



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-017-2024**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Doug Betts, Applicant**, on behalf of **Sarah and Jay Ferguson, 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 **INNISFIL CON 6 PT LOT 26** and is known municipally as **1648 Houston Avenue** and is zoned as **“Residential 1 (R1)”**.

**The applicant is proposing to construct a detached garage with a height greater than the permitted 5m. The applicant is seeking relief from Section 3.3 (f) of the Zoning By-law which states that no accessory building shall exceed 5m in height.**

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**

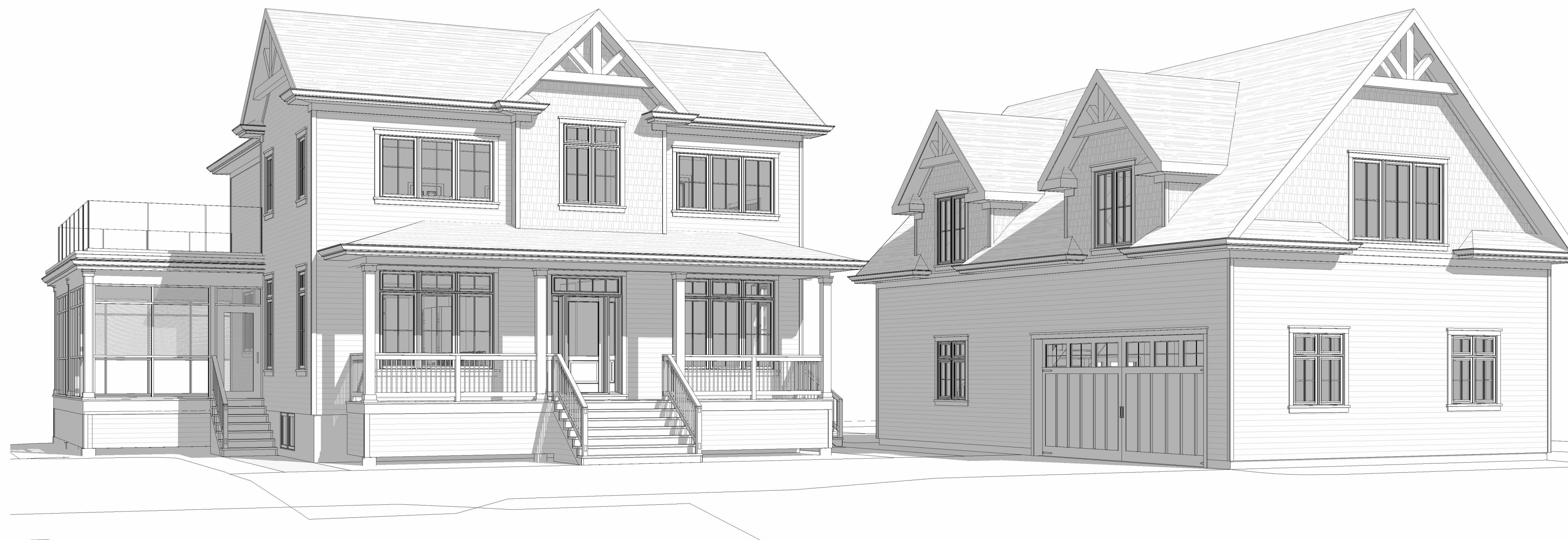
Toomaj Haghshenas,  
Secretary-Treasurer  
[thagshenas@innisfil.ca](mailto:thagshenas@innisfil.ca)  
705-436-3710 ext. 3316

# Sarah & Jay Ferguson

## New Cottage

### 2,274 sq.ft.

1648 Houston Avenue  
Innisfil, Ontario



#### Drawing List

- Cover Page
- A0.1 Site Plan and General Notes
- A1.1 Basement Plan
- A1.2 First Floor Plan
- A1.3 Second Floor Plan
- A1.4 Roof Plan & Elevations
- A3.1 Building Sections
- A4.1 Details
- A5.1 Schedules
- A6.1 Front Elevation

#### Square Footage Summary

First Floor = 1,317 sq.ft.  
Second Floor = 957 sq.ft.  
Total = 2,274 sq.ft.

*Other Areas . . .*  
Unfinished Basement = 1,237 sq.ft.  
Garage = 1,009 sq.ft.  
Garage Bonus Room = 832 sq.ft.  
Decks & Porches = 548 sq.ft.

*(Note: Square footages noted above are measured from the interior finish of the exterior wall assemblies)*

No.	Description	dd.mm.yyyy
1	Issued for LSRCA Review	13.09.2023
2	Issued for Pricing & Consultant Review	22.09.2023
3	Issued for Permit	28.11.2023
5	Issued for Minor Variance	23.04.2024

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.



