



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-048-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Peter McGill, Applicant**, on behalf of **Patrice Tinti, 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 593 LOTS 150 & 151**, known municipally as **3967 Algonquin Avenue**, and is zoned “**Residential 1 (R1)**”.

The applicant is proposing to sever a portion of the lot for the purpose of creating a new residential lot. The severed lands will have a deficient proposed lot area of 699.8 m². The applicant is seeking relief from Section 4.2 a) of the Zoning By-law which requires a minimum lot area of 1,400 m² for un-serviced R1 zoned properties.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, November 16, 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.

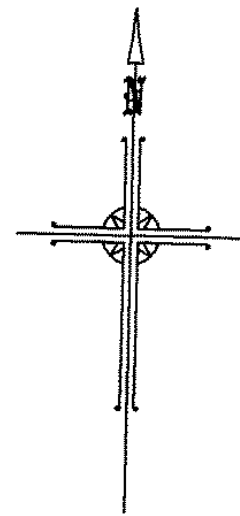
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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

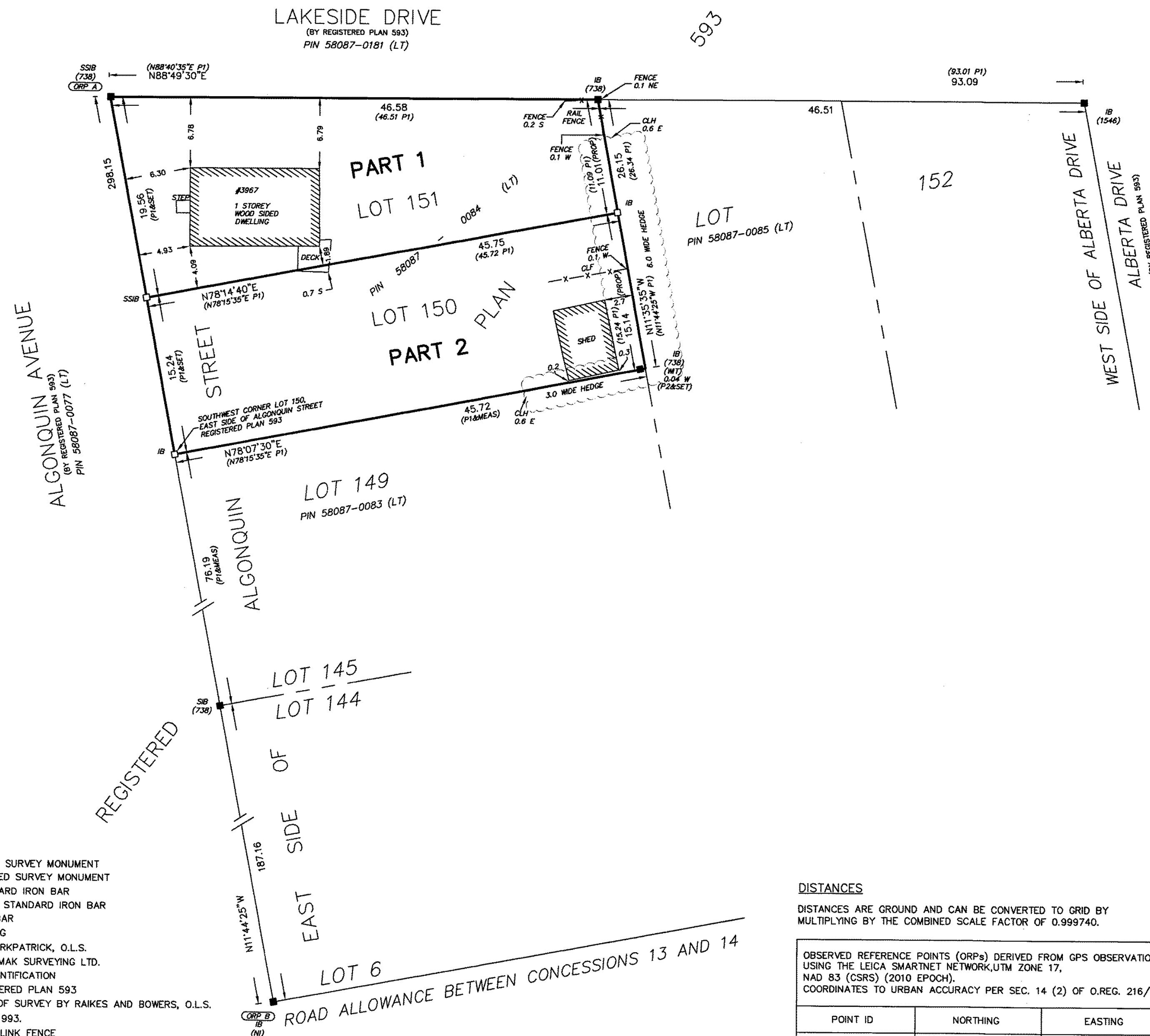
Dated: November 1, 2023

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





SCHEDULE				
PART	LOT	REGISTERED PLAN	P.I.N.	AREA
1	LOT 150 EAST SIDE OF ALGONQUIN STREET	593	ALL OF P.I.N. 58087-0084 (LT)	694.5 SQ.M
2	LOT 151 EAST SIDE OF ALGONQUIN STREET			699.8 SQ.M



PLAN OF SURVEY OF
LOTS 150 AND 151
EAST SIDE OF ALGONQUIN STREET
REGISTERED PLAN No. 593
GEOGRAPHIC TOWNSHIP OF INNISFIL
TOWNSHIP OF INNISFIL
COUNTY OF SIMCOE

SCALE 1 : 300
RUDY MAK SURVEYING LTD.

THE INTENDED PLOT SIZE OF THIS PLAN IS
610MM IN WIDTH BY 457MM IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:300

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM
ZONE 17, NAD83 (CSRS) (2010 EPOCH).
FOR BEARING COMPARISONS, A ROTATION OF 1°04'25"
COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND
TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 29TH DAY OF
MARCH, 2023.

DATE 2023

RUDY MAK
ONTARIO LAND SURVEYOR

LEGEND

- DENOTES FOUND SURVEY MONUMENT
