



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-045-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Daniele Orsini, Applicant**, on behalf of **Anita Martello, 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 596 PT BLK A**, is known municipally as **3944 Lakeview Road**, and is zoned as **"Residential 1 (R1)"**.

The applicant is proposing to construct a garage addition with a deficient exterior side yard setback. The applicant is seeking relief from Section 4.2(a) of the Zoning By-law which requires a minimum exterior side yard setback of 6 metres.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, October 19, 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.

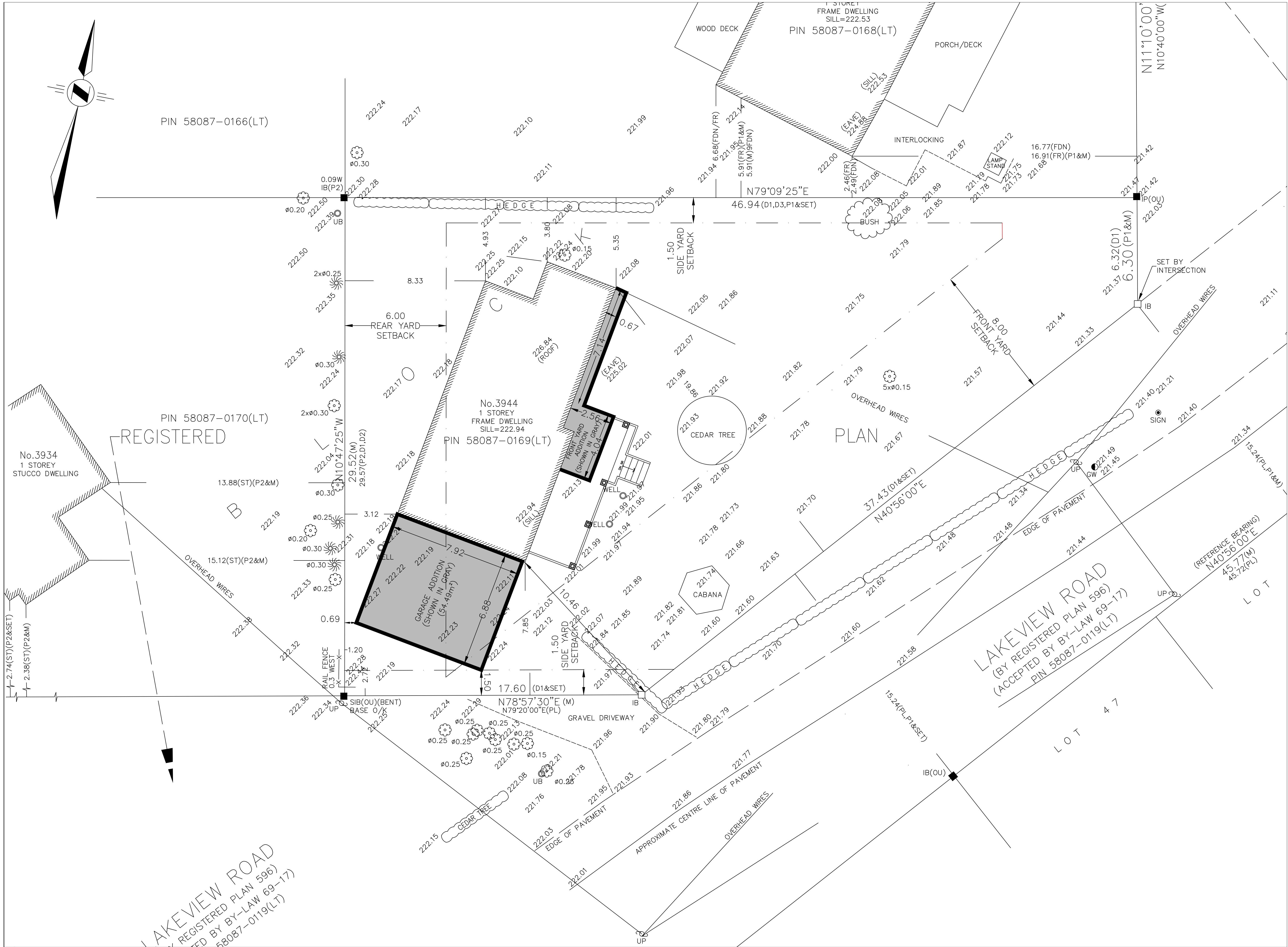
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **October 4, 2023**

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



Legal Description:

REGISTRATION PLAN	PLAN 596
BLOCK:	A
MUNICIPALITY:	INNISFIL
REGION:	SIMCOE

Zoning Statistics:

BY-LAW:	080-13
ZONE:	R1

Site Statistics:

SITE AREA:	1,044.60 m²
COTTAGE HOME W/ PORCH:	159.98m²
EXISTING CABANA:	5.92m²
NEW GARAGE ADDITION:	54.49m²
TOTAL:	220.39 m²