Custom CADD Inc  
99 Hooper Road  
Unit 6  
Barrie, Ontario  
L4N 9S3  
Tel: (705) 725-7724  
Fax: (705) 725-1076  
www.custom-cadd.com

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
PHILIPPE LAMADELEINE *Philippe Lamadeline* #28573  
NAME SIGNATURE BOIN  
**REGISTRATION INFORMATION**  
CUSTOM CADD #30803  
FIRM NAME BCIN

**Sarah & Jay Ferguson**  
**New Cottage**  
1648 Houston Avenue  
Innisfil, Ontario

DRAWING TITLE:

Cover Page

SCALE:	PROJECT NUMBER:
START DATE:	23-45
August 1st, 2023	
DRAWN BY:	DRAWING NUMBER:
P.L./A.T.	-
CHECKED BY:	
P.L.	

Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc. before proceeding with the work.

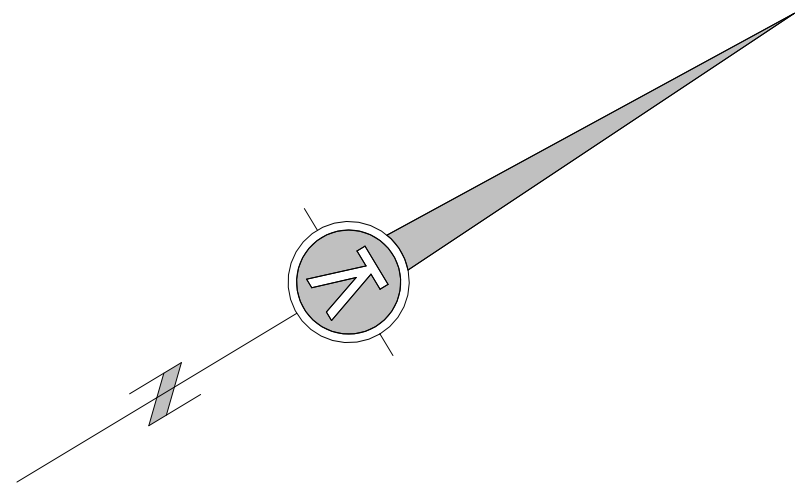
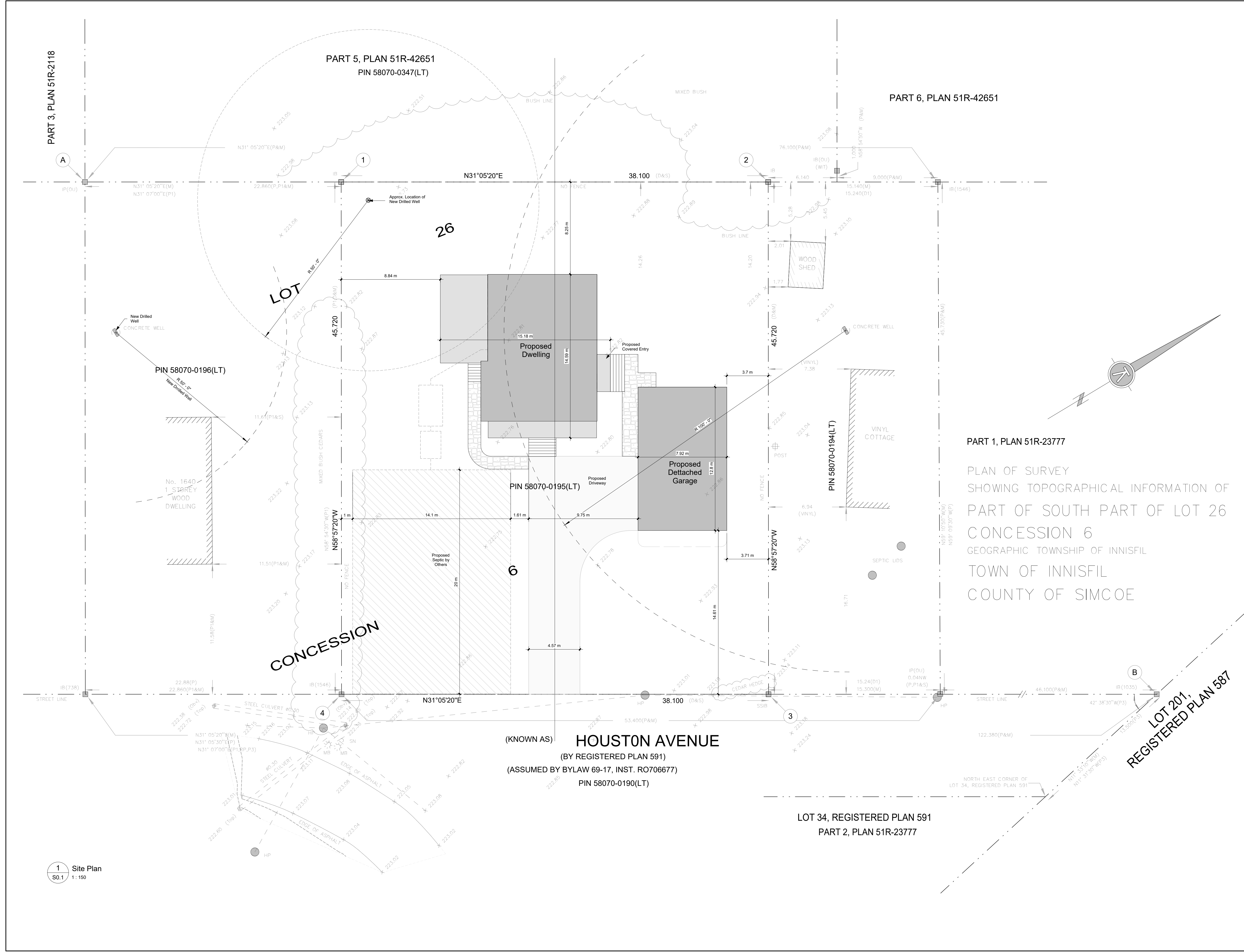
The General Contractor shall check and verify all dimensions and report all errors and omissions to Custom CADD Inc. before proceeding with the work.

Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

All drawings are not to be scaled.

**Lot Coverage Summary**

Lot Area = 1,741.9 m<sup>2</sup>  
 Building Area of Proposed Residence = 182.65 m<sup>2</sup>  
 Building Area of Accessory Buildings = 101.38 m<sup>2</sup>  
 Total Lot Coverage = 16.3%



PART 1, PLAN 51R-23777

PLAN OF SURVEY  
 SHOWING TOPOGRAPHICAL INFORMATION OF  
 PART OF SOUTH PART OF LOT 26  
 CONCESSION 6  
 GEOGRAPHIC TOWNSHIP OF INNISFIL  
 TOWN OF INNISFIL  
 COUNTY OF SIMCOE

No.	Description	dd.mm.yyyy
1	Issued for LSRCA Review	13.09.2023
5	Issued for Minor Variance	23.04.2024

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

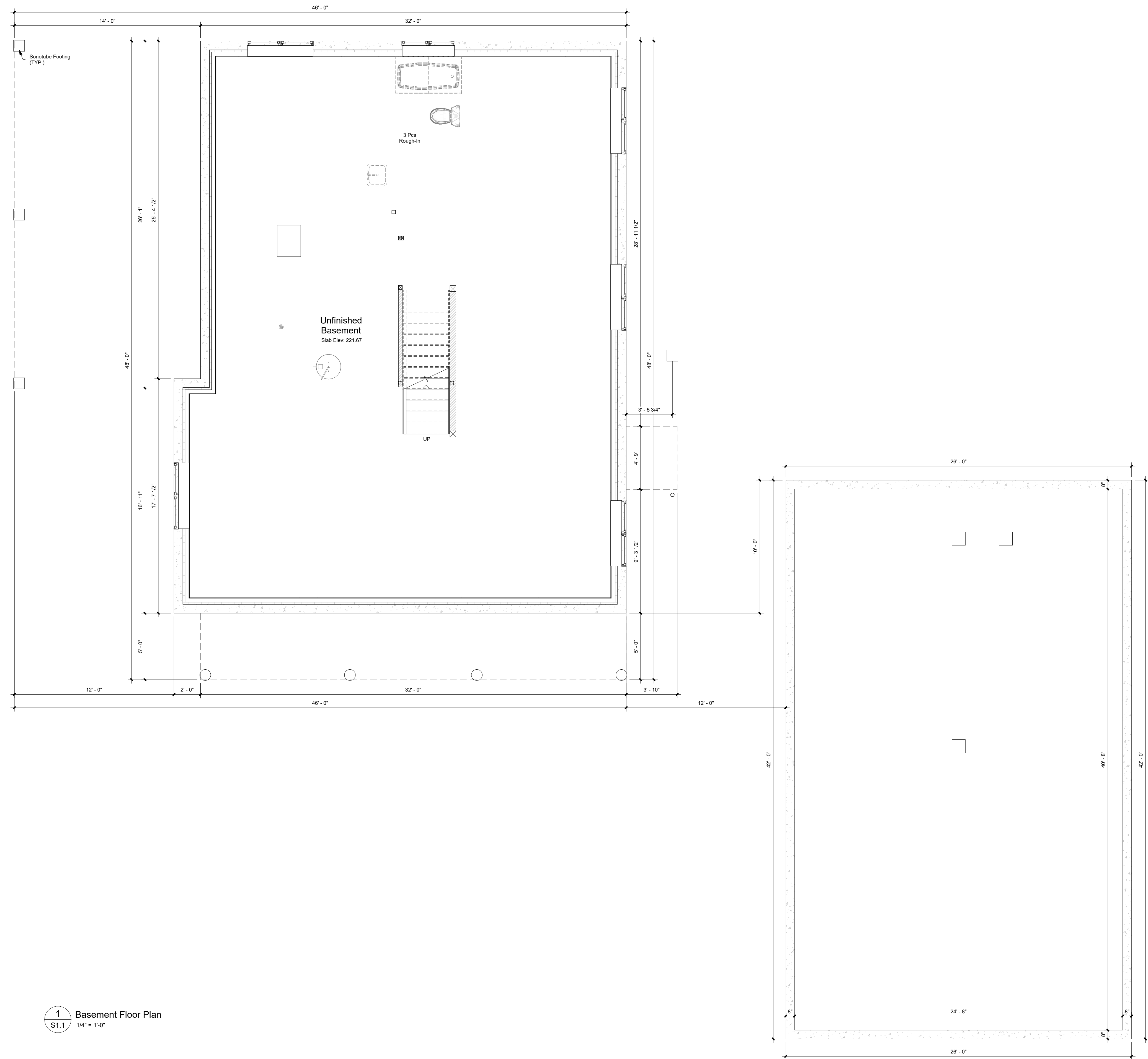
**Custom CADD Inc.**  
 99 Hooper Road  
 Unit 8  
 Barrie, Ontario  
 L4N 9S3  
 Tel: (705) 725-7724  
 Fax: (705) 725-1076  
 www.custom-cadd.com

