



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-015-2024**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Cassie Harris, Applicant**, on behalf of **Doreen Otway & Harry Baerenfaenger, 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 **PLAN 1197 LOT 163** and is known municipally as **1708 South Porcupine Avenue** and is zoned as “**Residential 1 (R1)**”.

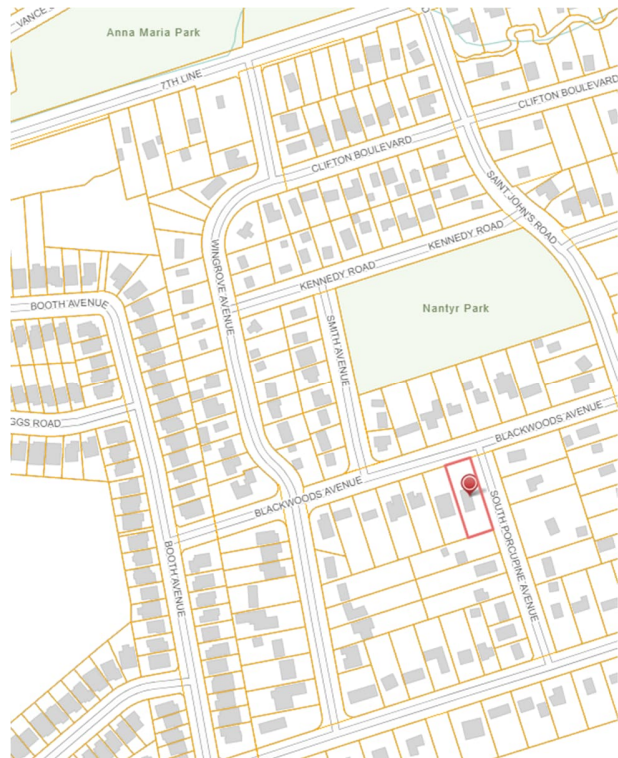
**The applicant is proposing to construct an accessory structure containing an Accessory Dwelling Unit (ADU) with a footprint of 81.25 m<sup>2</sup>. The applicant is seeking relief from Section 3.5 (j) of the Zoning By-law which allows a maximum footprint of 50 m<sup>2</sup> for ADUs located in the 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, June 20, 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](mailto: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.



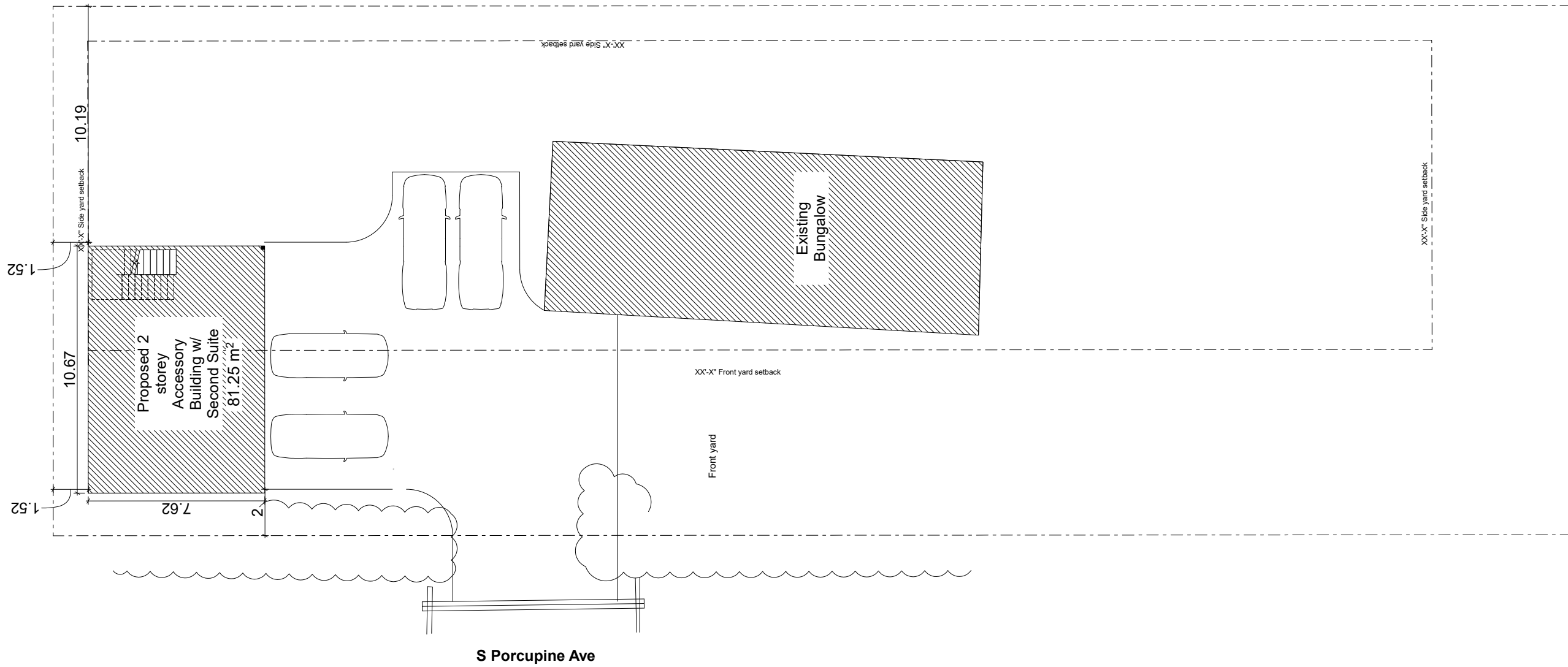
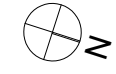
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

