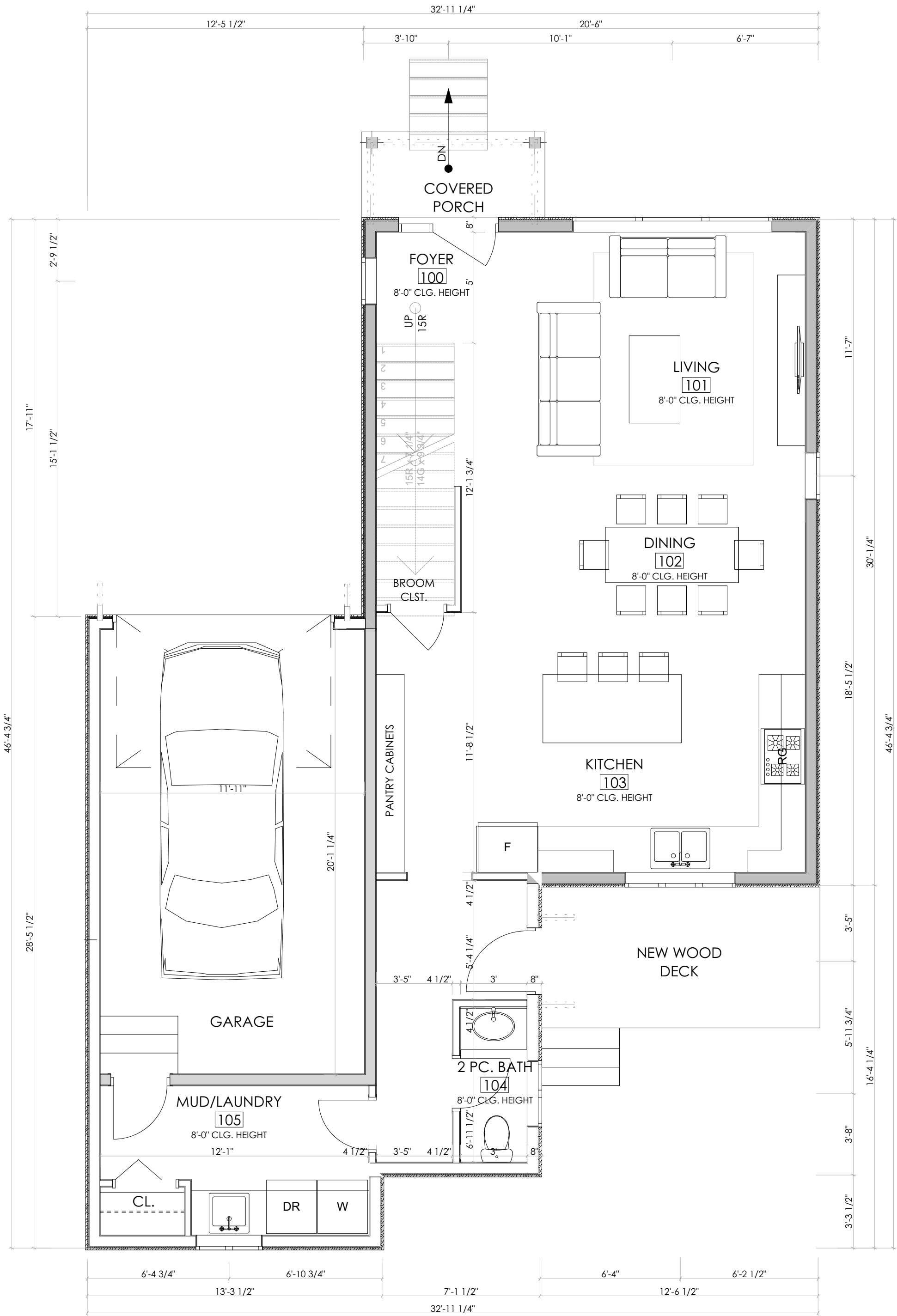
DRAWING TITLE:
FOUNDATION PLAN

SCALE:	PROJECT NUMBER:
DATE: May 12, 2023	DRAWING NUMBER: A1.0
DRAWN BY: D. BURNS	
CHECKED BY: LKDT BCIN # 23127	

WALL LEGEND

	EXISTING BLOCK FOUNDATION WALL
	PROPOSED NEW FOUNDATION WALL
	EXISTING EXTERIOR WALL, W/ NEW EXTERIOR CLADDING
	PROPOSED NEW EXTERIOR WALL
	PROPOSED NEW INTERIOR PARTITION
	PROPOSED NEW INTERIOR BEARING WALL