PROJECT NAME:  
**Sarah & Jay Ferguson  
 New Cottage**  
 1648 Houston Avenue  
 Innisfil, Ontario

DRAWING TITLE:  
**Site Plan**

SCALE: As indicated	PROJECT NUMBER: <b>23-45</b>
START DATE: August 1st, 2023	DRAWN BY: A.T.
CHECKED BY: P.L.	DRAWING NUMBER: <b>S0.1</b>

1 Site Plan  
 S0.1 1:150



1  
S1.1  
Basement Floor Plan  
1/4" = 1'-0"

Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc. before proceeding with the work.


The General Contractor shall check and verify all dimensions and report all errors and omissions to Custom CADD Inc.

Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

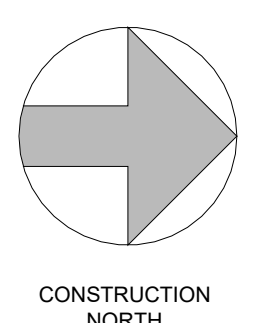
All drawings are not to be scaled.

No.	Description	dd.mm.yyyy
1	Issued for LSRCA Review	13.09.2023
5	Issued for Minor Variance	23.04.2024

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.



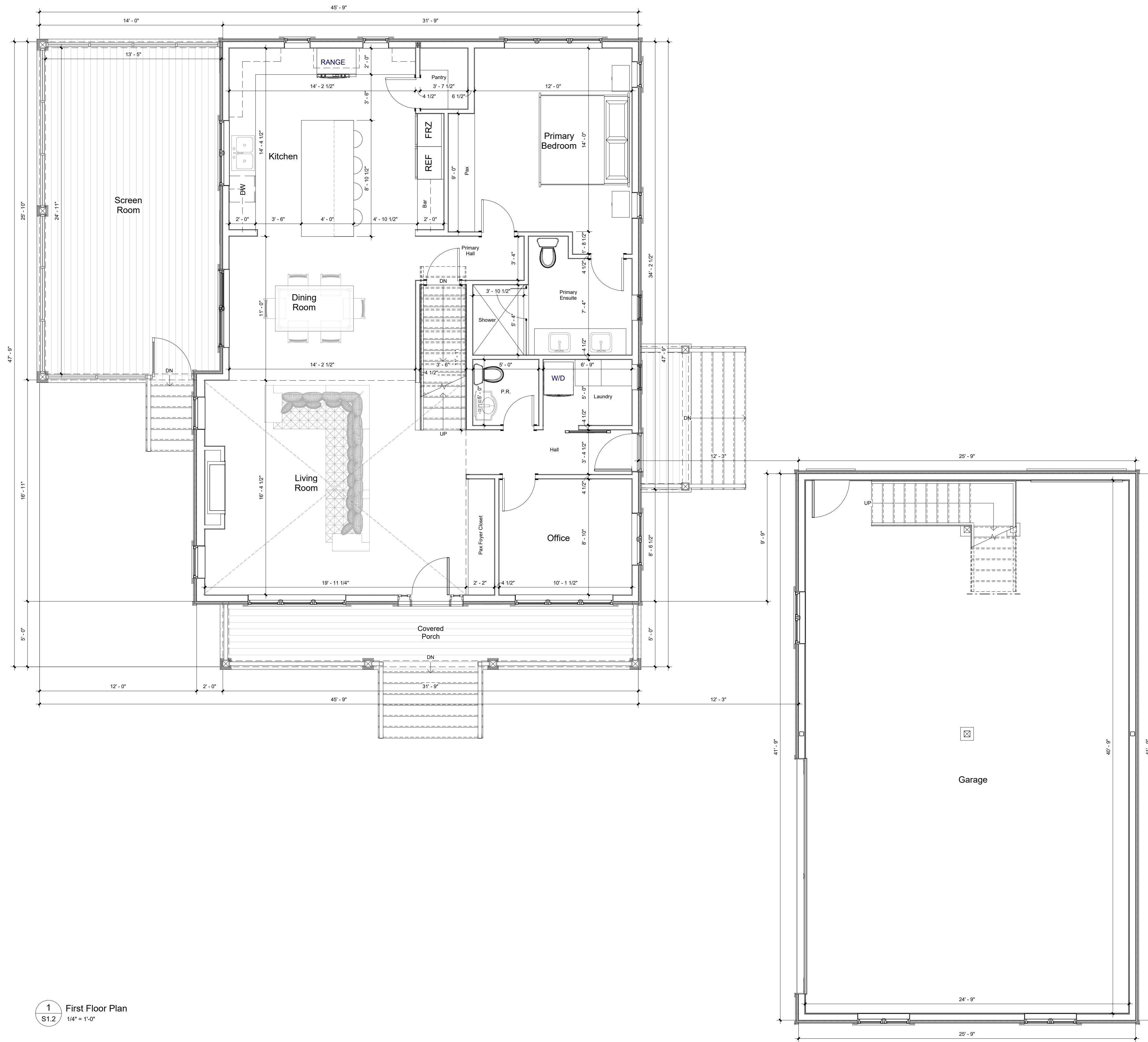
Custom CADD Inc  
99 Hooper Road  
Unit 6  
Barrie, Ontario  
L4N 9S3  
Tel: (705) 725-7724  
Fax: (705) 725-1076  
www.custom-cadd.com



PROJECT NAME:  
**Sarah & Jay Ferguson  
New Cottage**  
1648 Houston Avenue  
Innisfil, Ontario

DRAWING TITLE:  
**Basement Plan**

SCALE: 1/4" = 1'-0"	PROJECT NUMBER: <b>23-45</b>
START DATE: August 1st, 2023	DRAWING NUMBER: <b>S1.1</b>
DRAWN BY: A.T.	
CHECKED BY: P.L.	



1 First Floor Plan  
S1.2 1/4" = 1'-0"

Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc. before proceeding with the work.


The General Contractor shall check and verify all dimensions and report all errors and omissions to Custom CADD Inc.

Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

All drawings are not to be scaled.

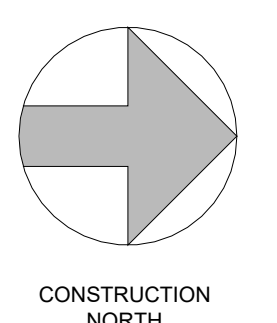
No.	Description	dd.mm.yyyy
1	Issued for LSRCA Review	13.09.2023
5	Issued for Minor Variance	23.04.2024

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.