Lot Coverage:	Required	Proposed
MAXIMUM COVERAGE:	35.0%	21.0%

Setbacks:	Required	Proposed
MINIMUM LOT FRONTAGE:	15.0m	37.43m
FRONT YARD SET BACK:	8.0m	10.46m
SIDE YARD SET BACK:	1.50m	1.50m
REAR YARD SET BACK:	6.0m	0.69m
BUILDING HEIGHT MAX:	9.0m	9.0m

Revisions:

No:	Date:	Description:

Seal:

Address:

3944 LAKEVIEW ROAD
INNISFIL, ON

Project Name:

GARAGE ADDITION &
2ND FLOOR ADDITION

Municipality:

TOWN OF INNISFIL

Drawing Name:

SITE PLAN

Project No:

22-100

Drawing No:

Drawn: DO

Checked: DO

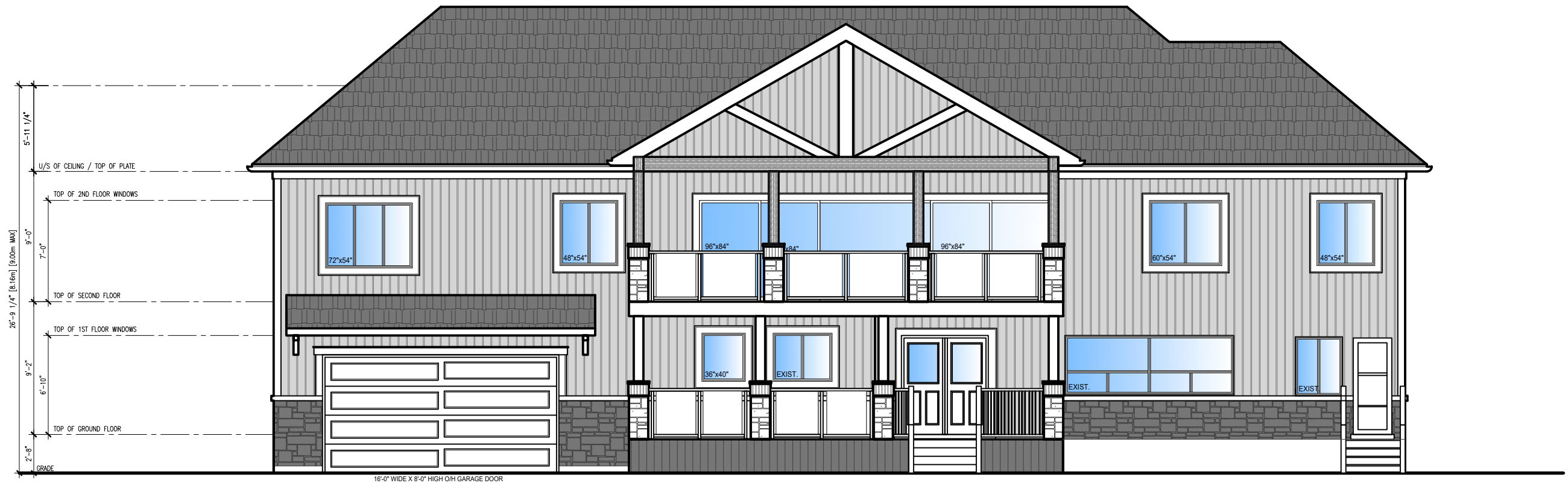
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1:100

Date:

06/13/2023

SP1



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION

Sheet Title: ELEVATIONS

Drawn By: DANIELE ORSINI

Date: JUN/30/2022 Ground Floor Area: 1,449.09 sqft

Scale: 1/8" = 1'-0" Second Floor Area: 1,977.56 sqft

Project No: 22-100 Sub Total Area: 3,426.65 sqft



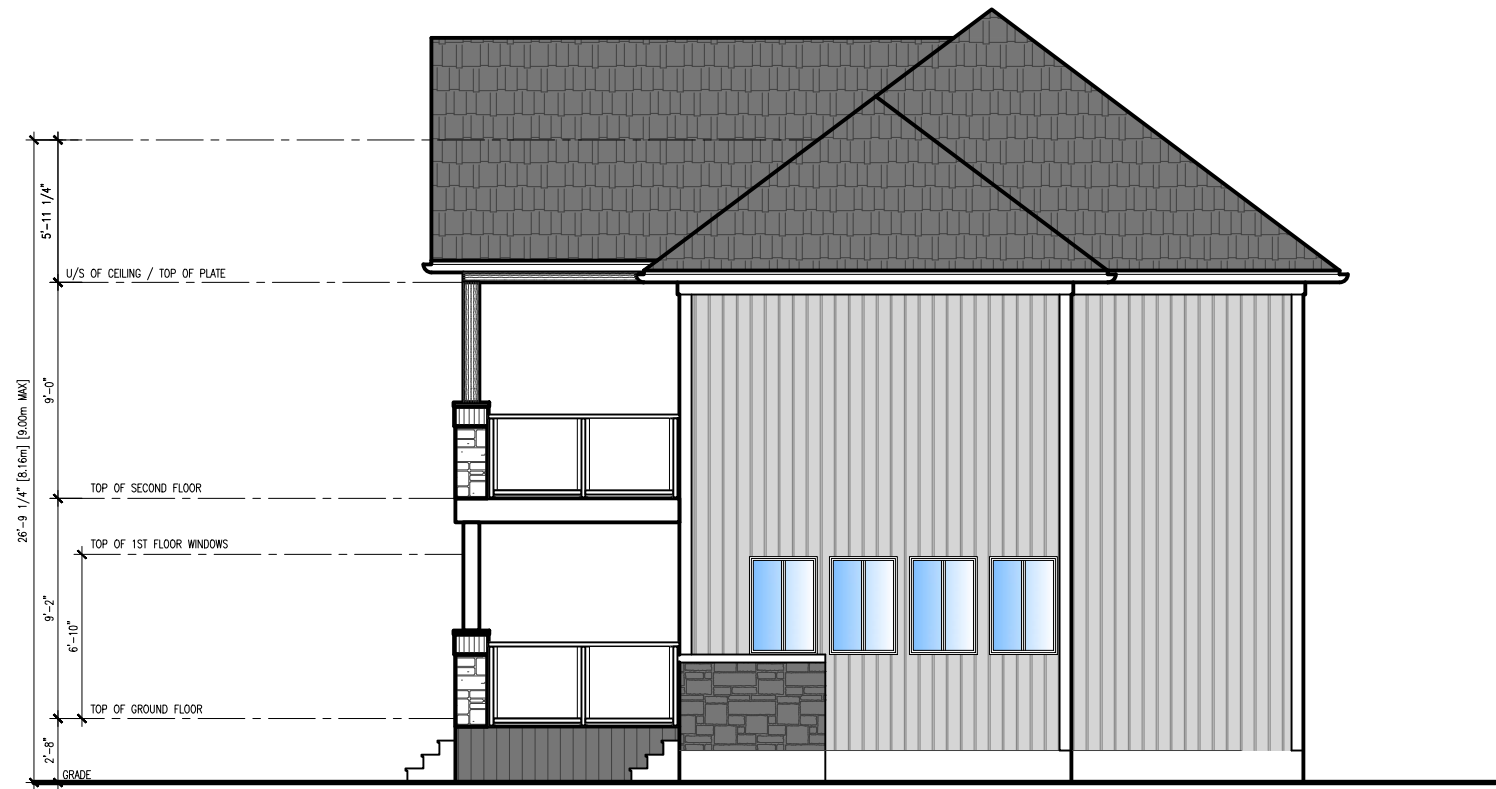
3944 Lakeview Road
Innisfil, ON

Revisions:

No:	Date:	Description:
2.	12/08/2022	ISSUED FOR CLIENT REVIEW
3.	02/20/2023	ISSUED FOR CLIENT REVIEW
4.	04/16/2023	ISSUED FOR CLIENT REVIEW
5.	07/19/2023	ISSUED FOR CLIENT REVIEW

Drawing No:

DE1



PROPOSED RIGHT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION	
Sheet Title: ELEVATIONS	
Drawn By: DANIELE ORSINI	
Date: JUN/30/2022	Ground Floor Area: 1,449.09 sqft
Scale: 1/8" = 1'-0"	Second Floor Area: 1,977.56 sqft
Project No: 22-100	Sub Total Area: 3,426.65 sqft



CARTWRIGHT
Designs Inc.