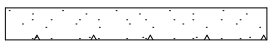




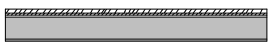
WALL LEGEND



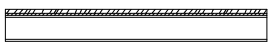
EXISTING BLOCK FOUNDATION WALL



PROPOSED NEW FOUNDATION WALL



EXISTING EXTERIOR WALL, W/ NEW EXTERIOR CLADDING



PROPOSED NEW EXTERIOR WALL



PROPOSED NEW INTERIOR PARTITION



PROPOSED NEW INTERIOR BEARING WALL

DRAFT

NOT FOR CONSTRUCTION

(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

IN ACCORDANCE WITH ARTICLE 2.17.5.1. OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE OBC

LYNDSEY TKACZUK	23127
NAME	SIGNATURE BCIN
BAILEY DESIGNS	31232
FIRM NAME	BCIN

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

LINTEL SPANS	ROOF + 1 FLOOR
TAKEN FROM:	SPAN SIZE
O.B.C., 2012	2'-9" 2'-2"x4"
TABLE A-15	3'-10" 2'-2"x6"
S.P.F. NO.1 OR NO.2 GRADE	4'-8" 2'-2"x8"
NON-STRUCTURAL SHEATHING	5'-8" 2'-2"x10"
SPECIFIED SNOW LOADS OF 2.5kPa	6'-5" 2'-2"x12"
(TRIBUTARY WIDTH OF 4.9m MAX.)	

EXTERIOR WALLS	ROOF + 2 FLOORS
ROOF ONLY	SPAN SIZE
SPAN SIZE	2'-7" 2'-2"x4"
3'-0" 2'-2"x4"	3'-8" 2'-2"x6"
4'-5" 2'-2"x6"	4'-4" 2'-2"x8"
5'-4" 2'-2"x8"	5'-3" 2'-2"x10"
6'-7" 2'-2"x10"	5'-11" 2'-2"x12"
7'-7" 2'-2"x12"	

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE INCREASED BY 15%.

REVISIONS:

SQUARE FOOTAGE SUMMARY:



172 DUNLOP STREET WEST, SUITE A
BARRIE, ONTARIO, L4N 1B3
705-725-0229
INFO@BAILEYDESIGNS.CA

PROJECT NAME:

MD DEVELOPMENTS ADDITION

DRAWING TITLE:
MAIN FLOOR

SCALE:	PROJECT NUMBER:
DATE: May 12, 2023	DRAWING NUMBER: A1.1
DRAWN BY: D. BURNS	
CHECKED BY: LKDT BCIN # 23127	

DRAFT

NOT FOR CONSTRUCTION

(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

IN ACCORDANCE WITH ARTICLE 2.17.5.1. OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION: REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE OBC

LYNDSEY TKACZUK	23127
NAME	SIGNATURE BCIN
BAILEY DESIGNS	31232
FIRM NAME	BCIN

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

LINTEL SPANS	ROOF + 1 FLOOR	
TAKEN FROM:	SPAN	SIZE
O.B.C., 2012	2'-9"	2-2"x4"
TABLE A-15	3'-10"	2-2"x6"
S.P.F. NO.1 OR NO.2 GRADE	4'-8"	2-2"x8"
NON-STRUCTURAL SHEATHING	5'-8"	2-2"x10"
SPECIFIED SNOW LOADS OF 2.5kPa	6'-5"	2-2"x12"
(TRIBUTARY WIDTH OF 4.9m MAX.)		

EXTERIOR WALLS	ROOF + 2 FLOORS	
ROOF ONLY	SPAN	SIZE
	2'-7"	2-2"x4"
	3'-8"	2-2"x6"
	4'-4"	2-2"x8"
	5'-3"	2-2"x10"
	5'-11"	2-2"x12"

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE INCREASED BY 15%.