Custom CADD Inc  
99 Hooper Road  
Unit 6  
Barrie, Ontario  
L4N 9S3

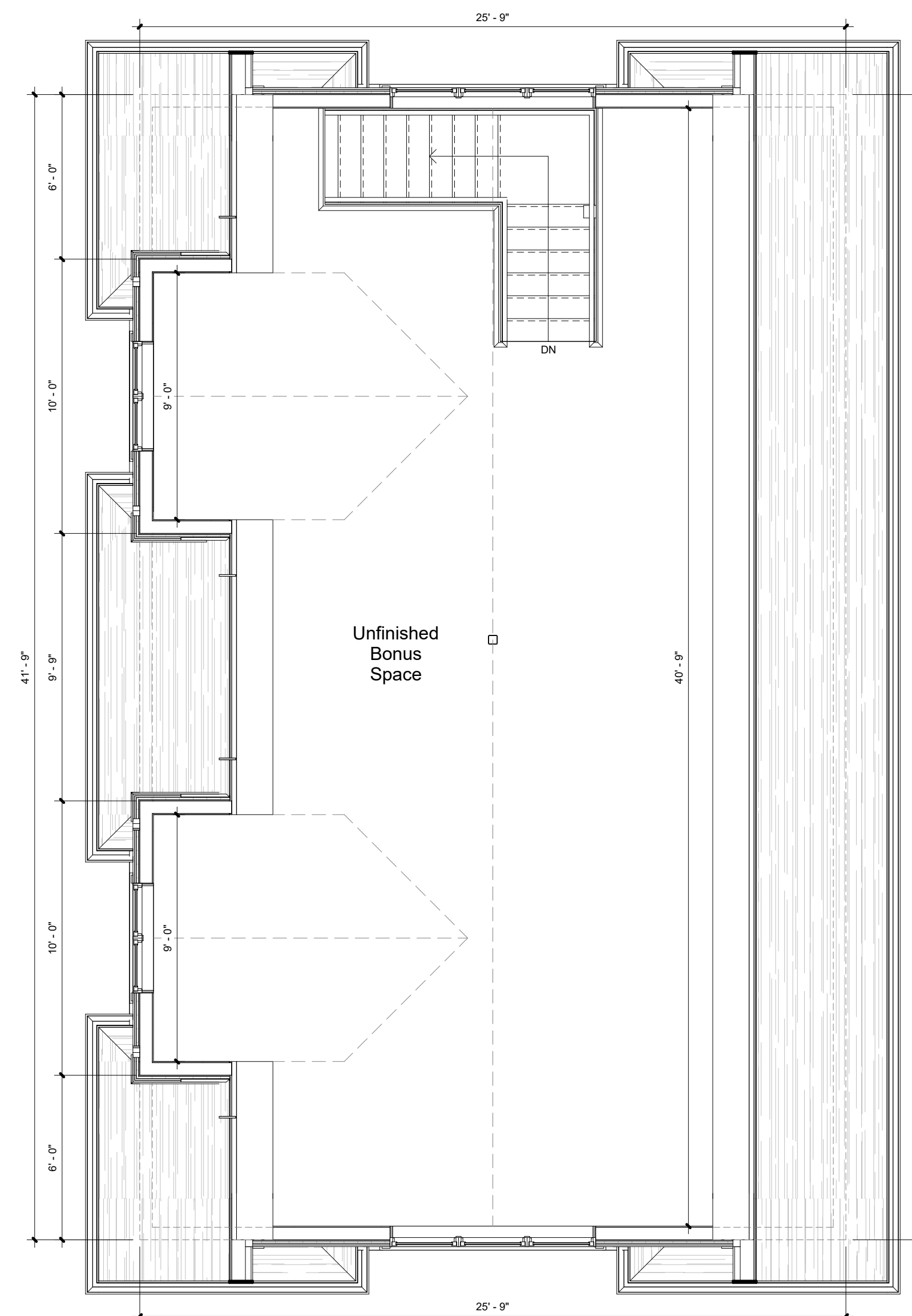
