



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-007-2024**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Melvin Currie, 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 767 LOT 99**, known municipally as **1055 Spruce Road** and is zoned “**Residential 1 (R1)**”.

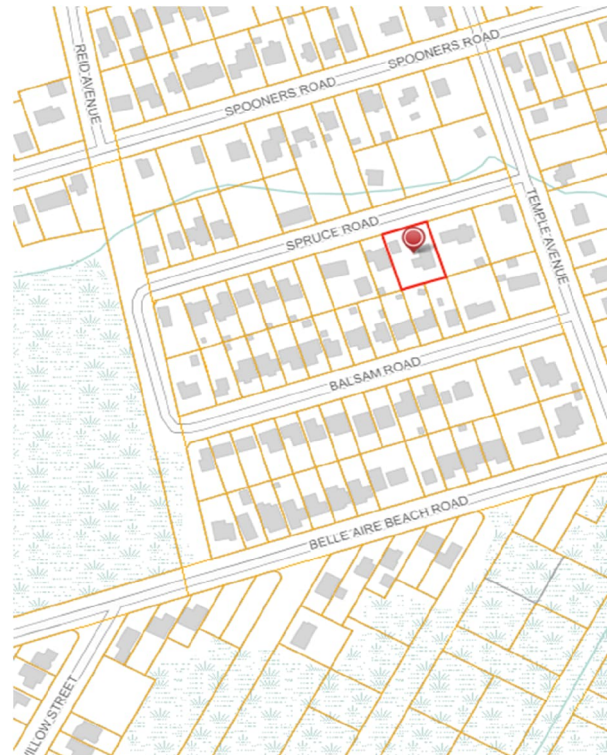
**The applicant is proposing to construct a garage addition with an approximate footprint of 101.5m<sup>2</sup>. The applicant is seeking relief from Section 3.3(b) of the Zoning By-law which permits a maximum footprint of 50m<sup>2</sup> for accessory structures.**

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, September 19, 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).

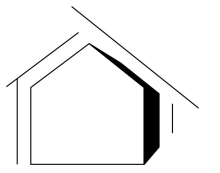
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **September 3, 2024**