Dated: **June 5, 2024**

Toomaj Haghshenas,  
Secretary-Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316

**SITE STATISTICS FOR 1708 SOUTH PORCUPINE AVE INNISFIL, ONTARIO  
PROPOSED ACCESSORY BUILDING W/ SECOND SUITE**

ZONING (R1)	REQUIRED	PROVIDED
LOT AREA (min.)	600m <sup>2</sup>	1,497.5m <sup>2</sup>
LOT FRONTAGE (min.)	15.0m	65.5m
FRONT YARD (min.)	8.0m	<b>2.0m</b>
SIDE YARD (min.)	1.5m	1.5m
REAR YARD (min.)	6.0m	N/A
LOT COVERAGE (max %)	35%	14.6%
LANDSCAPED (OPEN SPACES) (min %)	30%	66%
HEIGHT OF BUILDING (max)	6.0m	6.44m



1:200

Site Plan

1

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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.

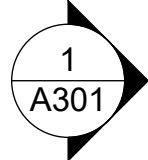
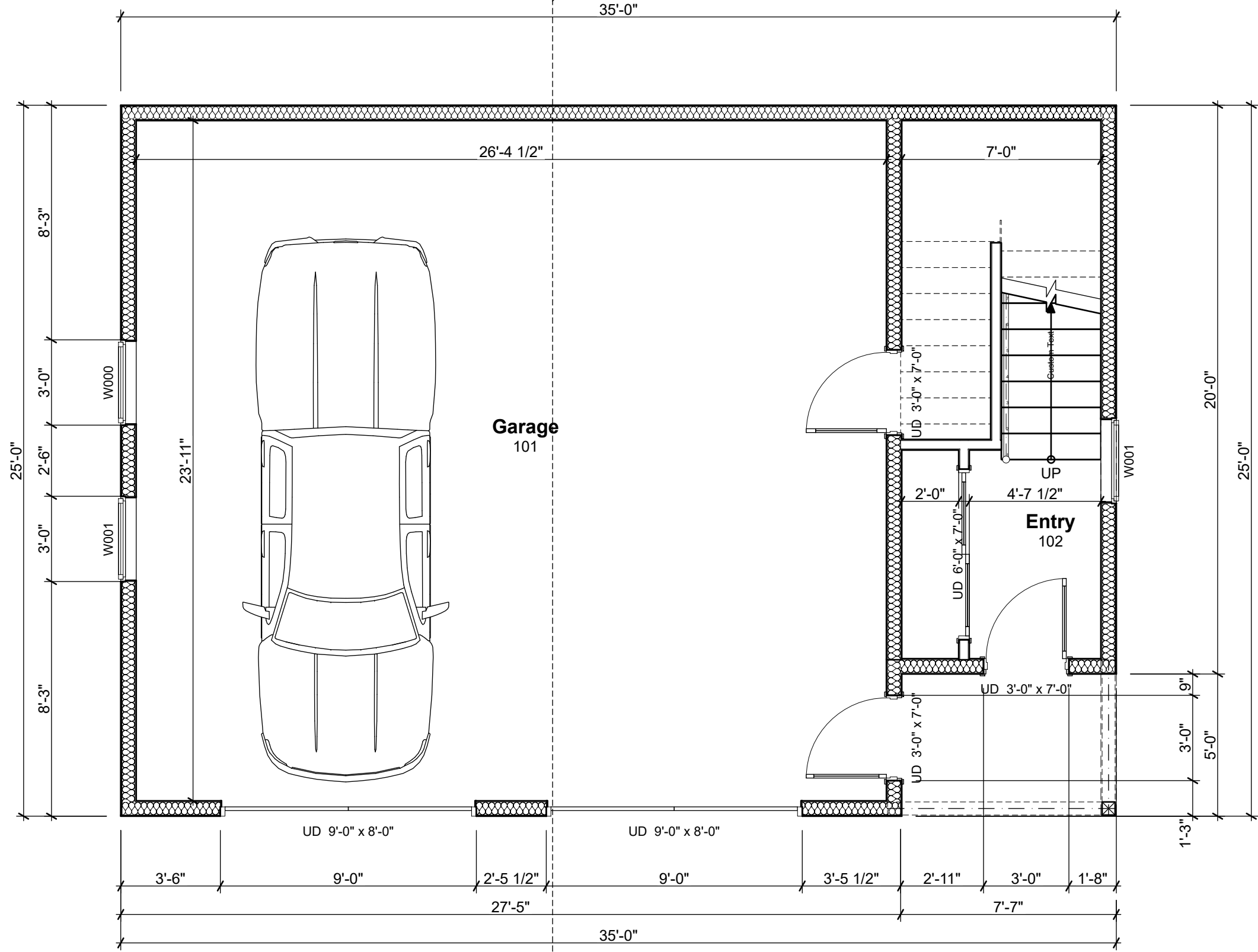
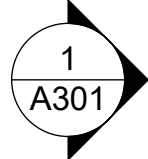
CASSANDRA HARRIS	42665
NAME	SIGNATURE
	BCIN
BIRD ARCHITECTURE + DESIGN	44657
FIRM NAME	BCIN

