



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-022-2024**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Kyle Mann, agent**, on behalf of **Donald Walker, 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 M349 LOT 64**, known municipally as **2297 Webb Street** and is zoned “**Residential 1 (R1)**”.

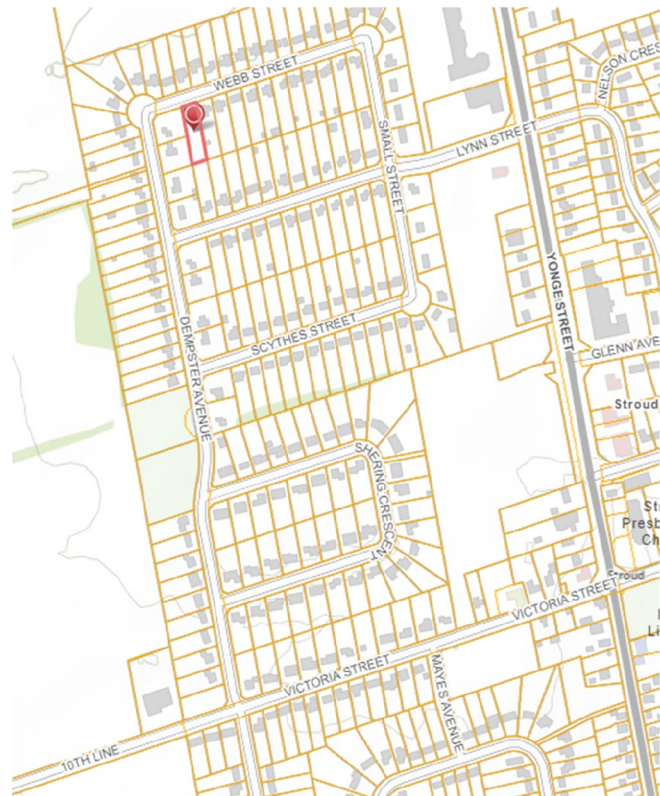
**The applicant is constructing a detached garage containing a second floor Accessory Dwelling Unit (ADU) with a footprint of 105.21 m<sup>2</sup>. The applicant is seeking relief from Section 3.5 (j) of the Zoning By-law which permits a maximum footprint of 50m<sup>2</sup> for ADUs located in the rear 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, August 15, 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.