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



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(519) 993-2959

BlairDraftDesign@gmail.com

**CURRIE GARAGE  
RENOVATION**

1055 SPRUCE ROAD  
BELL EWART, ON

**PRESENTATION**

**DATE:**

2024-05-27

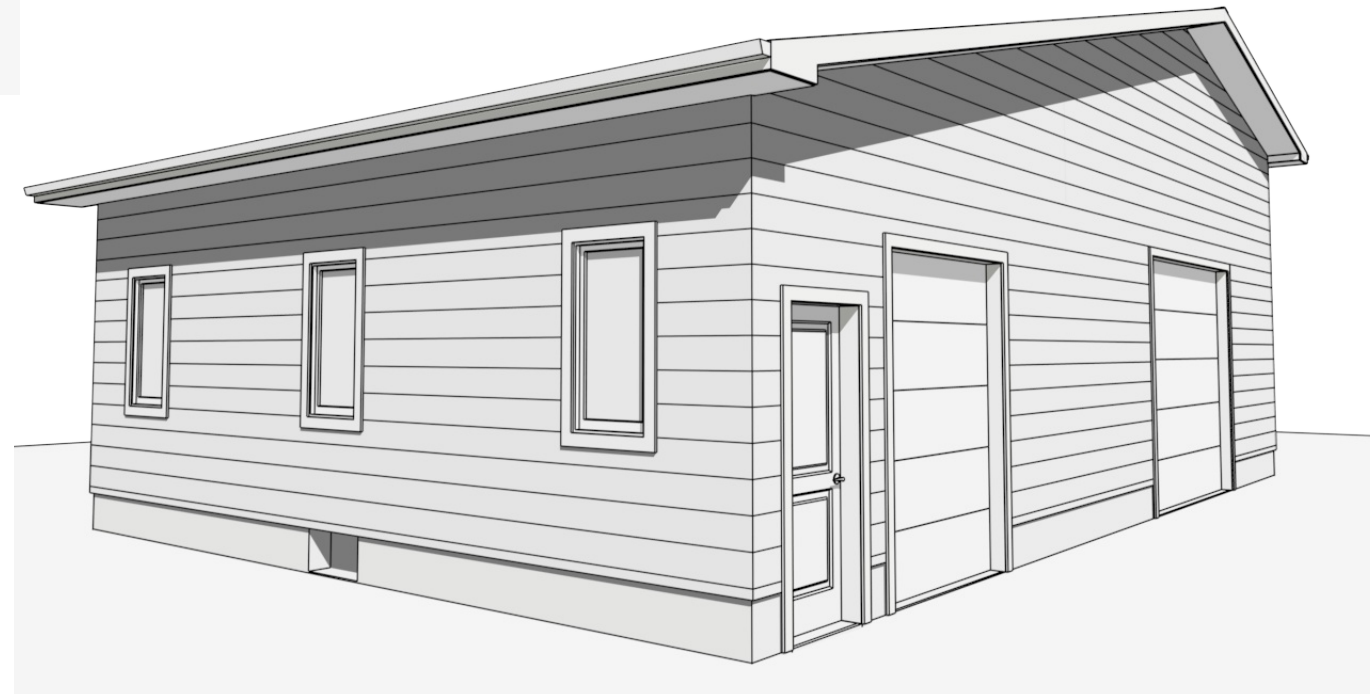
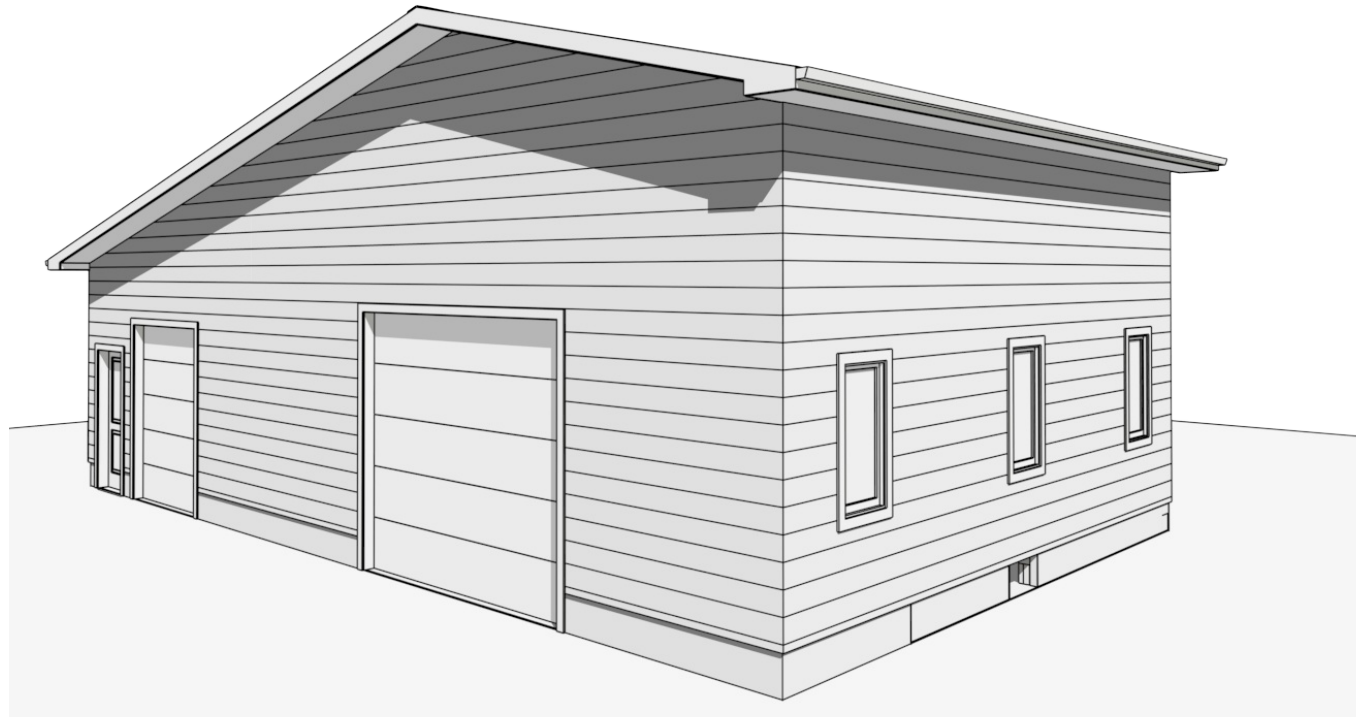
**SCALE:**

3/16" = 1'

(EXCEPT AS NOTED)  
ANSI B PAGE FORMAT

**SHEET**

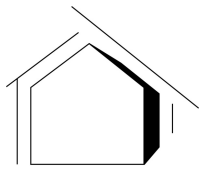
**1 OF 8**



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8	CROSS SECTION

THESE DRAWINGS ARE NOT APPROVED BY CONSTRUCTION BY BLAIR DRAFTING & DESIGN. ANY PRODUCT OF THESE DRAWINGS MUST BE REVIEWED AND STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. BLAIR DRAFTING & DESIGN DOES NOT ASSUME ANY RESPONSIBILITY FOR THESE DRAWINGS OR ANY STRUCTURE REPRESENTED BY THESE DRAWINGS.