**Bird**  
HOMES | COTTAGES | ADDITIONS  
2021 Commerce Park Drive Innisfil Ontario  
705.794.9697  
birdcustomhomedesign.ca  
cassie@birdcustomhomedesign.ca

**Garage**  
1708 S Porcupine Ave  
Innisfil, Ontario #Site  
Postcode

Project Number: 24-003  
ISSUED:

Site Plan  
**S1.1**  
Printed: 2024-05-30



Main Level

1/4" = 1'-0"

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CASSANDRA HARRIS 42665  
 NAME SIGNATURE BCIN  
 BIRD ARCHITECTURE + DESIGN 44657  
 FIRM NAME BCIN

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 birdcustomhomedesign.ca  
 cassie@birdcustomhomedesign.ca

**South Bay Cabin**  
 1708 S Porcupine Ave  
 Innisfil, Ontario #Site  
 Postcode

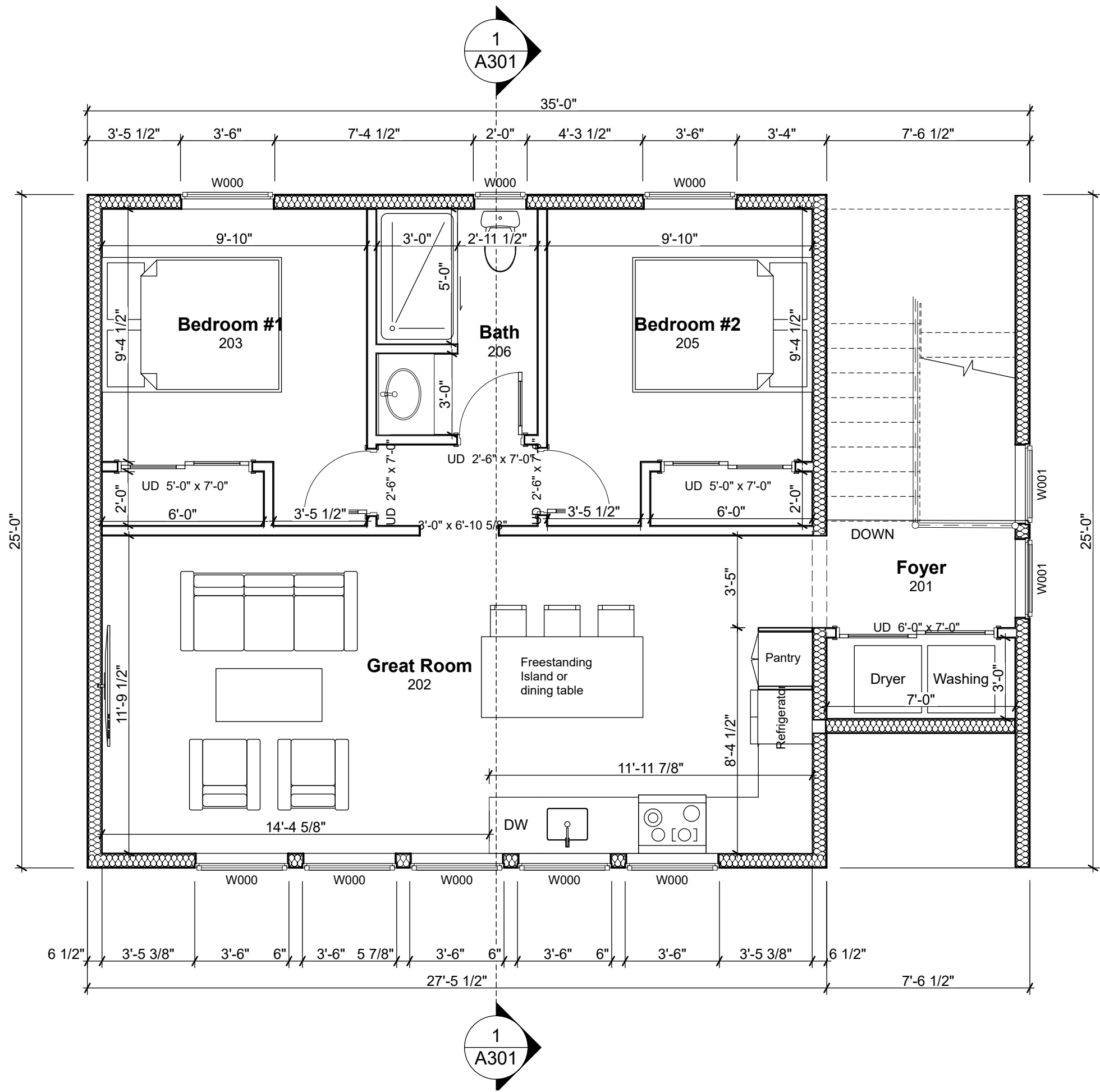
Project Number: 24-003

ISSUED:  
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Main Level Plan

**A102**  
 Printed: 2024-04-25

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 Postcode

Project Number: 24-003

ISSUED:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Upper Level Plan

**A103**

Printed: 2024-04-25

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1

North Elevation

1/4" = 1'-0"

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**South Bay Cabin**  
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 Project Number: 24-003

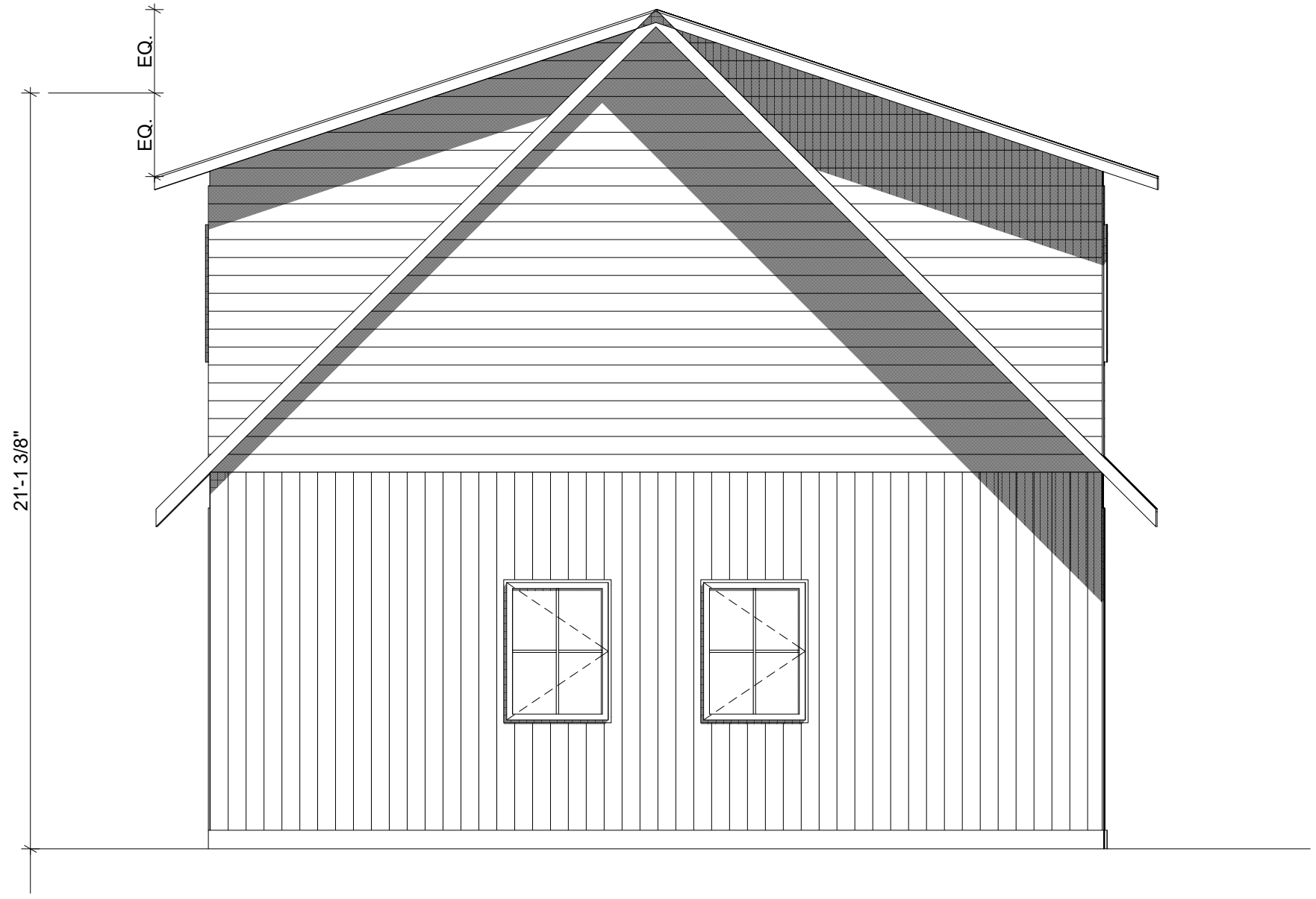
ISSUED:

North Elevation

**A201**

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1

East Elevation

1/4" = 1'-0"

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# Bird

HOMES | COTTAGES | ADDITIONS

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### South Bay Cabin

1708 S Porcupine Ave  
Innisfil, Ontario #Site  
Postcode

Project Number: 24-003

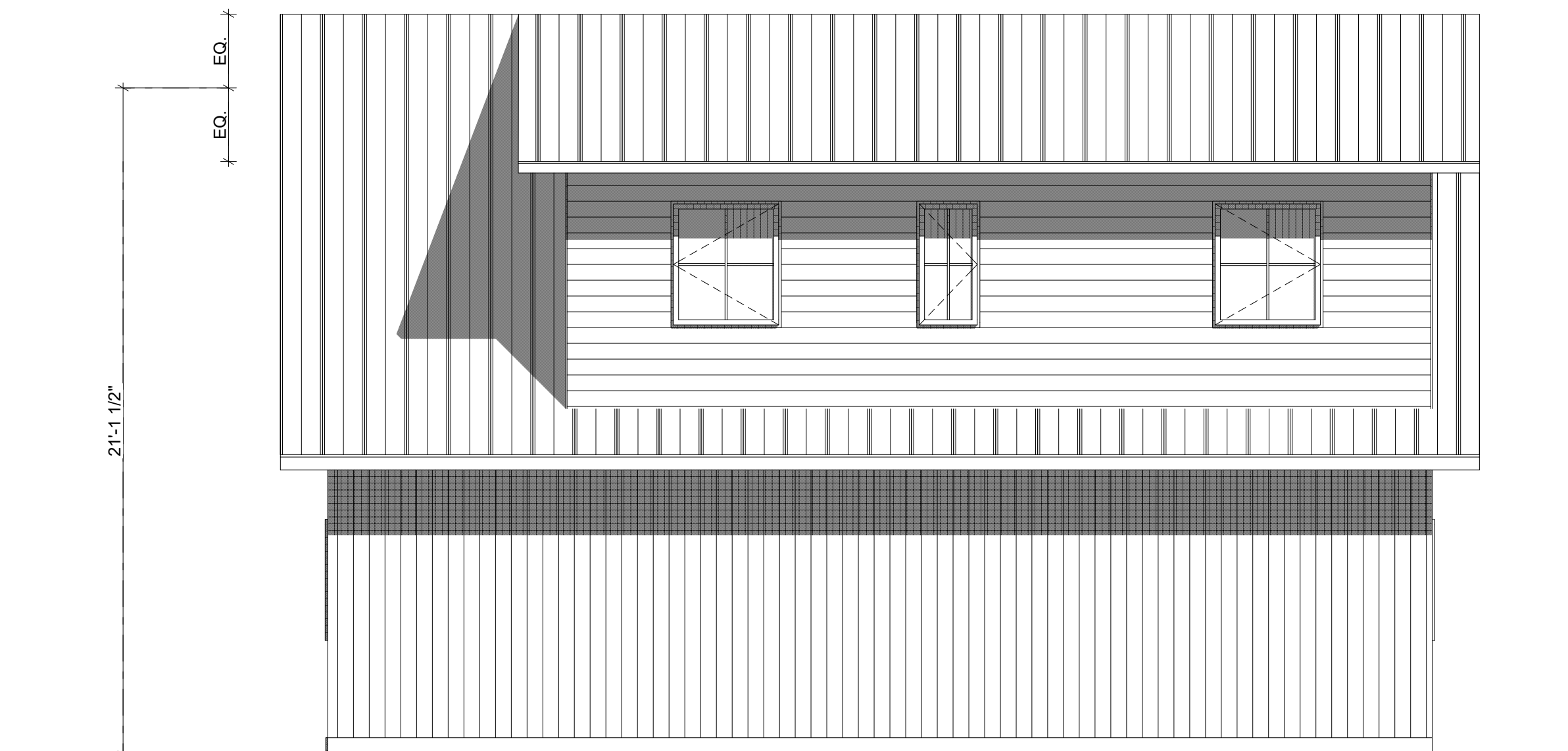
ISSUED:

East Elevation

## A202

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1

South Elevation

1/4" = 1'-0"

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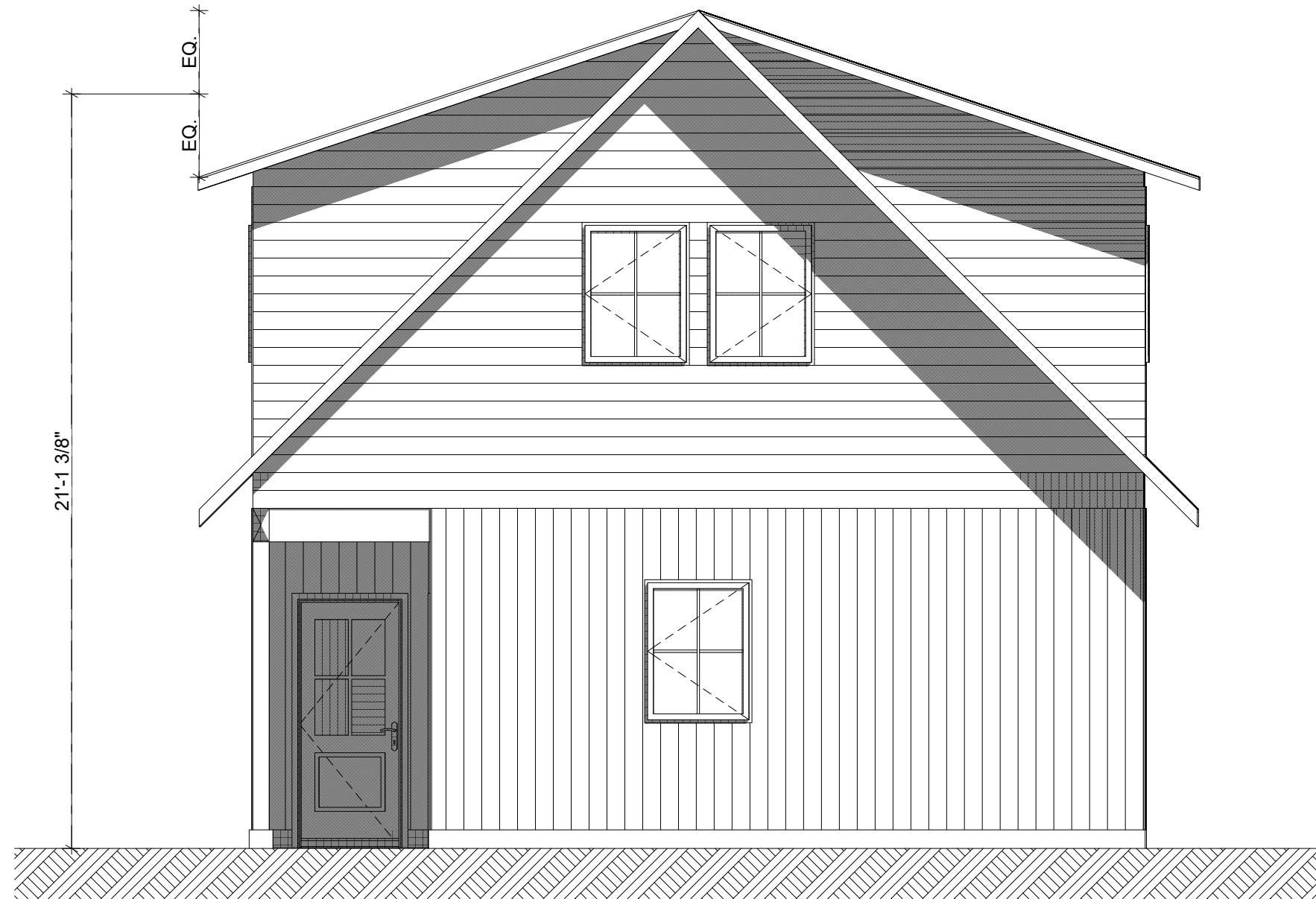
**South Bay Cabin**  
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 Innisfil, Ontario #Site  
 Postcode