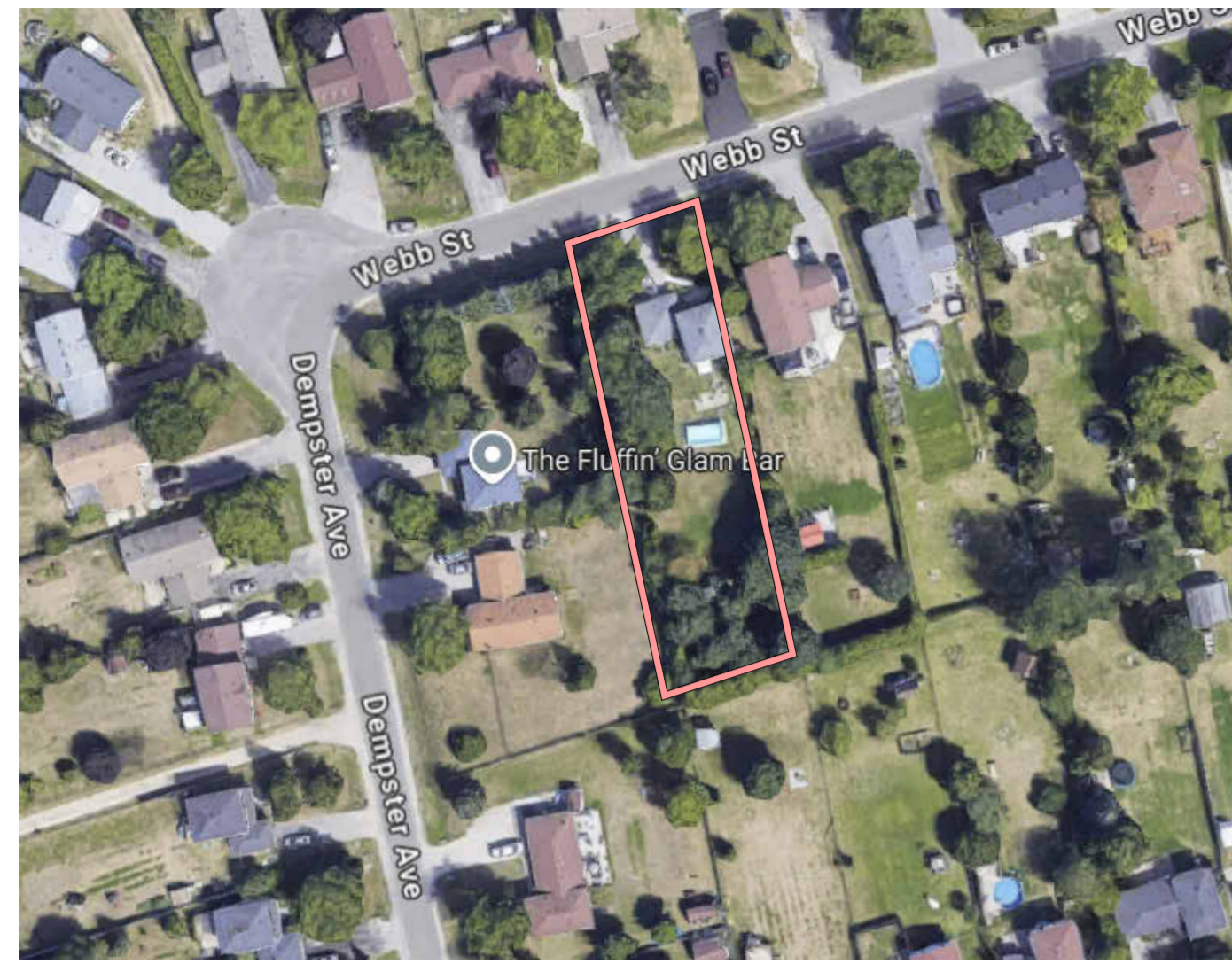


Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

Dated: **July 31, 2024**

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

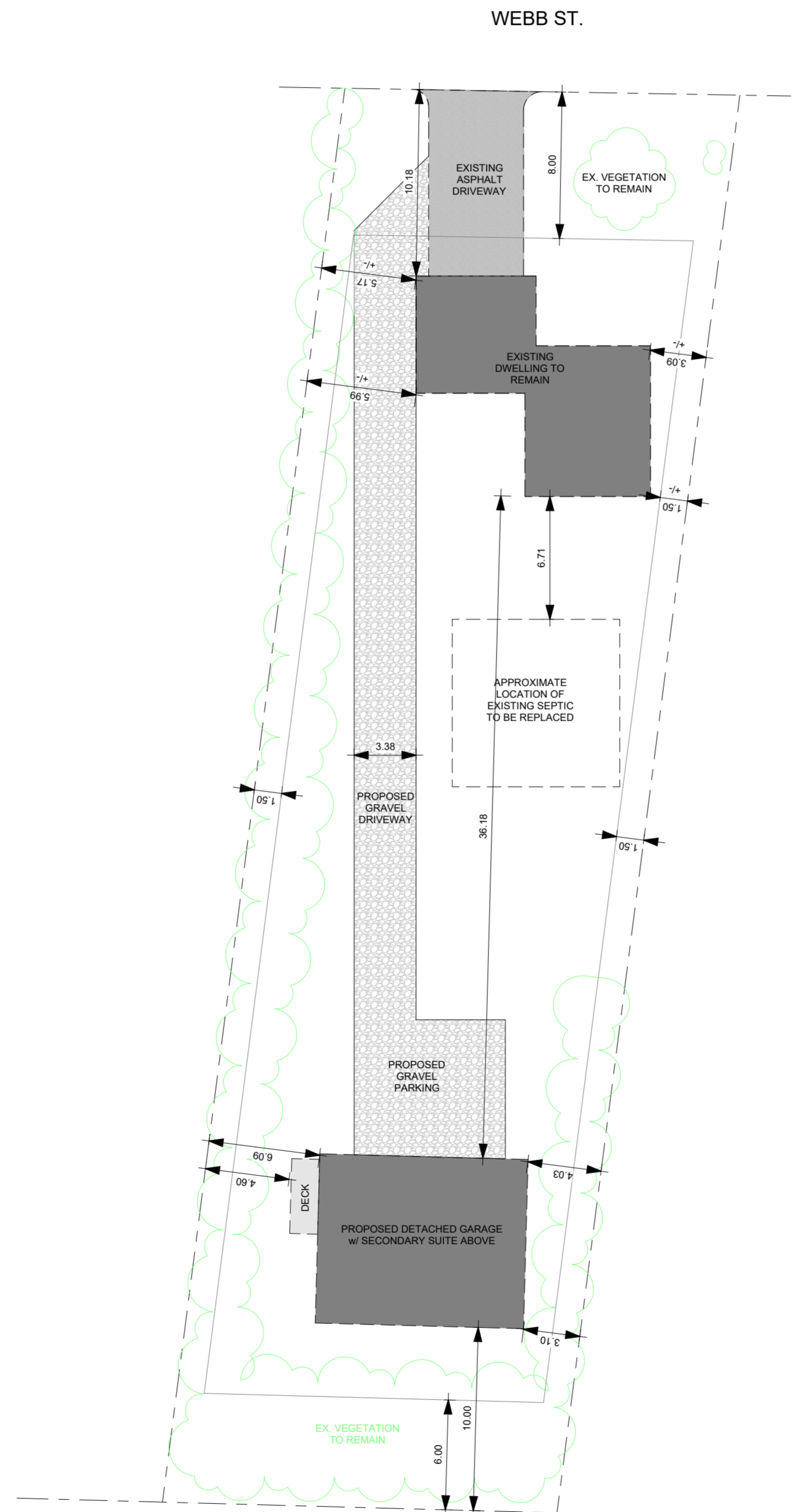
KEY MAP ----- NTS



SITE PLAN OF  
LOT 64  
IN THE TOWNSHIP OF INNISFIL  
IN THE COUNTY OF SIMCOE

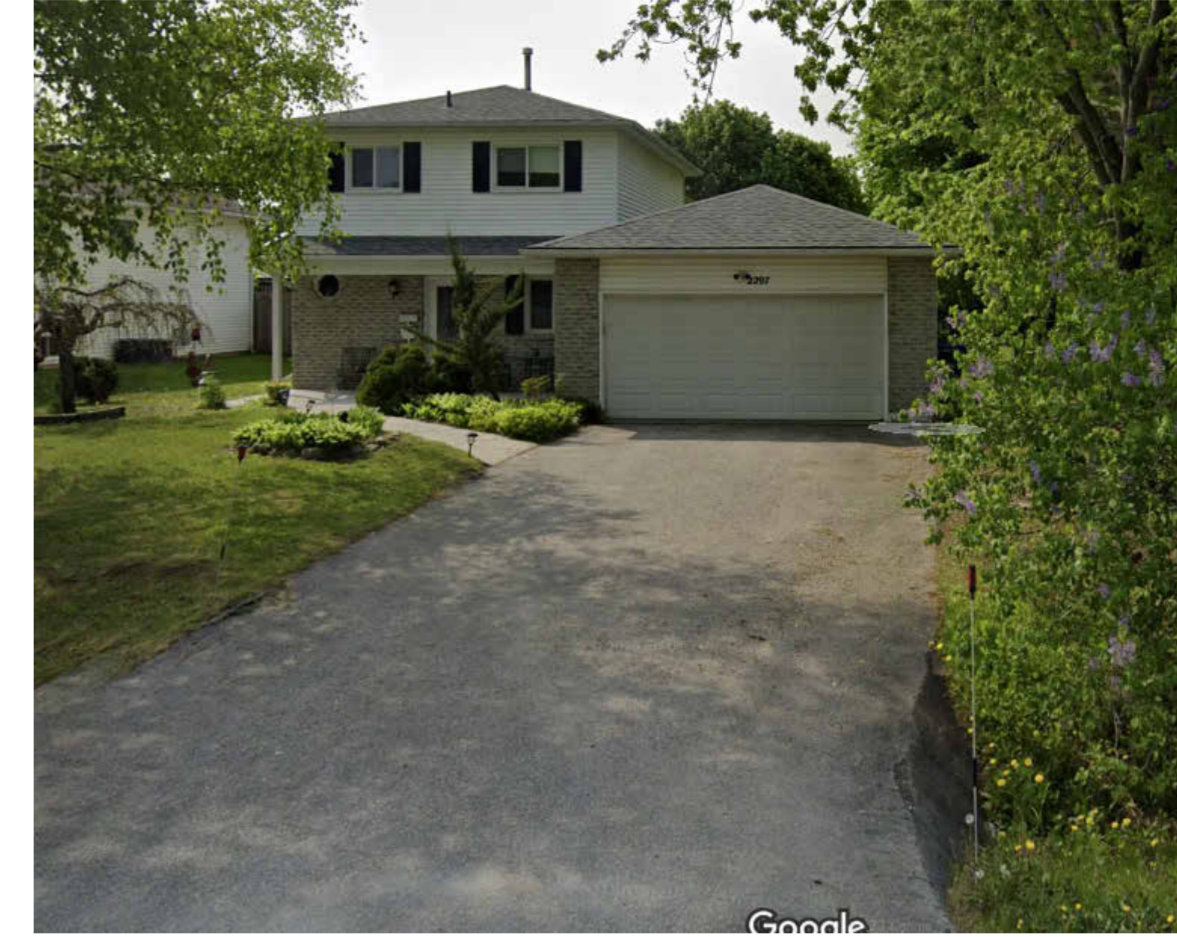
PROJECT STATISTICS					
PROJECT NAME	WALKER				
ADDRESS	2297 WEBB STREET, INNISFIL ON				
TOWNSHIP	INNISFIL				
LOT / CON	LOT 7 CON 10 MCLEAN				
ZONING DESIGNATION	R1				
DATE	March 21, 2024				
LOT AREA	17978.82	ft <sup>2</sup>	1670.29	m <sup>2</sup>	0.41 ACRES
LOT FRONTAGE	70.77	ft	21.57	m	
LOT DEPTH	255.38	ft	77.84	m	
LOT COVERAGE EXISTING					
DWELLING	1250.00	ft <sup>2</sup>	116.13	m <sup>2</sup>	6.95%
<b>TOTAL</b>	<b>1250.00</b>	<b>ft<sup>2</sup></b>	<b>116.13</b>	<b>m<sup>2</sup></b>	<b>6.95%</b>
LOT COVERAGE PROPOSED					
DWELLING	1250.00	ft <sup>2</sup>	116.13	m <sup>2</sup>	6.95%
DETACHED GARAGE	1132.44	ft <sup>2</sup>	105.21	m <sup>2</sup>	6.30%
DECK	67.00	ft <sup>2</sup>	6.22	m <sup>2</sup>	0.37%
<b>TOTAL</b>	<b>2449.44</b>	<b>ft<sup>2</sup></b>	<b>227.56</b>	<b>m<sup>2</sup></b>	<b>13.62%</b>
BUILDING HEIGHT EXISTING					
DWELLING	23.62	ft	7.20	m	
DETACHED GARAGE	24.34	ft	7.42	m	