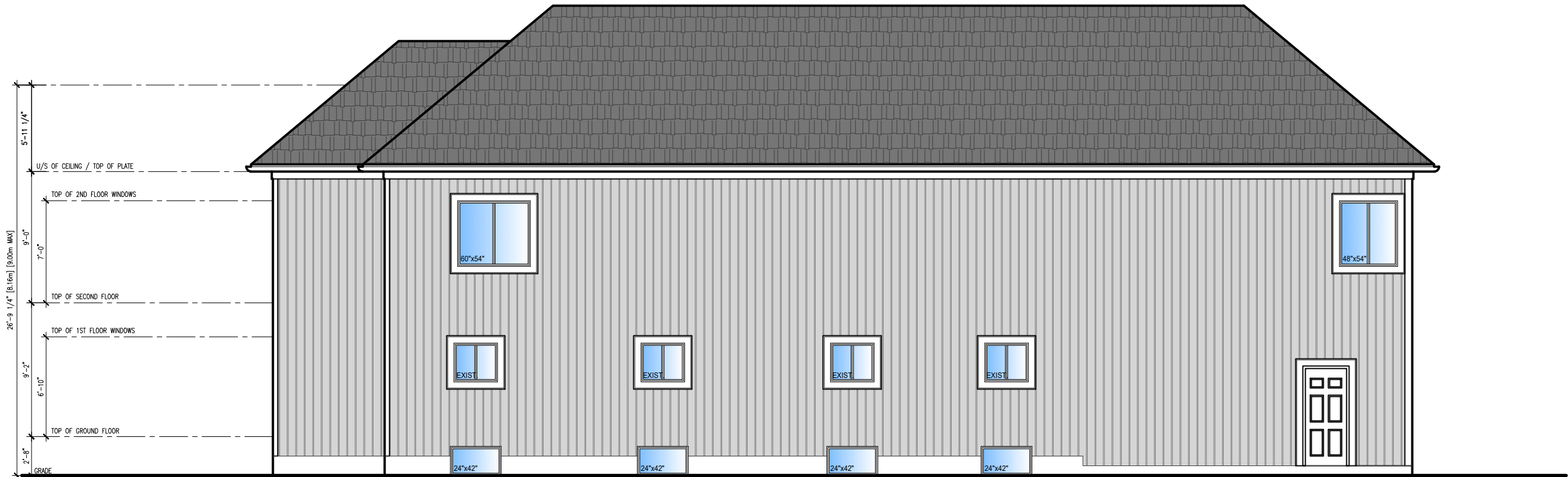
58 Rosemount Avenue, Ut. 4
Toronto, ON | M9N3B3
(647) 668-3200
cartwright@cwarch.ca

3944 Lakeview Road
Innisfil, ON

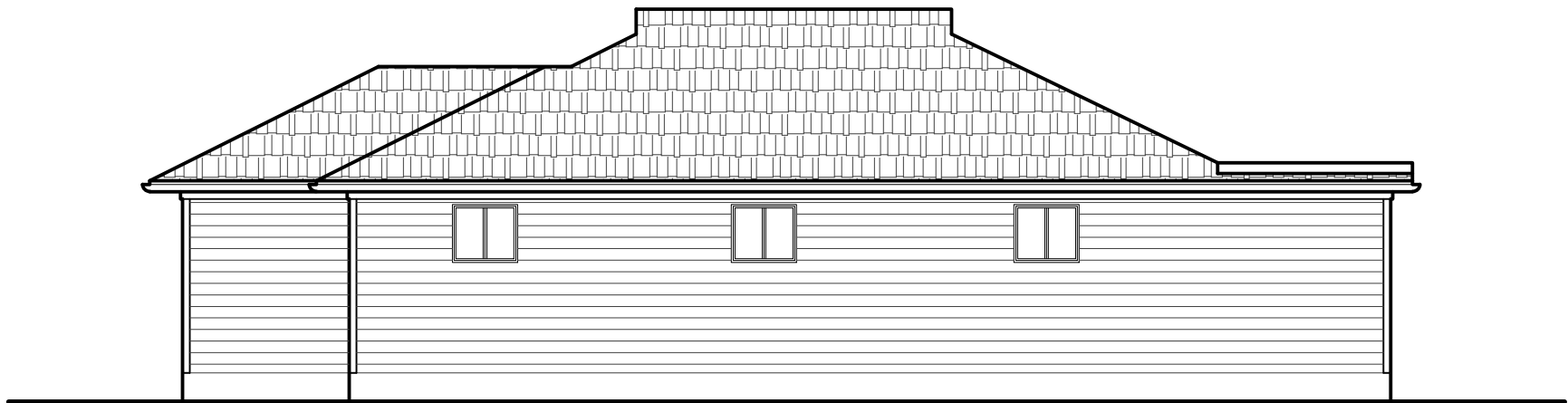
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Drawing No:

DE2



PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION

Sheet Title: ELEVATIONS

Drawn By: DANIELE ORSINI

Date: JUN/30/2022 Ground Floor Area: 1,449.09 sqft

Scale: 1/8" = 1'-0" Second Floor Area: 1,977.56 sqft

Project No: 22-100 Sub Total Area: **3,426.65 sqft**



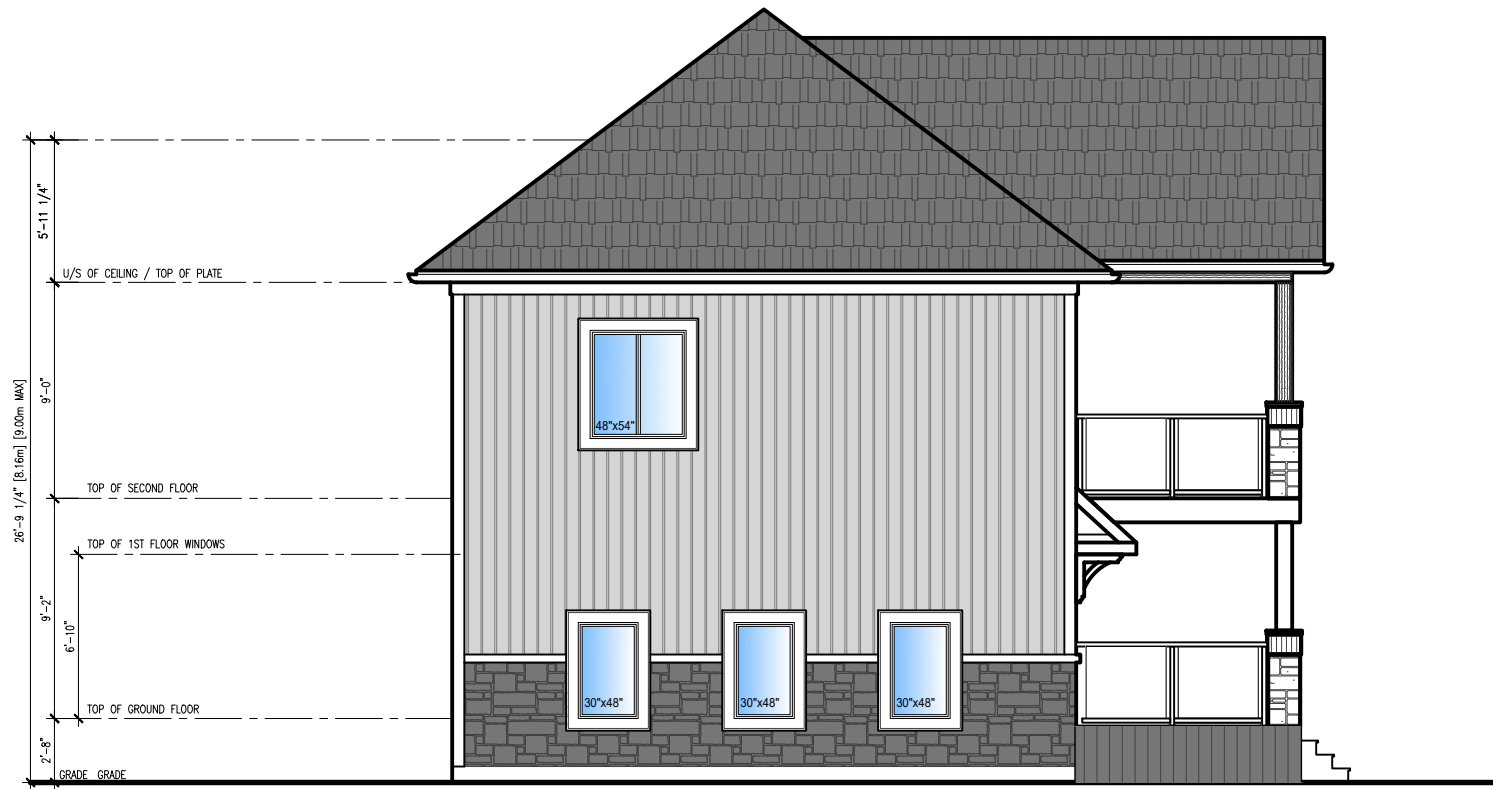
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Drawing No:

DE3



PROPOSED LEFT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION

Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION

Sheet Title: ELEVATIONS

Drawn By: DANIELE ORSINI

Date: JUN/30/2022 Ground Floor Area: 1,449.09 sqft

Scale: 1/8" = 1'-0" Second Floor Area: 1,977.56 sqft

Project No: 22-100 Sub Total Area: **3,426.65 sqft**



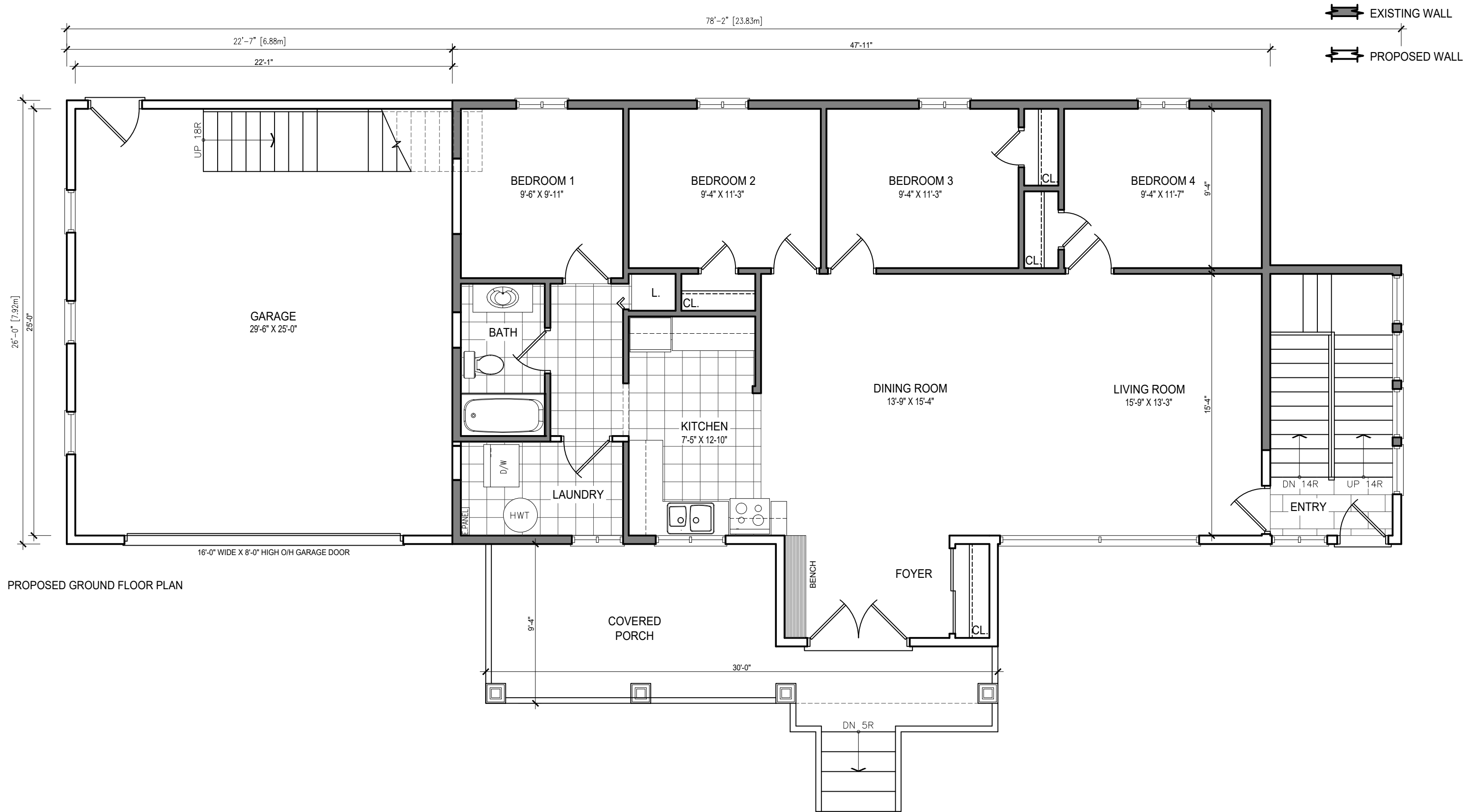
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Innisfil, ON

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Drawing No:

DE4



PROPOSED GROUND FLOOR PLAN

Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION	
Sheet Title: FLOOR PLANS	
Drawn By: DANIELE ORSINI	
Date: JUN/30/2022	Ground Floor Area: 1,449.09 sqft
Scale: 3/16" = 1'-0"	Second Floor Area: 1,977.56 sqft
Project No: 22-100	Sub Total Area: 3,426.65 sqft