Project Number: 24-003

ISSUED:

South Elevation

**A203**



1

West Elevation

1/4" = 1'-0"

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# Bird

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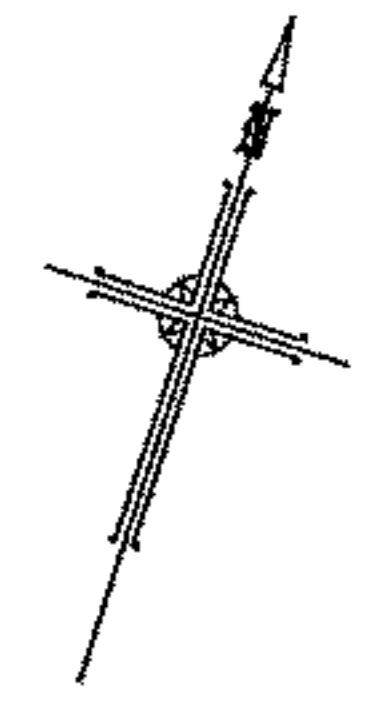
ISSUED:

West Elevation

## A204

Printed: 2024-04-25





SURVEYOR'S REAL PROPERTY REPORT  
(PART 1) PLAN OF SURVEY OF  
**ALL OF LOT 163**  
**REGISTERED PLAN 1197**  
GEOGRAPHIC TOWNSHIP OF INNISFIL  
TOWN OF INNISFIL  
COUNTY OF SIMCOE

SCALE 1 : 200  
RUDY MAK SURVEYING LTD.

**ELEVATION**  
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS IN WGS84 NAD 83(CSR5)

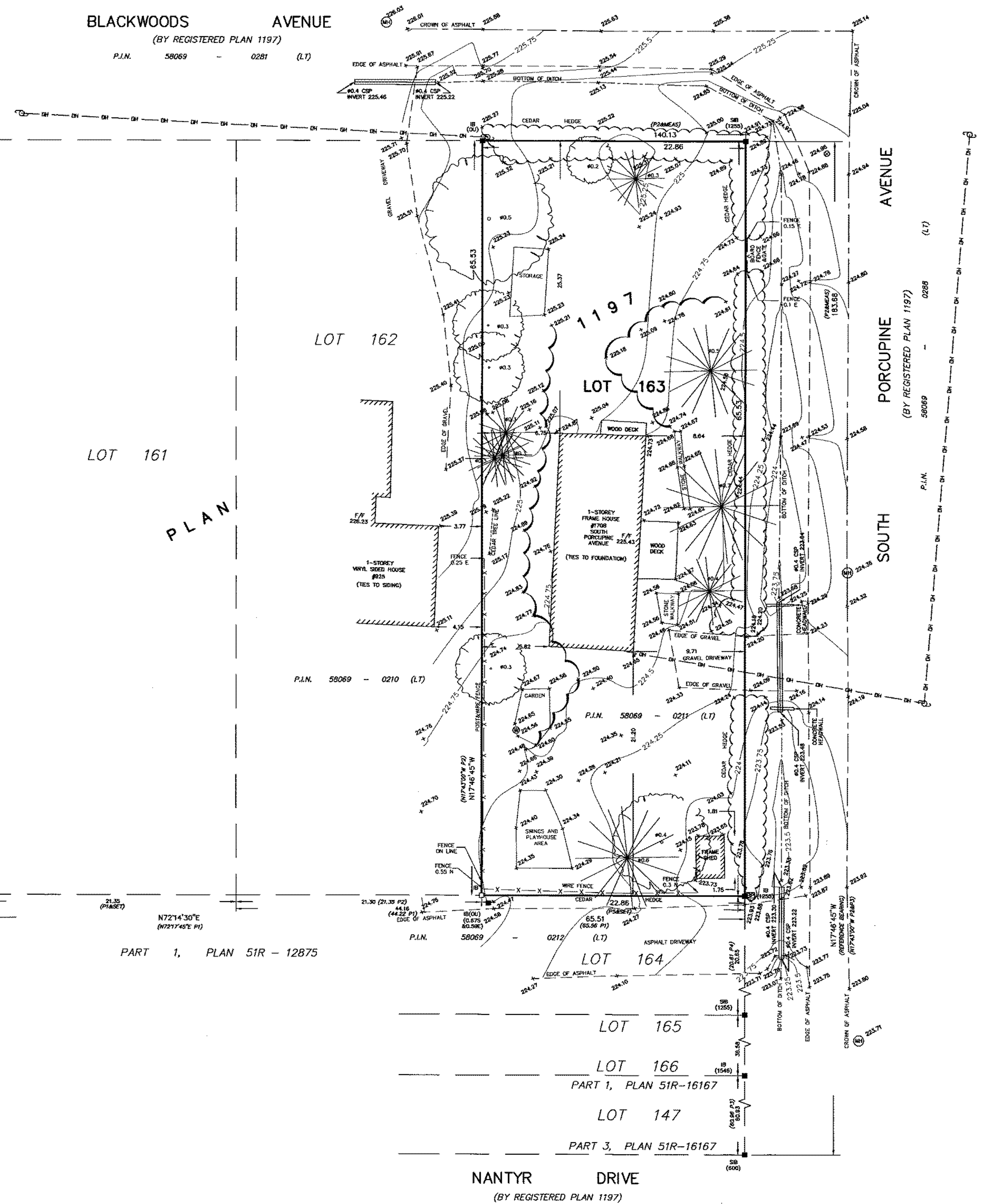
**BENCHMARK**  
SITE BENCHMARK IS THE TOP OF THE SIB NEAR THE NORTHWEST CORNER OF LOT 157, REGISTERED PLAN 1197, HAVING AN ELEVATION OF 227.93, (AS SHOWN HEREON).