\*\* SITE PLAN IS BASED ON SURVEY PLAN (M-349) COMPLETED ON 2NOV1988 BY RUDY MAK SURVEYING LTD. \*\*



1 SITE PLAN  
1" = 20'-0"

EXISTING DWELLING TO REMAIN - PHOTO TAKEN FROM GOOGLE MAPS ON 21MAR2024



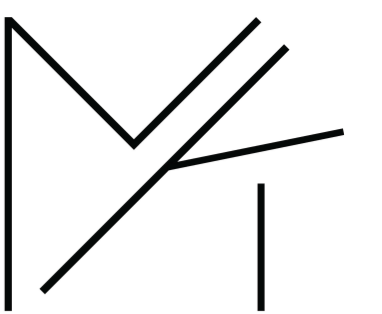
AERIAL PHOTO OF SITE - PHOTO TAKEN FROM GOOGLE MAPS ON 21MAR2024



Table 4.2a - Zone Regulations

	RE	RR	R1		R1A
			With Municipal Sewer Services	Without Municipal Water and Sewer Services	
Minimum Lot Area (Interior Lot)	5,260 m <sup>2</sup>	1,900 m <sup>2</sup>	600 m <sup>2</sup>	1,400 m <sup>2</sup>	450 m <sup>2</sup>
Minimum Lot Area (Exterior Lot)	5,260 m <sup>2</sup>	1,900 m <sup>2</sup>	600 m <sup>2</sup>	1,400 m <sup>2</sup>	540 m <sup>2</sup>
Minimum Lot Frontage (Interior Lot)	45 m	30 m	15 m	17 m	15 m
A: Minimum Lot Frontage (Exterior Lot)	45 m	30 m	15 m	17 m	18 m
B: Minimum Front Yard	15 m	10 m	8 m	8 m	4.5 m
C: Minimum Interior Side Yard	6 m	3 m	1.2 m	1.5 m	1.2 m
D: Minimum Exterior Side Yard	15 m	9 m	6 m	6 m	3 m

	RE	RR	R1		R1A
			With Municipal Sewer Services	Without Municipal Water and Sewer Services	
E: Minimum Rear yard	15 m	10 m	6 m	6 m	7.5 m
Maximum Lot Coverage	15%	25%	35%	35%	40%
Minimum Landscaped Open Space	30%	30%	30%	30%	30%
F: Maximum Building Height	11 m	11 m	9 m (1)	9 m (1)	9 m (1)
Accessory Uses, Buildings and Structures					
Minimum Front Yard	15 m	10 m	6 m	6 m	6 m
Minimum Interior Side Yard	3 m	3 m	1 m	1 m	1 m
Minimum Exterior Side Yard	15 m	9 m	3 m	3 m	3 m
Minimum Rear yard	6 m	3 m	1 m	1 m	1 m



MK Design & Drafting  
477 High Street  
Burks Falls, ON P0A 1C0  
705.783.4252

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DRAWINGS, THE DESIGN, AND THE DETAILS THEREON REMAIN THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE ALTERED, RE-USED OR REPRODUCED WITHOUT THE DESIGNER'S EXPRESS WRITTEN CONSENT.

THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MUST CONFIRM & CORRELATE ALL DETAILS WITHIN THE FULL DRAWING PACKAGE BEING RESPONSIBLE FOR SAME THROUGHOUT CONSTRUCTION, REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO COMMENCING THE RELEVANT WORK ALL DRAWINGS, DETAILS & SPECIFICATIONS REPRESENTED IN THE DRAWINGS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN ISSUED BY THE DESIGNER AND NOTED ACCORDINGLY IN THE "ISSUE/REVISIONS" BOX HEREON.

