



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 m². The applicant is seeking relief from Section 3.5 (j) of the Zoning By-law which allows a maximum footprint of 50 m² 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: <u>https://innisfil.ca/en/building-and-</u> <u>development/committee-of-adjustment-</u> <u>hearings.aspx</u>

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 <u>planning@innisfil.ca</u>.

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 <u>planning@innisfil.ca</u>.

Dated: June 5, 2024

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

Town of Innisfil • 2101 Innisfil Beach Rd., Innisfil ON L9S 1A1 • 705-436-3710 • 1-888-436-3710 • Fax: 705-436-7120 www.innisfil.ca

SITE STATISTICS FOR 1708 SOUTH PORCUPINE AVE INNISFIL, ONTARIO PROPOSED ACCESSORY BUILDING W/ SECOND SUITE			
ZONING (R1)	REQUIRED	PROVIDED	
LOT AREA (min.)	600m ²	1,497.5m²	
LOT FRONTAGE (min.)	15.0m	65.5m	
FRONT YARD (min.)	8.0m	2.0m	
SIDE YARD (min.)	1.5m	1.5m	
REAR YARD (min.)	6.0m	N/A	
LOT COVERAGE (max %)	35%	14.6%	
LANDSCAPED (OPENSPACE) (min %)	30%	66%	
HEIGHT OF BUILDING (max)	6.0m	6.44m	



S Porcupine Ave

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	~	Garage 1708 S Porcupine Ave Innisfil , Ontario #Site Project Number: 24-003 ISSUED: Site Plan Site Plan S11.1

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1/4" = 1'-0"



North Elevation

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Printed: 2024-04-25

1/4" = 1'-0"



South Elevation

1



Printed: 2024-04-25



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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 OULLIFICATIONS 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
South Bay Cabin
1708 S Porcupine Ave
Innisfil , Ontario #Site Postcode
Project Number: 24-003
ISSUED:
West Elevation
West Elevation





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(CSRS)

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 MSIBLE. 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.

<u>LEGEND</u>

	DENOTES	FOUND SURVEY MONUMENT
-0-	DENOTES	PLANTED SURVEY MONUMENT
SIB	DENOTES	STANDARD IRON BAR
18	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. KRUPOWCZ, O.L.S.
(1546)	DENOTES	RUDY MAK SURVEYING LTD
(00)	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
₽4	DENOTES	PLAN 51R-12875
P5	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY
		EDWARD C. CARTER SURVEYING LIMITED.
		DATED SEPT. 21, 1994
тъ.	DENOTES	UTILITY POLE
	DENOTES	OVERHEAD WIRES
	DENOTES	WELL
(11)	DENOTES	MANHOLE
BZ	DENOTES	COMMUNICATIONS PEDESTAL
8	DENOTES	WATER VALVE
Ŷ	DENOTES	FIRE HYDRANT
0	DENOTES	DECIDUOUS TREE
س	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.

REVISION	BY	DATE
FIRST ISSUE	YHZ	OCT. 31/18
ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM		
2069068		NG LTD. SURVEYORS
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR	89 BIG BAY POIN BARRIE, ONTARIO LAN 8M5 E-MAIL MAIL O MAKSUI	(705) 722-3845
in accordance with teguiation 1028, Section 20(3), DRAY	CHECK BY: RAP	FILE No. 13385