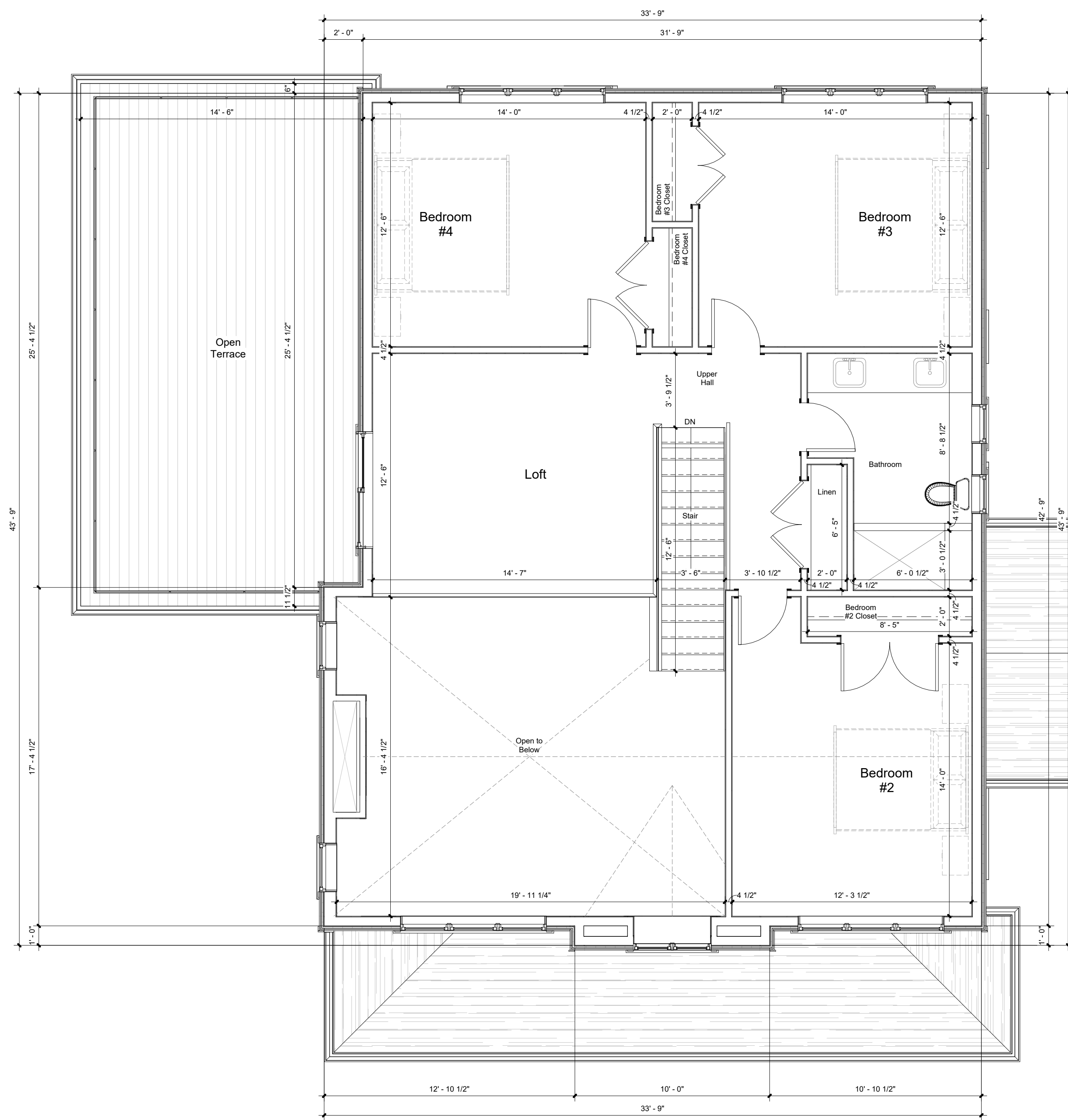
Tel: (705) 725-7724  
Fax: (705) 725-1076  
www.custom-cadd.com