ISSUED FOR REVIEW

NO.	DESCRIPTION	DATE
	ISSUED FOR REVIEW	21MAR24

WALKER

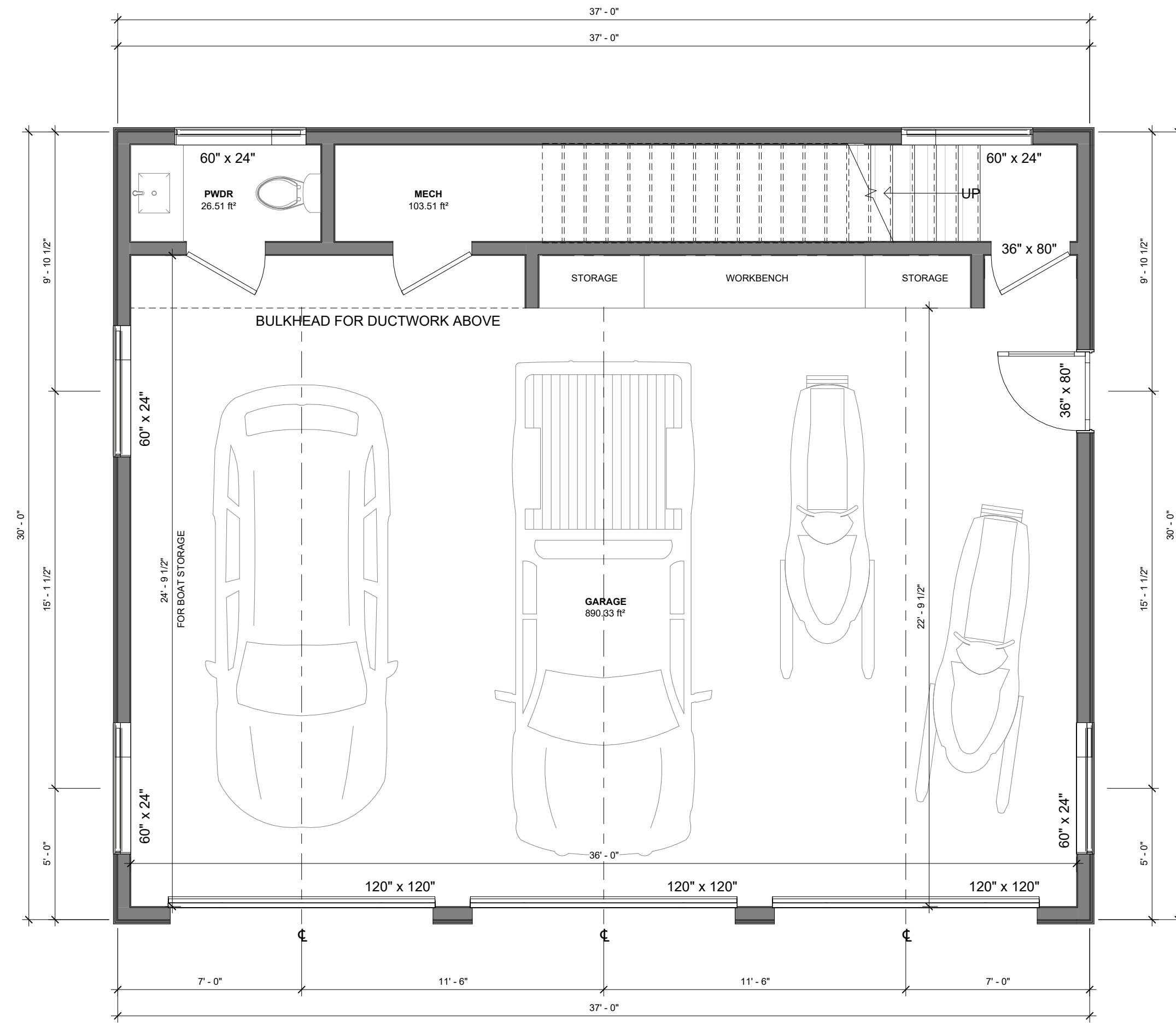
2297 Webb Street, Innisfil ON

SITE PLAN