- DENOTES PLANTED SURVEY MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- X- DENOTES FENCING
- (738) DENOTES R.C. KIRKPATRICK, O.L.S.
- (1546) DENOTES RUDY MAK SURVEYING LTD.
- (NI) DENOTES NO IDENTIFICATION
- P1 DENOTES REGISTERED PLAN 593
- P2 DENOTES PLAN OF SURVEY BY RAIKES AND BOWERS, O.L.S.
DATED JULY 16, 1993.
- CLF DENOTES CHAIN LINK FENCE
- CLH DENOTES CENTRELINE HEDGE
- WT DENOTES WITNESS
- PROP DENOTES PROPORTIONED

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

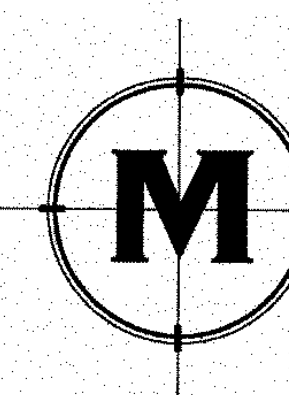
SSIB WAS PLANTED DUE TO THE PROXIMITY OF SUBSURFACE
OBSTRUCTIONS.

DISTANCES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999740.

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GPS OBSERVATIONS USING THE LEICA SMARTNET NETWORK, UTM ZONE 17, NAD 83 (CSRS) (2010 EPOCH). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP A	4917615.36	618007.38
ORP B	4917323.53	618068.02
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.		

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER _____



**RUDY MAK
SURVEYING LTD.**
ONTARIO LAND SURVEYORS

732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9X1 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: DM CHECK BY: GM FILE No. 15823R-Plan

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY OF
LOTS 150 AND 151
EAST SIDE OF ALGONQUIN STREET
REGISTERED PLAN 593
GEOGRAPHIC TOWNSHIP OF INNISFIL
COUNTY OF SIMCOE

SCALE 1 : 300



RUDY MAK SURVEYING LTD.

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 29TH DAY OF MARCH, 2023.

April 6, 2023
DATE

RUDY MAK
ONTARIO LAND SURVEYOR

CAUTION

ONLY A SIGNED EMBOSSED COPY OF THIS PLAN CAN BE CONSIDERED AS AN ORIGINAL PLAN.

ELEVATION NOTE:

ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE LEICA SMARTNET NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CGVD28:1978 (HTV2.0) DATUM.

BENCHMARK

SITE BENCHMARK #1 IS THE TOP OF THE SIB AT THE NORTHWEST CORNER OF LOT 151, HAVING AN ELEVATION OF 221.17.