PROJECT NAME:  
**Sarah & Jay Ferguson  
New Cottage**  
1648 Houston Avenue  
Innisfil, Ontario

DRAWING TITLE:  
**First Floor Plan**

SCALE: 1/4" = 1'-0"	PROJECT NUMBER: <b>23-45</b>
START DATE: August 1st, 2023	DRAWING NUMBER: <b>S1.2</b>
DRAWN BY: A.T.	CHECKED BY: P.L.



1 Second Floor Plan  
S1.3 1/4" = 1'-0"

Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc. before proceeding with the work.


The General Contractor shall check and verify all dimensions and report all errors and omissions to Custom CADD Inc.

Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

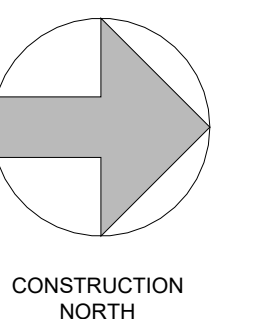
All drawings are not to be scaled.

No.	Description	dd.mm.yyyy
1	Issued for LSRCA Review	13.09.2023
5	Issued for Minor Variance	23.04.2024

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.



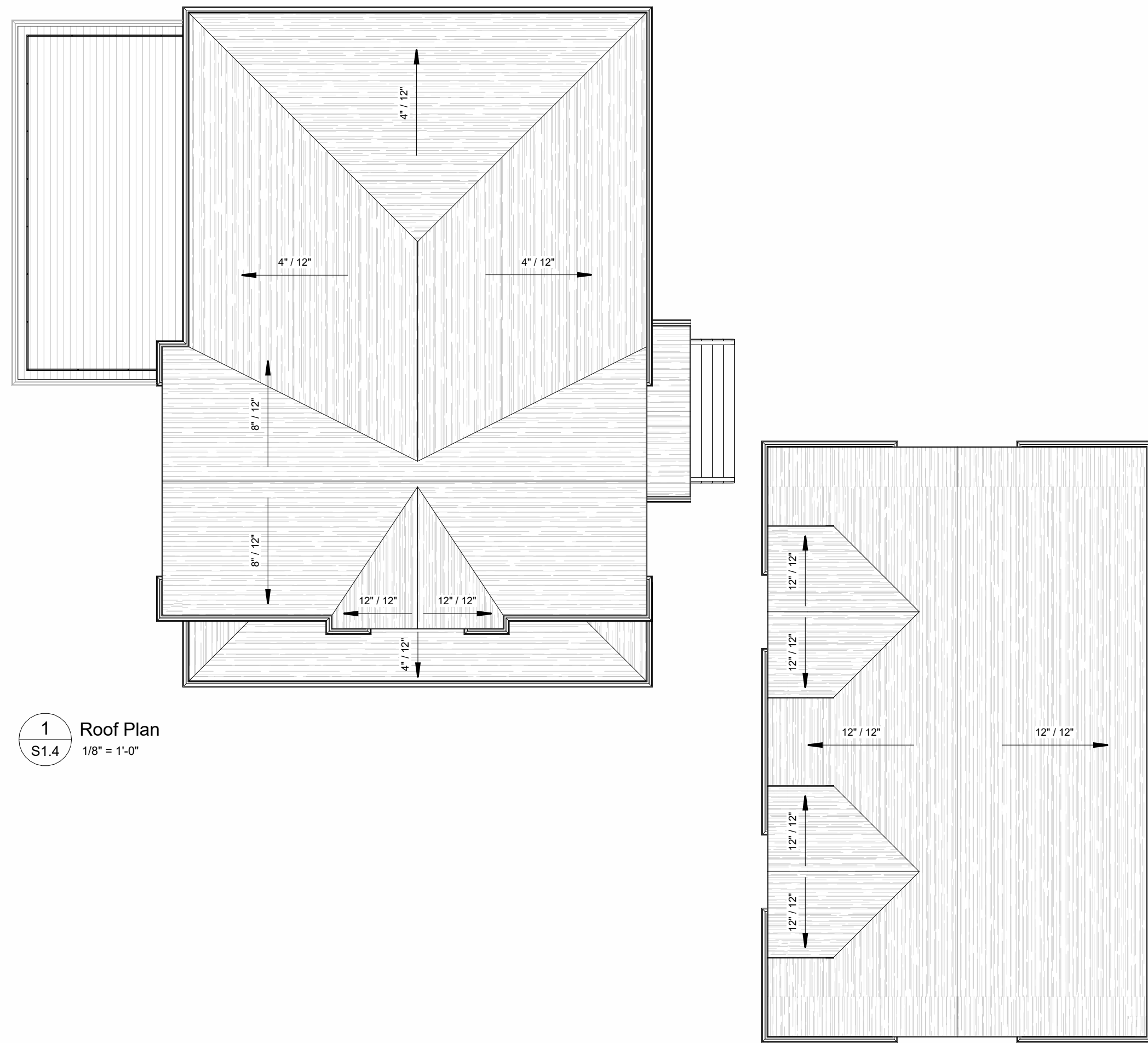
Custom CADD Inc  
99 Hooper Road  
Unit 6  
Barrie, Ontario  
L4N 9S3  
Tel: (705) 725-7724  
Fax: (705) 725-1076  
www.custom-cadd.com



PROJECT NAME:  
**Sarah & Jay Ferguson  
New Cottage**  
1648 Houston Avenue  
Innisfil, Ontario

DRAWING TITLE:  
**Second Floor Plan**

SCALE: 1/4" = 1'-0"	PROJECT NUMBER: <b>23-45</b>
START DATE: August 1st, 2023	DRAWING NUMBER: <b>S1.3</b>
DRAWN BY: Author	CHECKED BY: Checker



1 Roof Plan  
1/8" = 1'-0"



2 North Elevation  
1/8" = 1'-0"



3 East Elevation  