REVISIONS:

SQUARE FOOTAGE SUMMARY:



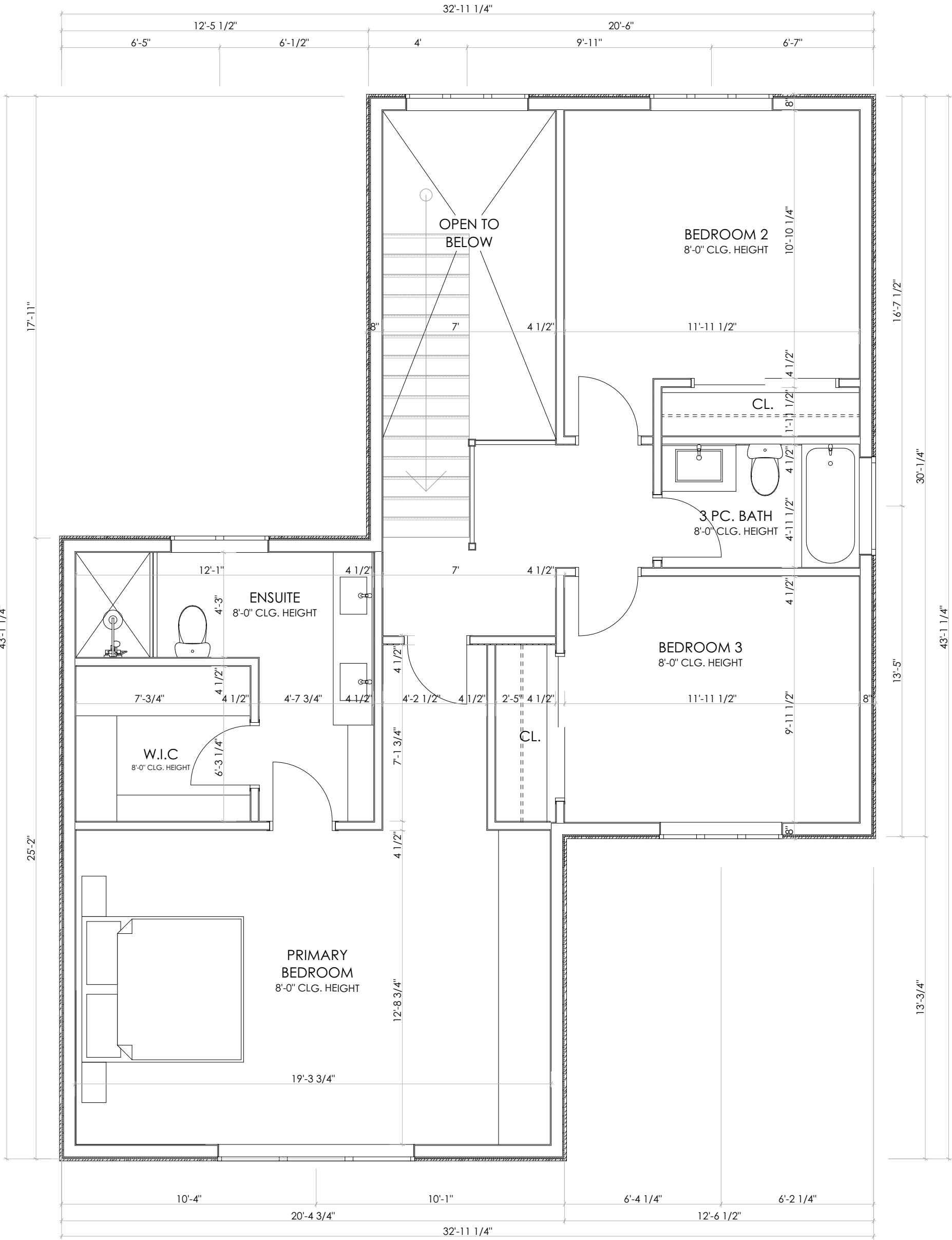
172 DUNLOP STREET WEST, SUITE A
BARRIE, ONTARIO, L4N 1B3
705-725-0229
INFO@BAILEYDESIGNS.CA