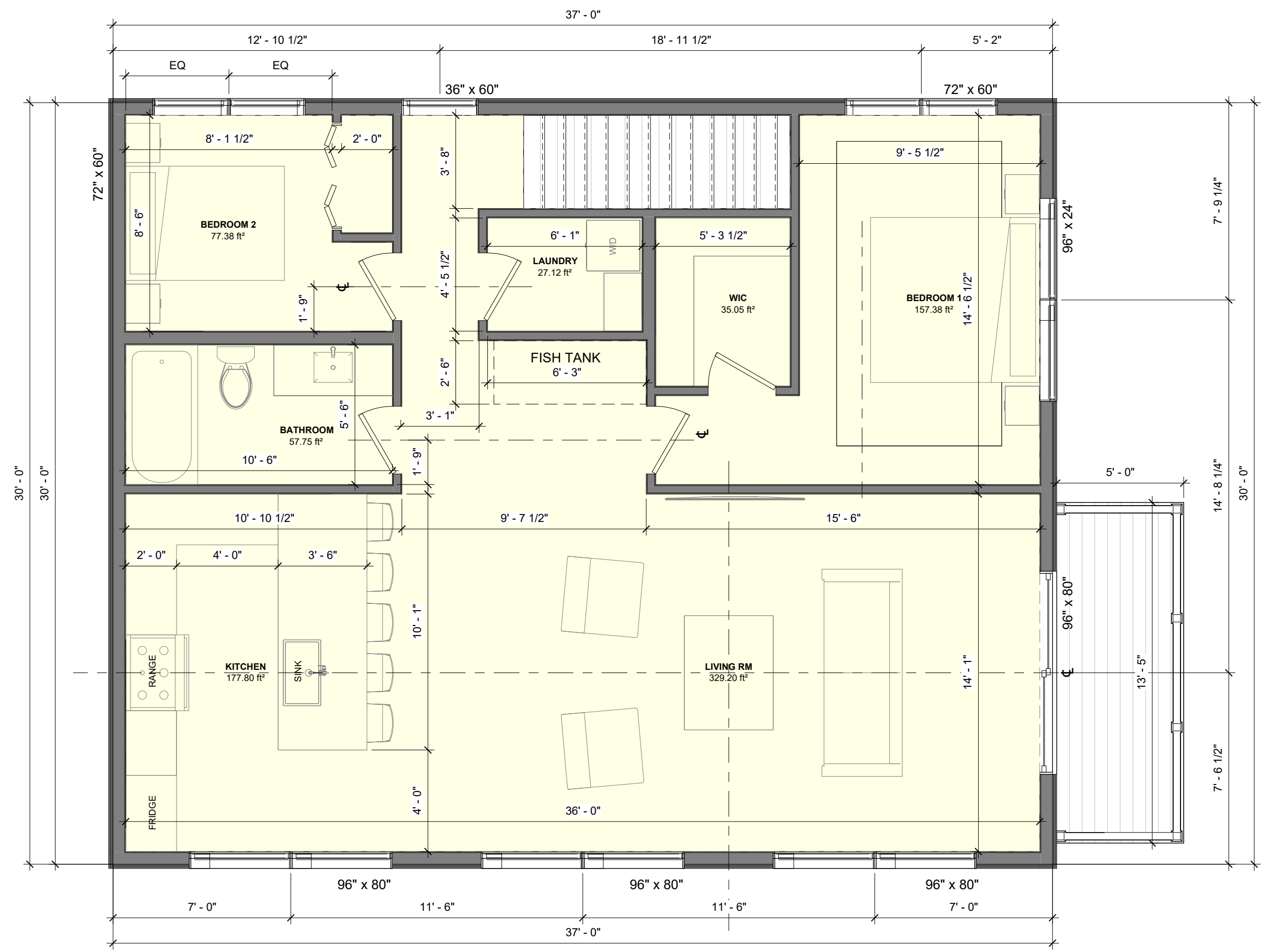
DATE	3JUNE2024
DRAWN BY	KM
REVIEWED BY	

A0.10

SCALE As indicated



1 MAIN FLOOR PLAN  
1/4" = 1'-0"

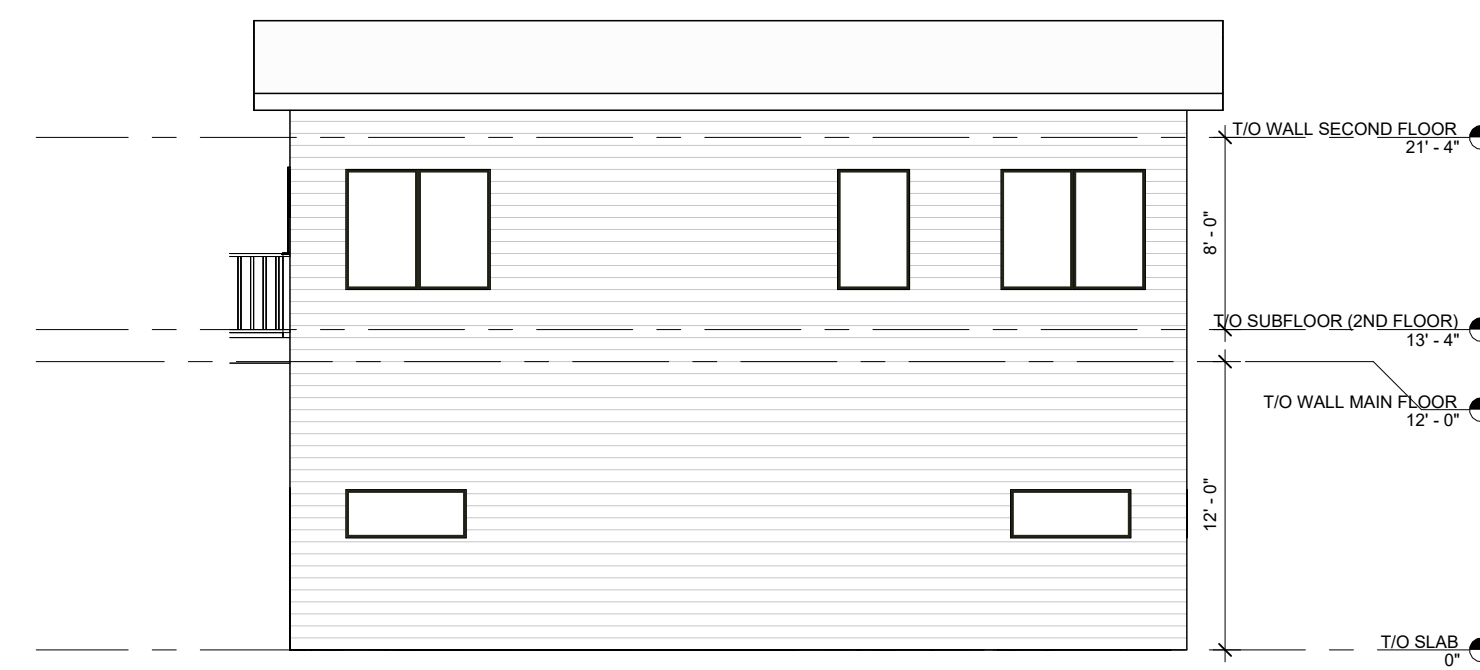