1/8" = 1'-0"



6 Garage South Elevation  
1/8" = 1'-0"



4 South Elevation  
1/8" = 1'-0"



7 House North Elevation  
1/8" = 1'-0"



5 West Elevation  
1/8" = 1'-0"

Custom CADD Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical or any engineering information shown on the drawing.

Refer to the appropriate engineering drawings before proceeding with the work. Report any discrepancies between architectural and engineering drawings to Custom CADD Inc. before proceeding with the work.


The General Contractor shall check and verify all dimensions and report all errors and omissions to Custom CADD Inc.

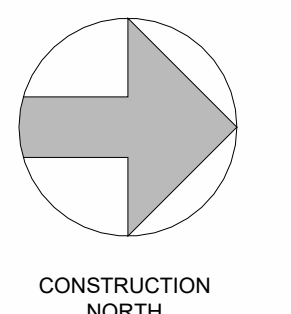
Construction must conform to all applicable codes and Requirements of Authorities having jurisdiction.

All drawings are not to be scaled.

No.	Description	dd.mm.yyyy
1	Issued for LSRCA Review	13.09.2023
5	Issued for Minor Variance	23.04.2024

CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.


 Custom CADD Inc.  
 99 Hooper Road  
 Unit 6  
 Barrie, Ontario  
 L4N 9S3  
 Tel: (705) 725-7724  
 Fax: (705) 725-1076  
 www.custom-cadd.com



PROJECT NAME:  
**Sarah & Jay Ferguson  
 New Cottage**  
 1648 Houston Avenue  
 Innisfil, Ontario

DRAWING TITLE:  
**Roof Plan & Elevations**

SCALE:	PROJECT NUMBER:
1/8" = 1'-0"	23-45
START DATE:	DRAWING NUMBER:
August 1st, 2023	S1.4
DRAWN BY:	CHECKED BY:
A.T.	P.L.