PROJECT NAME:

MD DEVELOPMENTS ADDITION

DRAWING TITLE:
SECOND FLOOR

SCALE:	PROJECT NUMBER:
DATE: May 12, 2023	DRAWING NUMBER: A1.2
DRAWN BY: D. BURNS	
CHECKED BY: LKDT BCIN # 23127	



WALL LEGEND

- EXISTING BLOCK FOUNDATION WALL
- PROPOSED NEW FOUNDATION WALL
- EXISTING EXTERIOR WALL, W/ NEW EXTERIOR CLADDING
- PROPOSED NEW EXTERIOR WALL
- PROPOSED NEW INTERIOR PARTITION
- PROPOSED NEW INTERIOR BEARING WALL

DRAFT

NOT FOR CONSTRUCTION

(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

IN ACCORDANCE WITH ARTICLE 2.17.5.1. OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION: REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE OBC

LYNDSEY TKACZUK	23127
NAME	SIGNATURE BCIN
BAILEY DESIGNS	31232
FIRM NAME	BCIN

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

LINTEL SPANS	ROOF + 1 FLOOR	
TAKEN FROM:	SPAN	SIZE
O.B.C., 2012	2'-9"	2'-2"x4"
TABLE A-15	3'-10"	2'-2"x6"
S.P.F. NO.1 OR NO.2 GRADE	4'-8"	2'-2"x8"
NON-STRUCTURAL SHEATHING	5'-8"	2'-2"x10"
SPECIFIED SNOW LOADS OF 2.5kPa	6'-5"	2'-2"x12"
(TRIBUTARY WIDTH OF 4.9m MAX.)		

EXTERIOR WALLS	ROOF + 2 FLOORS	
ROOF ONLY	SPAN	SIZE
SPAN	2'-7"	2'-2"x4"
3'-0"	3'-8"	2'-2"x6"
4'-5"	4'-4"	2'-2"x8"
5'-4"	5'-3"	2'-2"x10"
6'-7"	5'-11"	2'-2"x12"
7'-7"		

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE INCREASED BY 15%.

REVISIONS:

SQUARE FOOTAGE SUMMARY:



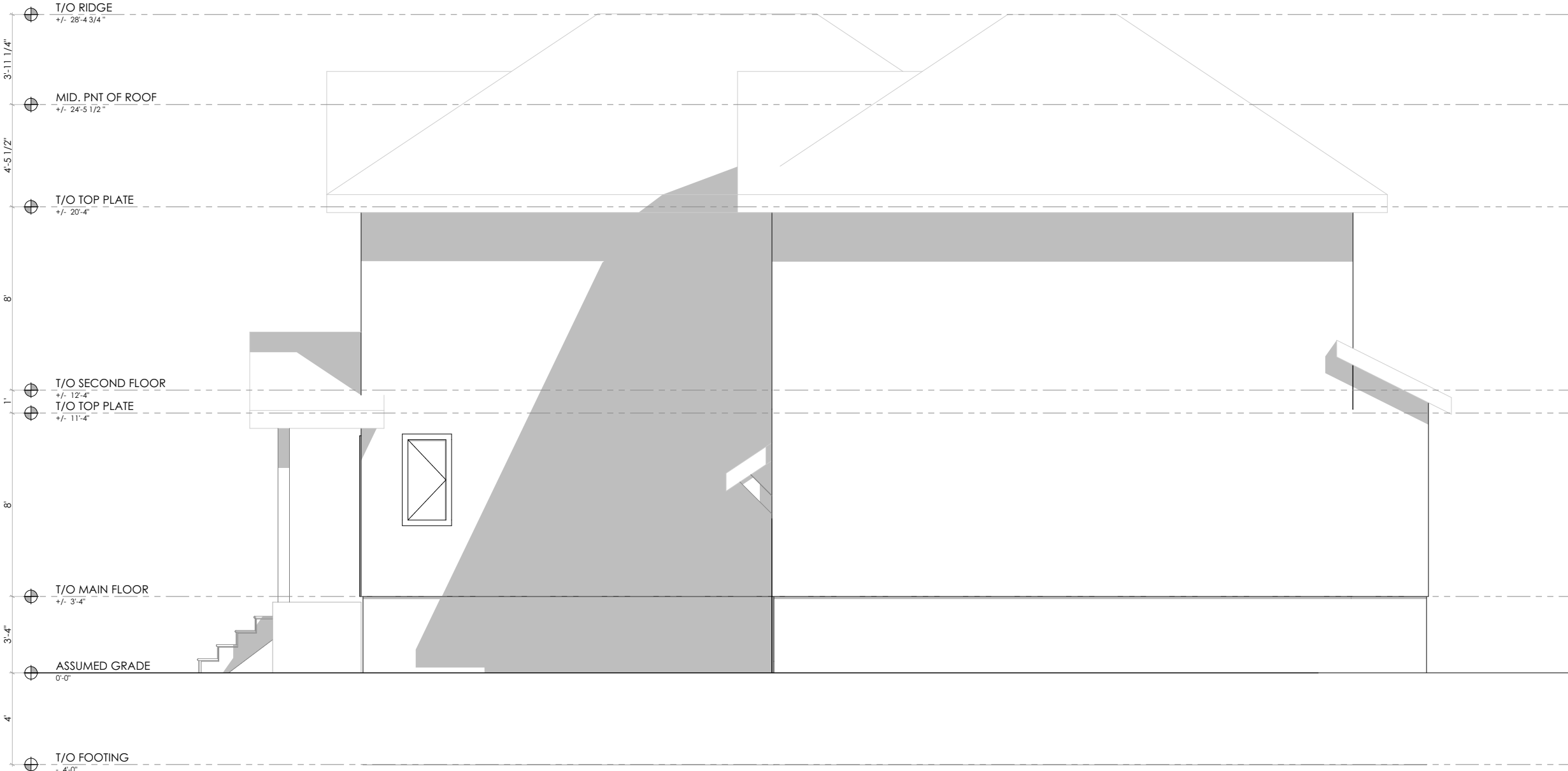
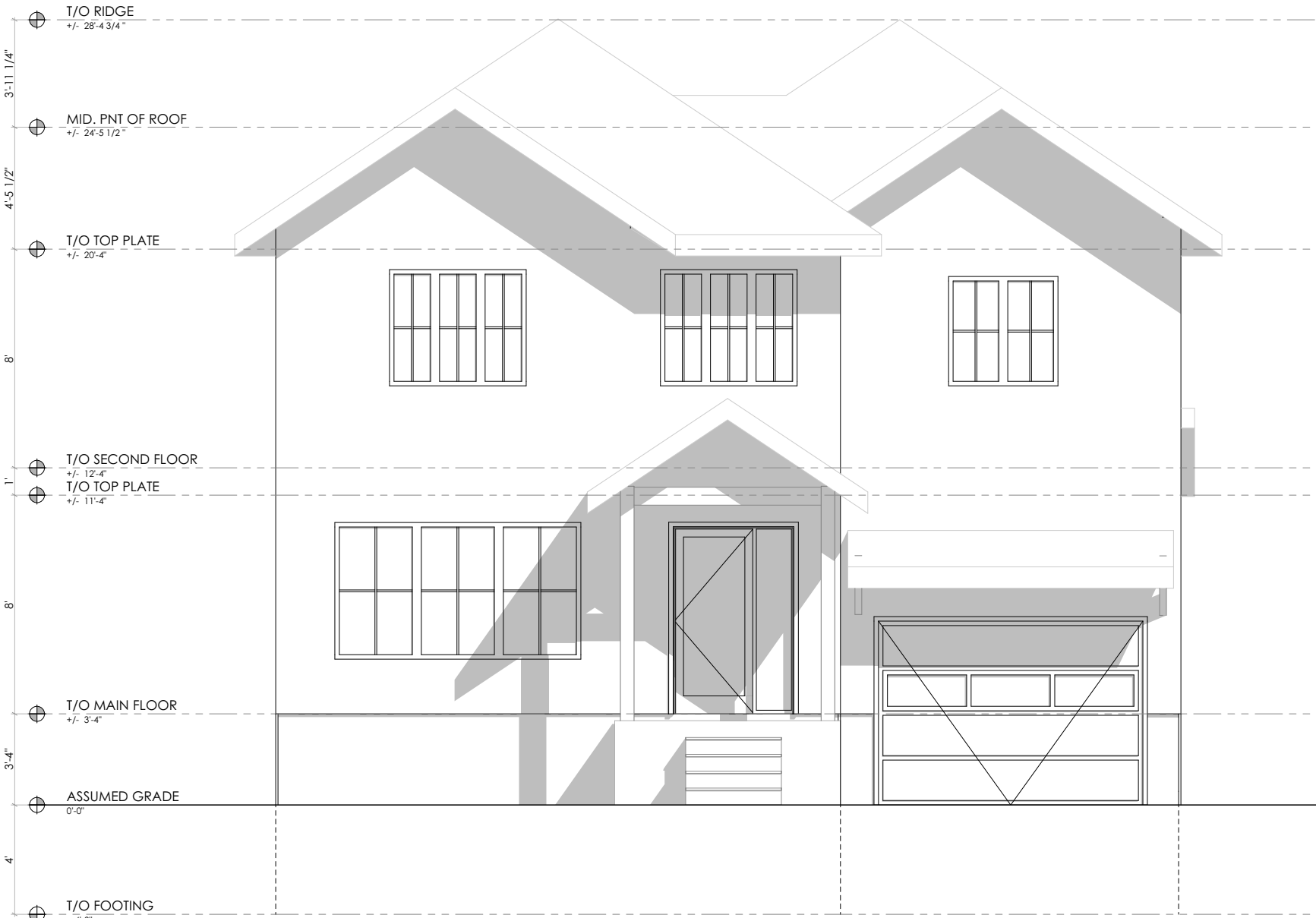
172 DUNLOP STREET WEST, SUITE A
BARRIE, ONTARIO, L4N 1B3
705-725-0229
INFO@BAILEYDESIGNS.CA

