



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-006-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Ashley Felix and Lyndsey Tkaczuk**, agents, on behalf of **Rosana and Jason Moody, 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 **CON 4 N PT LOT 15 RP 51R4544 PART 1 RP 51R9741 PART 1** and is known municipally as **2367 5th Line** and is zoned as **“Rural Residential (RR)”**.

The applicant is proposing to construct an accessory dwelling unit (ADU) with a footprint of 73.7m². The applicant is seeking relief from Section 3.5 (j) of the Zoning By-law to allow for an accessory dwelling unit with a footprint greater than 50 m² in the rear yard.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, April 18, 2024, 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.

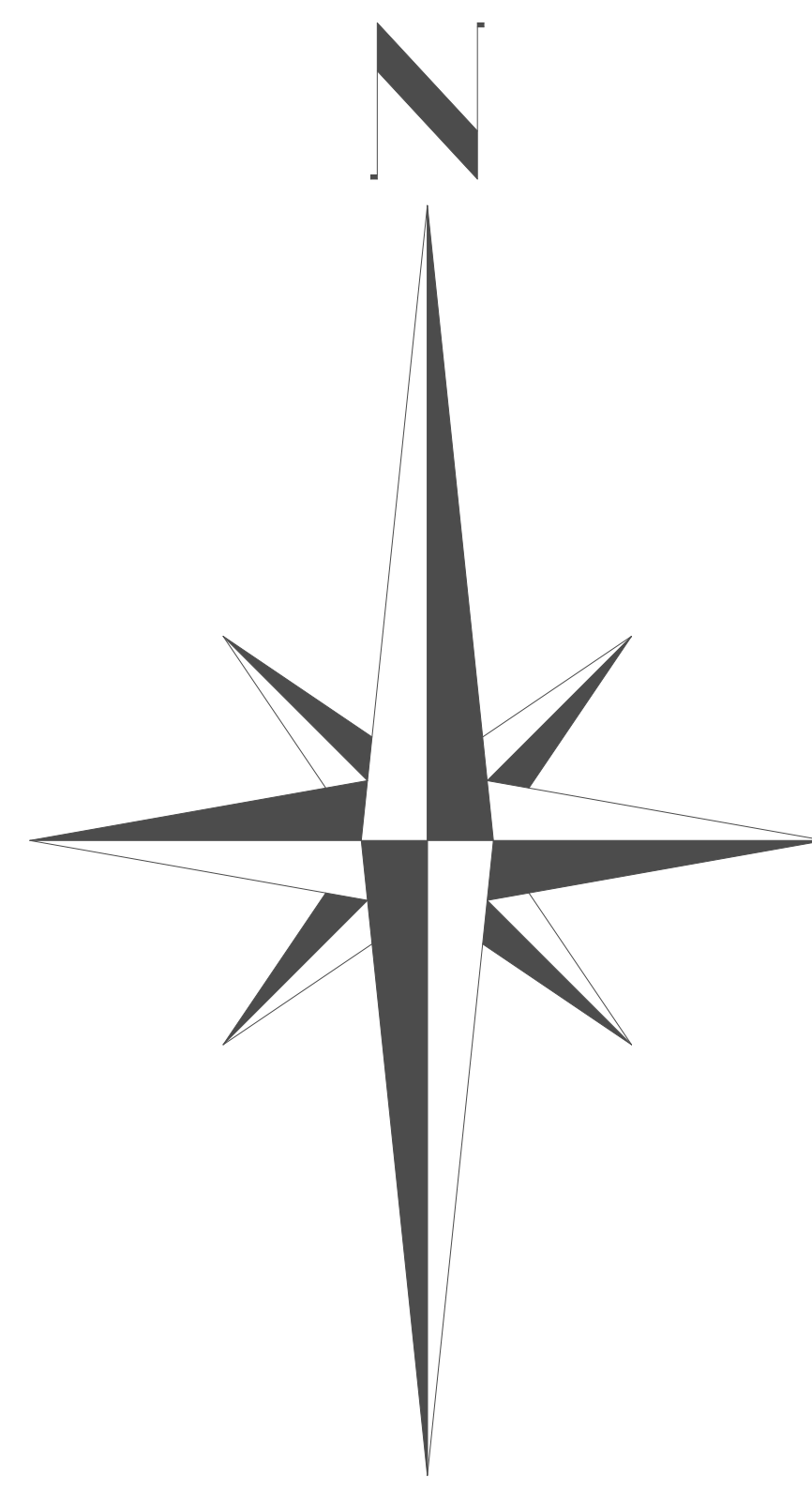
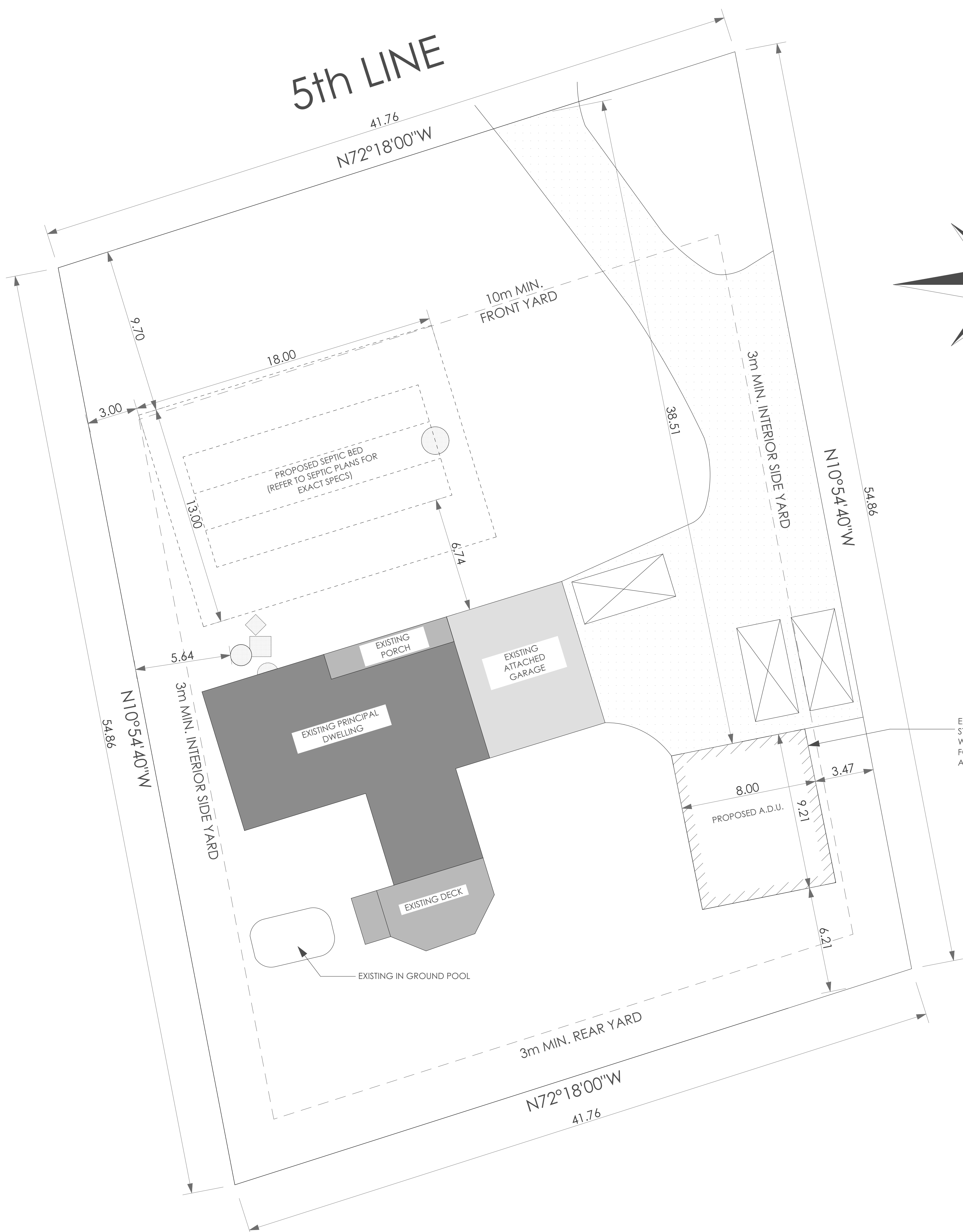
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **April 2, 2024**