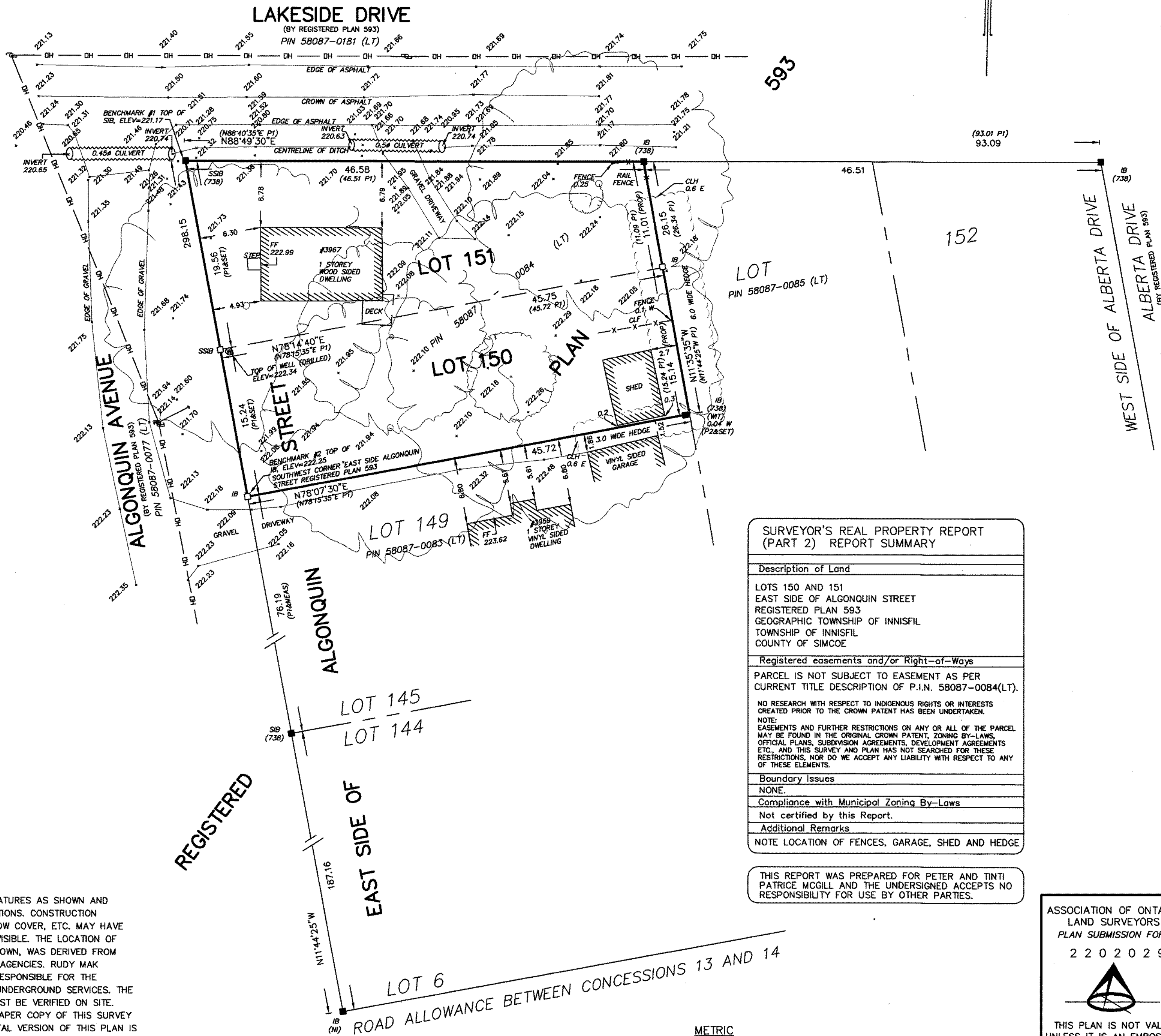
SITE BENCHMARK #2 IS THE TOP OF THE IB AT THE SOUTHWEST CORNER OF LOT 150, HAVING AN ELEVATION OF 222.25.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).
FOR BEARING COMPARISONS, A ROTATION OF 1'04'25" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

LEGEND

■	DENOTES	FOUND SURVEY MONUMENT
-□-	DENOTES	PLANTED SURVEY MONUMENT
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
-x-	DENOTES	FENCING
(738)	DENOTES	R.C. KIRKPATRICK, O.L.S.
(1546)	DENOTES	RUDY MAK SURVEYING LTD
(NI)	DENOTES	NO IDENTIFICATION
P1	DENOTES	REGISTERED PLAN 593
P2	DENOTES	PLAN OF SURVEY BY RAIKES AND BOWERS, O.L.S. DATED JULY 16, 1993.
WIT	DENOTES	WITNESS
PROP	DENOTES	PROPORTIONED
CLF	DENOTES	CHAIN LINK FENCE
CLH	DENOTES	CENTRELINE HEDGE
FF	DENOTES	FINISHED FLOOR
⊙	DENOTES	WELL
→	DENOTES	STABILIZING CABLE AND GROUND ANCHOR
⊗	DENOTES	UTILITY POLE
-OH-	DENOTES	OVERHEAD WIRES
○	DENOTES	DECIDUOUS TREE