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CURRIE GARAGE

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SITE PLAN

1:200 SCALE

DATE:

2024-05-27

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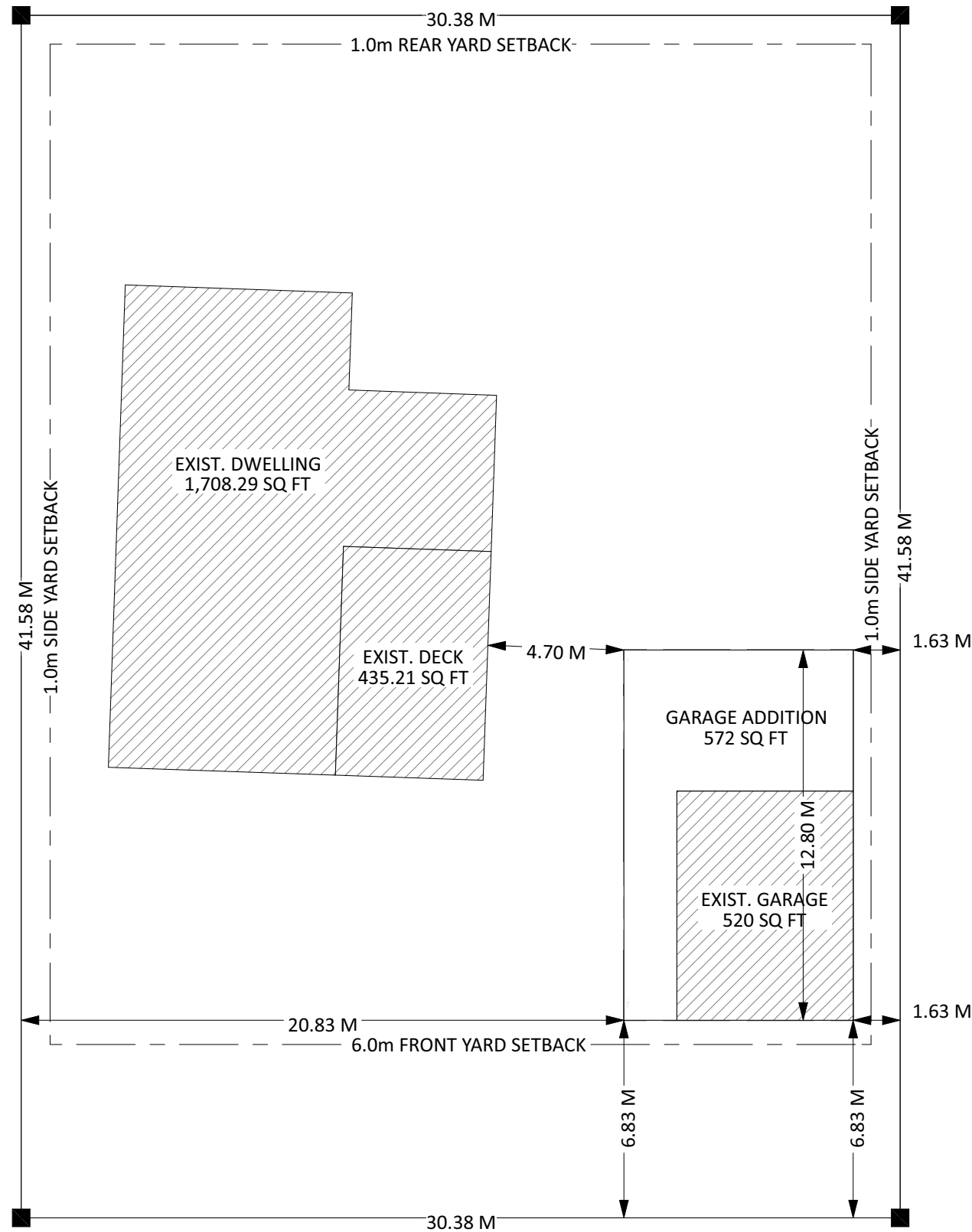
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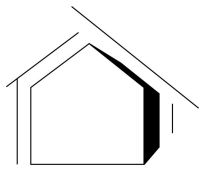


### 1055 SPRUCE ROAD, INNISFIL ZONING COMPLIANCE (R1)

(Table 4.2a – ZONE REGULATIONS - ACCESSORY USES, BUILDINGS & STRUCTURES)