**BEARING NOTE**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO PART OF THE WESTERLY LIMIT OF SOUTH PORCUPINE AVENUE AS SHOWN ON P1, HAVING A BEARING OF N17°46'45"W.

**NOTES:**  
THIS TOPOGRAPHIC SURVEY 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.

- LEGEND**
- DENOTES FOUND SURVEY MONUMENT
  - DENOTES PLANTED SURVEY MONUMENT
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - X-X DENOTES FENCING
  - CSP DENOTES CORRUGATED STEEL PIPE
  - F/F DENOTES FINISHED FLOOR
  - (600) DENOTES S.W. WOODS, O.L.S.
  - (1255) DENOTES RODNEY C. RAIKES SURVEYING LTD
  - (1423) DENOTES R.R. KRUPOWICZ, O.L.S.
  - (1546) DENOTES RUDY MAK SURVEYING LTD
  - (OU) DENOTES ORIGIN UNKNOWN
  - P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY R.R. KRUPOWICZ SURVEYING LTD, DATED AUGUST 9, 1995(UPDATED MARCH 11, 1996)
  - P2 DENOTES REGISTERED PLAN 1197
  - P3 DENOTES PLAN 51R-16167
  - P4 DENOTES PLAN 51R-12875
  - P5 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY EDWARD C. CARTER SURVEYING LIMITED, DATED SEPT. 21, 1994
  - TL DENOTES UTILITY POLE
  - DH DENOTES OVERHEAD WIRES
  - W DENOTES WELL
  - M DENOTES MANHOLE
  - MP DENOTES COMMUNICATIONS PEDESTAL
  - WV DENOTES WATER VALVE
  - FH DENOTES FIRE HYDRANT
  - DT DENOTES DECIDUOUS TREE
  - CT DENOTES CONIFEROUS TREE

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



**REGISTERED**

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

**Description of Land**  
ALL OF LOT 163, REGISTERED PLAN 1197  
GEOGRAPHIC TOWNSHIP OF INNISFIL  
TOWN 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. 58069-0211(L1).

**NOTE:**  
EASEMENTS AND FURTHER RESTRICTIONS ON ANY OR ALL OF THE PARCEL MAY BE FOUND IN THE ORIGINAL CHAIN PATENT, ZONING BY-LAWS, OFFICIAL PLANS, SUBORDINATE 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**  
NOTE LOCATION OF IB(OU) TO THE SOUTH OF THE SOUTHWEST PROPERTY CORNER.  
Compliance with Municipal Zoning By-Laws  
Not certified by this Report.  
Additional Remarks  
NOTE LOCATIONS OF FENCES, HEDGES.

THIS REPORT WAS PREPARED FOR HARRY BARENFANGER AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

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**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 28TH DAY OF NOVEMBER, 2018.

DEC. 4, 2018  
DATE

RUDY MAK  
ONTARIO LAND SURVEYOR

REVISION		BY	DATE
FIRST ISSUE		YHZ	OCT. 31/18

ASSOCIATION OF ONTARIO LAND SURVEYORS  
PLAN SUBMISSION FORM  
2069068

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

89 BIG BAY POINT ROAD  
BARRIE, ONTARIO L4N 8M5 (705) 722-3845  
E-MAIL: MAIL@MAKSURVEYING.COM

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1028, Section 29(3).

DRAWN BY: YHZ CHECK BY: RAP FILE No. 13385