HABITABLE FLOOR AREA: 1005.5 SQ FT  
TOTAL FOOTPRINT: 1132.44 SQ FT

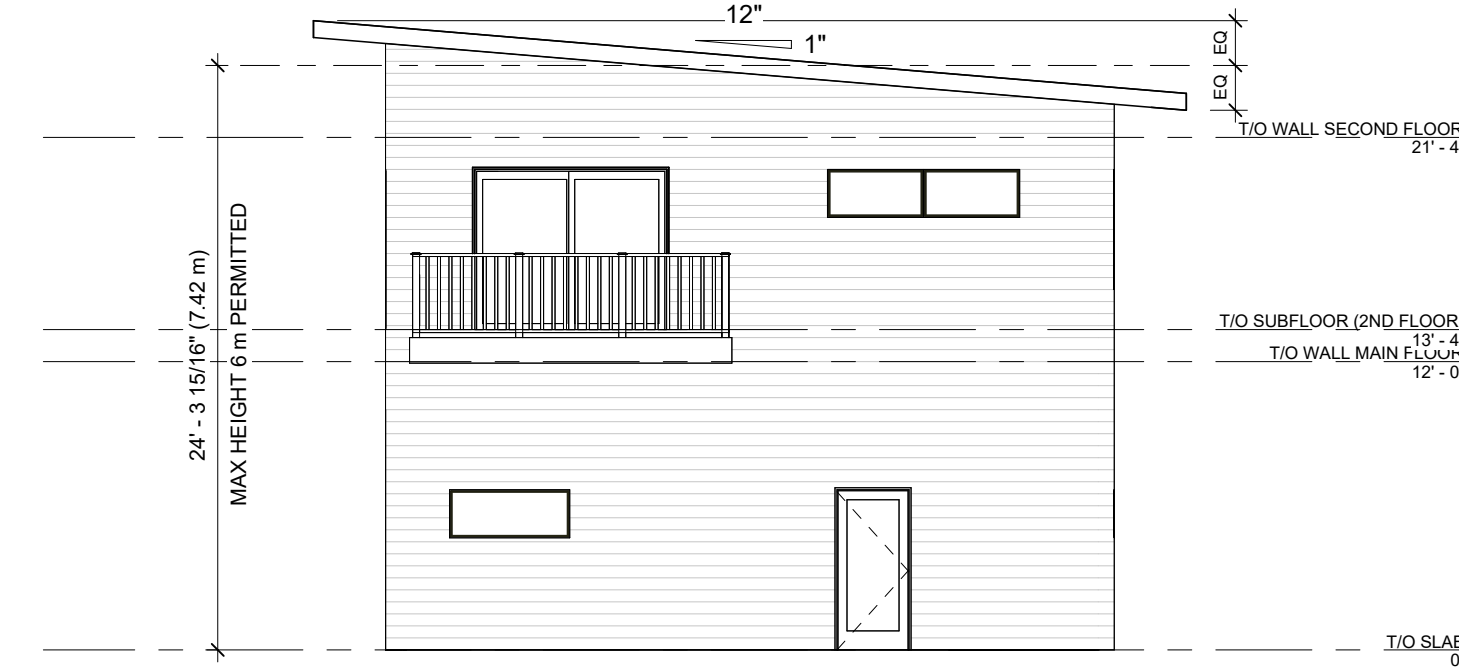
2 UPPER LEVEL PLAN  
1/4" = 1'-0"