SURVEYOR'S REAL PROPERTY REPORT
(PART 2) REPORT SUMMARY

Description of Land

LOTS 150 AND 151
EAST SIDE OF ALGONQUIN STREET
REGISTERED PLAN 593
GEOGRAPHIC TOWNSHIP OF INNISFIL
COUNTY OF SIMCOE

Registered easements and/or Right-of-Ways

PARCEL IS NOT SUBJECT TO EASEMENT AS PER CURRENT TITLE DESCRIPTION OF P.I.N. 58087-0084(LT).

NO RESEARCH WITH RESPECT TO INDIGENOUS RIGHTS OR INTERESTS CREATED PRIOR TO THE CROWN PATENT HAS BEEN UNDERTAKEN.
NOTE:
EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CROWN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBDIVISION AGREEMENTS, DEVELOPMENT AGREEMENTS ETC., AND THIS SURVEY AND PLAN HAS NOT SEARCHED FOR THESE RESTRICTIONS, NOR DO WE ACCEPT ANY LIABILITY WITH RESPECT TO ANY OF THESE ELEMENTS.

Boundary Issues

NONE.

Compliance with Municipal Zoning By-Laws

Not certified by this Report.

Additional Remarks

NOTE LOCATION OF FENCES, GARAGE, SHED AND HEDGE

THIS REPORT WAS PREPARED FOR PETER AND TINTI PATRICE MCGILL AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

METRIC

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

NOTES:

THIS PLAN DELINEATES THE FEATURES AS SHOWN AND VISIBLE, GIVEN THE SITE CONDITIONS. CONSTRUCTION ACTIVITY, FROZEN GROUND, SNOW COVER, ETC. MAY HAVE HIDDEN FEATURES OTHERWISE VISIBLE. THE LOCATION OF UNDERGROUND SERVICES, IF SHOWN, WAS DERIVED FROM PLANS OBTAINED FROM OTHER AGENCIES. RUDY MAK SURVEYING CANNOT BE HELD RESPONSIBLE FOR THE LOCATION AND ACCURACY OF UNDERGROUND SERVICES. THE LOCATION OF ALL SERVICES MUST BE VERIFIED ON SITE. ONLY A SIGNED AND SEALED PAPER COPY OF THIS SURVEY IS AN ORIGINAL COPY. NO DIGITAL VERSION OF THIS PLAN IS TO BE CONSIDERED "ORIGINAL" AND MAY HAVE BEEN ALTERED BY OTHERS.

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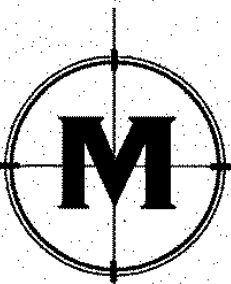
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

2 2 0 2 0 2 9



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

In accordance with
Regulation 1026, Section 29(3)



RUDY MAK
SURVEYING LTD.
ONTARIO LAND SURVEYORS

732 DUNLOP STREET WEST
BARRIE, ONTARIO L4N 9X1 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: DM CHECK BY: GM FILE No. 15823Topo



	MINIMUM REQUIREMENT	PROVIDED
MINIMUM LOT AREA	1,400m ²	696.9m ²
MINIMUM LOT FRONTAGE	22.0m	19.56m
MINIMUM FRONT YARD	8.0m	4.93m
MINIMUM INTERNAL SIDE YARD	1.5m	1.84m
MINIMUM EXTERNAL SIDE YARD	6.0m	6.78m
MINIMUM REAR YARD	6.0m	27.3m
MAXIMUM LOT COVERAGE	35%	16.9%

	MINIMUM REQUIREMENT	PROVIDED
MINIMUM LOT AREA	1,400m ²	694.8m ²
MINIMUM LOT FRONTAGE	22.0m	15.24m
MINIMUM FRONT YARD	8.0m	8.0m
MINIMUM INTERNAL SIDE YARD	1.5m	1.5m
MINIMUM REAR YARD	6.0m	19.42m
MAXIMUM LOT COVERAGE	35%	23.3%

CSP