PROJECT NAME:

MD DEVELOPMENTS ADDITION

DRAWING TITLE:
ELEVATIONS

SCALE:	PROJECT NUMBER:
DATE: May 12, 2023	DRAWING NUMBER: A2.0
DRAWN BY: D. BURNS	
CHECKED BY: LKDT BCIN # 23127	



DRAFT

NOT FOR CONSTRUCTION

(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

IN ACCORDANCE WITH ARTICLE 2.17.5.1. OF THE ONTARIO BUILDING CODE (OBC) THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION: REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE OBC

LYNDSEY TKACZUK	23127
NAME	SIGNATURE BCIN
BAILEY DESIGNS	31232
FIRM NAME	BCIN

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

LINTEL SPANS	ROOF + 1 FLOOR	
TAKEN FROM:	SPAN	SIZE
O.B.C., 2012	2'-9"	2'-2"x4"
TABLE A-15	3'-10"	2'-2"x6"
S.P.F. NO.1 OR NO.2 GRADE	4'-8"	2'-2"x8"
NON-STRUCTURAL SHEATHING	5'-8"	2'-2"x10"
SPECIFIED SNOW LOADS OF 2.5kPa (TRIBUTARY WIDTH OF 4.9m MAX.)	6'-5"	2'-2"x12"

EXTERIOR WALLS	ROOF + 2 FLOORS	
ROOF ONLY	SPAN	SIZE
SPAN	2'-7"	2'-2"x4"
SIZE	3'-8"	2'-2"x6"
3'-0"	4'-4"	2'-2"x8"
4'-5"	5'-3"	2'-2"x10"
5'-4"	5'-11"	2'-2"x12"
6'-7"		
7'-7"		

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE INCREASED BY 15%.

REVISIONS:

SQUARE FOOTAGE SUMMARY:



172 DUNLOP STREET WEST, SUITE A
BARRIE, ONTARIO, L4N 1B3
705-725-0229
INFO@BAILEYDESIGNS.CA

PROJECT NAME:

MD DEVELOPMENTS ADDITION

DRAWING TITLE:

ELEVATIONS

SCALE:	PROJECT NUMBER:
DATE: May 12, 2023	DRAWING NUMBER: A.01.5
DRAWN BY: D. BURNS	
CHECKED BY: LKDT BCIN # 23127	