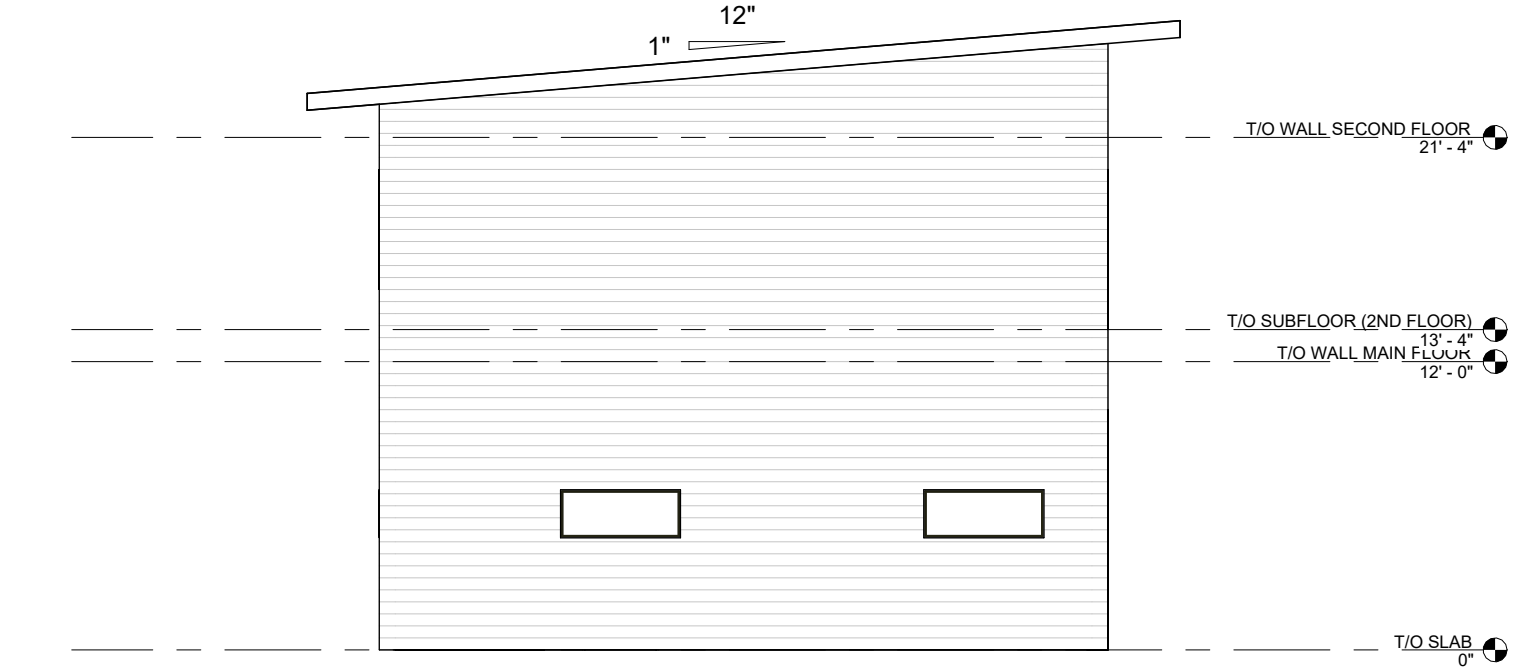
5 ELEVATION  
1/8" = 1'-0"



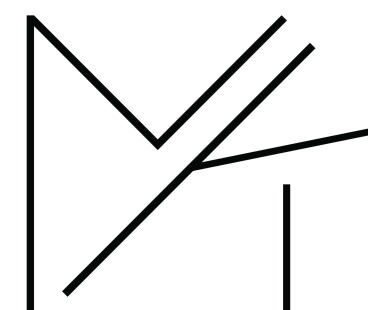
4 ELEVATION  
1/8" = 1'-0"



3 ELEVATION  
1/8" = 1'-0"



6 ELEVATION  
1/8" = 1'-0"



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**WALKER**  
2297 Webb Street, Innisfil ON

3JUNE2024