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



SITE PLAN
 PART OF LOT 15 / CONCESSION 4
 PART OF LOTS 55, 56, 57, 58, 59 AND 60
 PART 1 - PLAN 51R-4544
 TOWNSHIP OF INNISFIL
 COUNTY OF SIMCOE

ZONING PROVISIONS FOR ZONE RR: RURAL RESIDENTIAL DETACHED ACCESSORY DWELLING UNITS

REGULATION	REQUIRED	PROPOSED
MAX. LOT COVERAGE	25%	9.3%
MAX. LOT COVERAGE FOR ACCESSORY W/ POOL	20%	5.0%
MINIMUM LANDSCAPED OPEN SPACE	30%	69.7%
MAX. BUILDING HEIGHT	< HEIGHT OF PRINCIPAL OR 6m	T.B.D.
MIN. FRONT YARD	10m	38.5m
MIN. INTERIOR SIDE YARD	3m	3.5m
MIN. EXTERIOR SIDE YARD	9m	N/A
MIN. REAR YARD	3m	6.2m
MINIMUM PARKING	2 SPACES	2 SPACES
PERMITTED # OF A.D.U.	2	1

LOT COVERAGE SUMMARY

LOT AREA	2275.0m ²
GROSS FLOOR AREA	
EXISTING PRINCIPAL DWELLING	266.0m ²
PROPOSED ACCESSORY DWELLING UNIT	68.5m ² (MAX. 100m ²)
FOOTPRINT	
EXISTING PRINCIPAL DWELLING	160.0m ²
EXISTING ATTACHED GARAGE	62m ²
EXISTING IN-GROUND POOL	13.0m ²
EXISTING DECK	29.0m ²
PROPOSED ACCESSORY DWELLING UNIT	73.7m ² (MAX. 50m ²)

STRUCTURE LEGEND

- EXISTING STRUCTURES TO BE REMOVED
- EXISTING PRINCIPAL DWELLING
- EXISTING ATTACHED GARAGE
- EXISTING DECKS & PORCHES
- EXISTING DRIVEWAY
- 5.3m x 2.3m PARKING SPACE

(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

LYNDESEY 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.

INTEL 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
	2'-7"	2'-2"x4"
SPAN 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, INTEL SPANS MAY BE INCREASED BY 15%.

REVISIONS:

NO.	DESCRIPTION



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

PROJECT NAME:
MOODY SECOND DWELLING
 2367 5TH LINE
 INNISFIL, ON

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: 1 : 125	PROJECT NUMBER:
DATE: March 12, 2024	
DRAWN BY: S. GOUR	DRAWING NUMBER: SITE
CHECKED BY: LKDT BCIN # 23127	