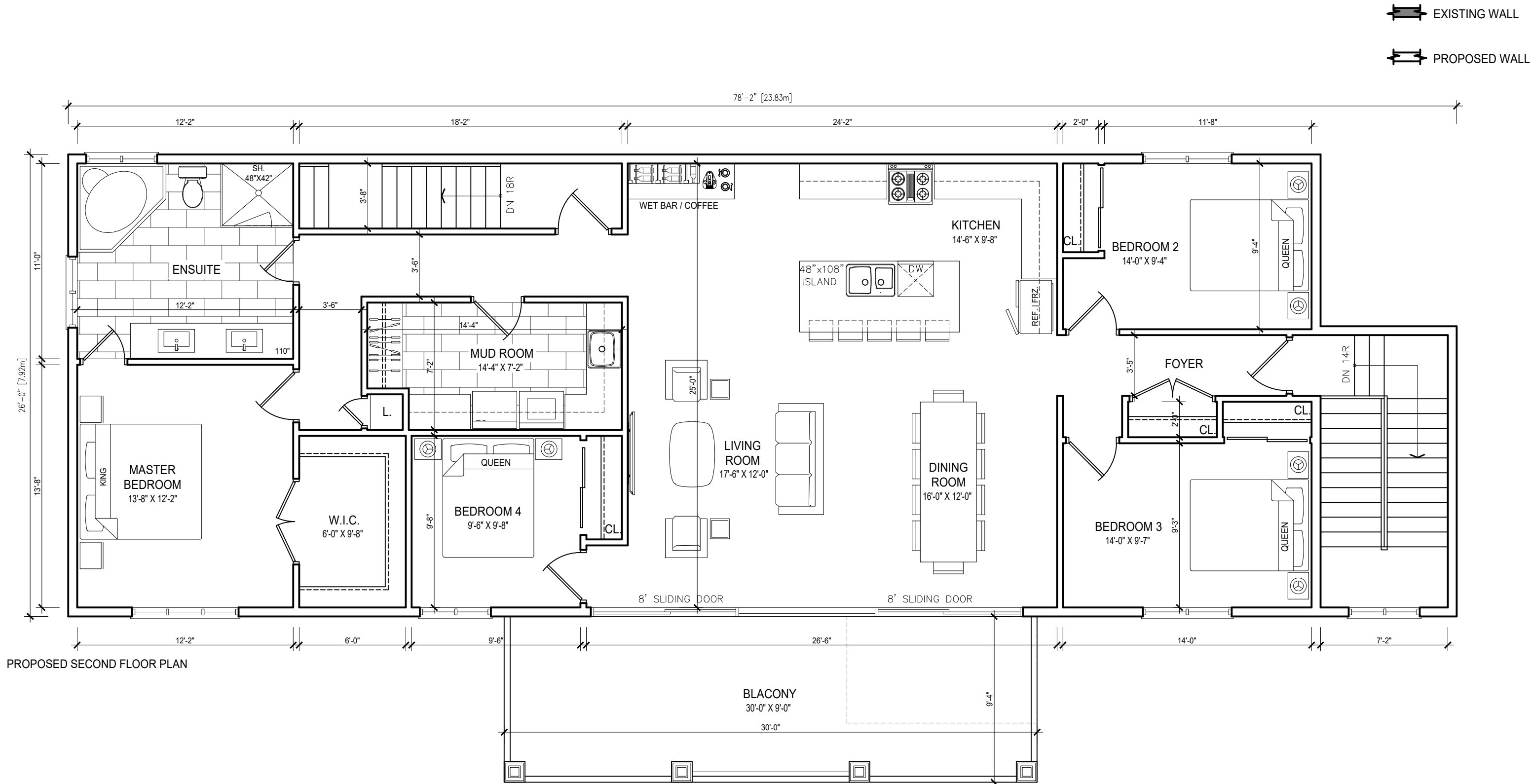
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Drawing No:
DE5



Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION

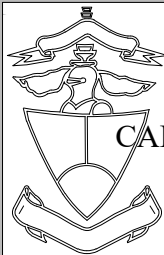
Sheet Title: FLOOR PLANS

Drawn By: DANIELE ORSINI

Date: JUN/30/2022 Ground Floor Area: 1,449.09 sqft

Scale: 3/16" = 1'-0" Second Floor Area: 1,977.56 sqft

Project No: 22-100 Sub Total Area: 3,426.65 sqft



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Revisions:

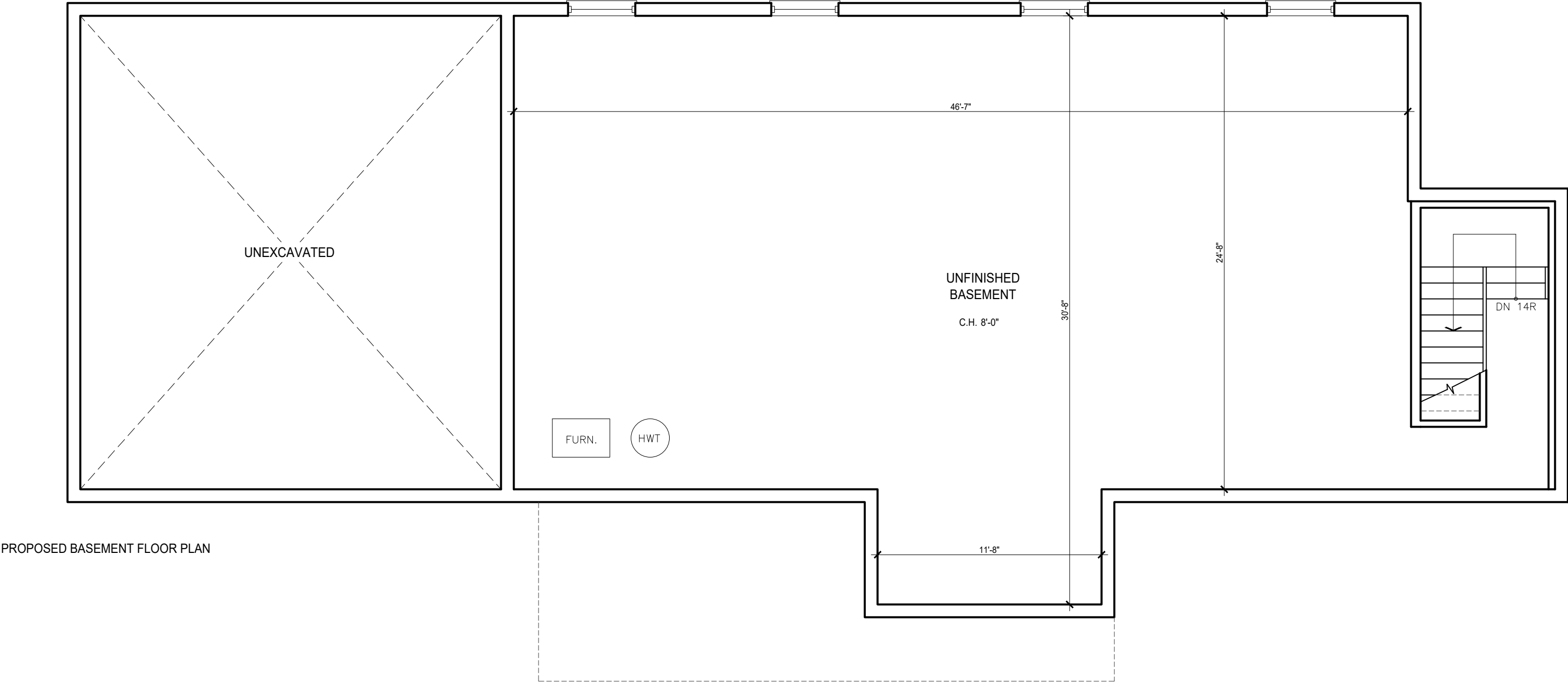
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Drawing No:

DE6

 EXISTING WALL

 PROPOSED WALL



PROPOSED BASEMENT FLOOR PLAN

Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION	
Sheet Title: FLOOR PLANS	
Drawn By: DANIELE ORSINI	
Date: JUN/30/2022	Ground Floor Area: 1,449.09 sqft
Scale: 3/16" = 1'-0"	Second Floor Area: 1,977.56 sqft
Project No: 22-100	Sub Total Area: 3,426.65 sqft



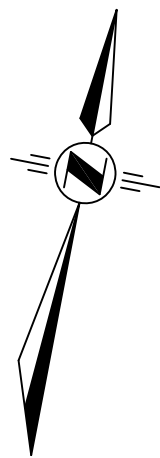
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Drawing No:
DE7



(KNOWN AS) HOWSON STREET
(SIMCOE AVENUE BY REGISTERED PLAN 596)

SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
PART OF BLOCK A
REGISTERED PLAN 596
TOWN OF INNISFIL
COUNTY OF SIMCOE

SCALE 1:200
2.0 0 2.0 10.0metres

VLADIMIR DOSEN SURVEYING, O.L.S.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
OF VLADIMIR DOSEN, O.L.S.

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

NOTES AND LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- OU DENOTES ORIGIN UNKNOWN
- M DENOTES MEASURED
- WIT DENOTES WITNESS
- PL DENOTES REGISTERED PLAN 596
- P1 DENOTES PLAN BY PETER J. MANSFIELD, O.L.S.
DATED 2008
- P2 DENOTES PLAN BY RODNE C. RAIKES, O.L.S.
DATED JULY 4, 1986
- D1 DENOTES INST. No.R0534704
- D2 DENOTES INST. No.R0626978
- D3 DENOTES INST. No.R099971
- (ST) DENOTES TIES TO STUCCO
- (FDN) DENOTES TIES TO FOUNDATION
- (STN) DENOTES TIES TO STONE
- 738 DENOTES R. KIRKPATRICK, O.L.S.
- SIGN DENOTES SIGN POLE
- UB DENOTES UTILITY BOX
- UP DENOTES UTILITY POLE
- GW DENOTES GUY WIRE
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
- Ø DENOTES DIAMETER
- 222.10 DENOTES SPOT ELEVATION
- ⊙ DENOTES DECIDUOUS TREE
- ⊗ DENOTES CONIFEROUS TREE

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE
DERIVED FROM THE SOUTHERLY LIMIT OF
LAKEVIEW ROAD
AS SHOWN ON REGISTERED PLAN 596
HAVING A BEARING OF N40°56'00"E

THIS REPORT WAS PREPARED FOR
ANITA MARTELLO.

AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.

BENCHMARK NOTE:

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM
COSINE BENCHMARK No. 0312003007
HAVING AN ELEVATION OF 244.787 METRES.

PART 2) SURVEY REPORT

DESCRIPTION OF LAND: PIN 58087-0169(LT)
PART OF BLOCK A, REGISTERED PLAN 596
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED

BOUNDARY FEATURES:
LOCATION OF RAIL FENCE, HEDGES AND TREES ARE AS SHOWN.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING
BY-LAWS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE
24th DAY OF MAY, 2023

DATE: MAY 26, 2023

Vladimir Dosen

VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

JOB No: 23129	SHEET: 18x24	FIELD BY: FRANK
FILE: 23-046		DRAWN BY: NATHAN
CAD FILE: 3944 LAKEVIEW ROAD		CHECKED BY: NADA/VD