LOT AREA: <b>1,263.3 Sqm</b>
ALLOWABLE LOT COVERAGE (35%): <b>442.2 Sqm</b>
PROPOSED LOT COVERAGE: <b>300.6 Sqm</b>
MAXIMUM ALLOWABLE BUILDING HEIGHT: <b>9.0 m</b>
MIN ALLOWABLE LANDSCAPED OPEN AREA (30%): <b>379.0 Sqm</b>
PROPOSED LANDSCAPED OPEN AREA: <b>977.2 Sqm</b>
<b>ACCESSORY STRUCTURES</b>
ALLOWABLE LOT COVERAGE(10%): <b>126.3 Sqm</b>
PROPOSED LOT COVERAGE: <b>101.5 Sqm</b>
MAXIMUM ALLOWABLE BUILDING HEIGHT: <b>5.0 m</b>
PROPOSED BUILDING HEIGHT: <b>5.71 m</b>

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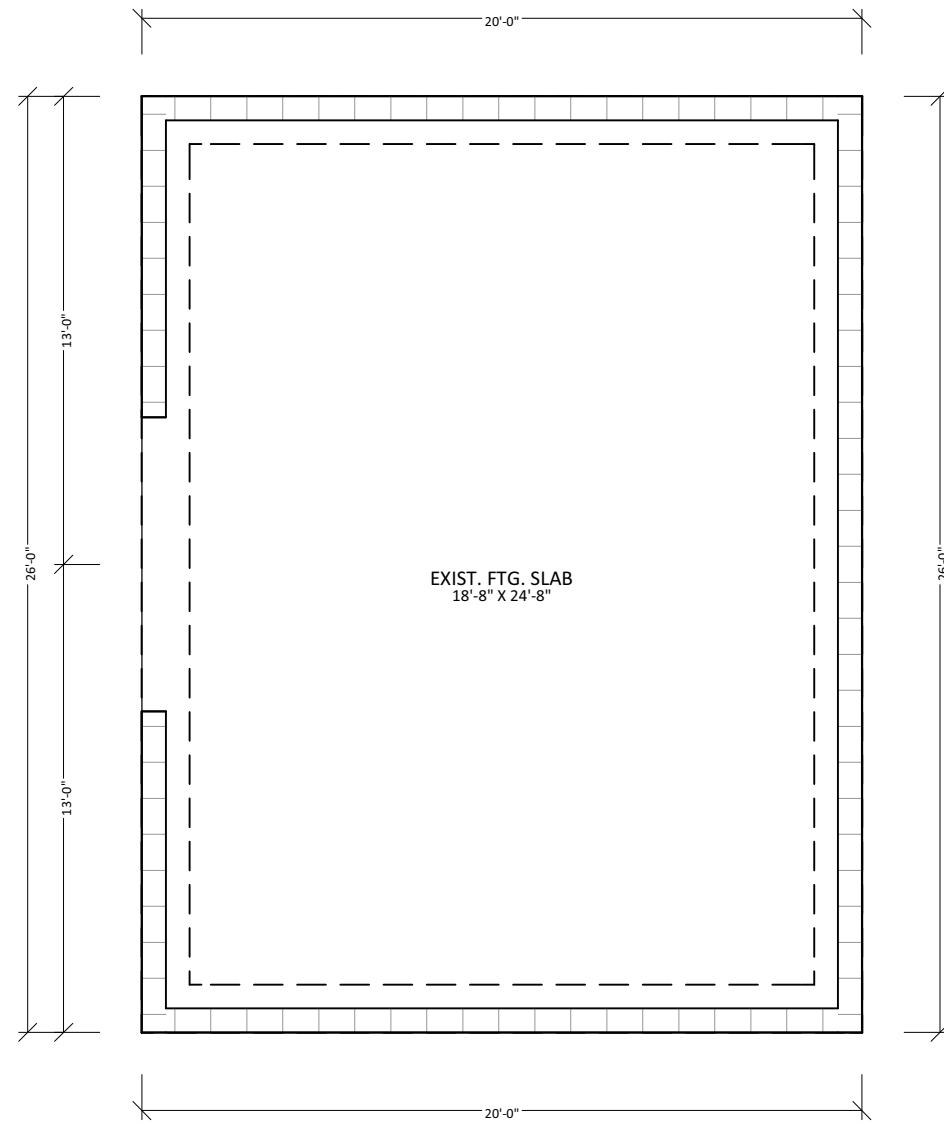
**CURRIE GARAGE  
RENOVATION**  
1055 SPRUCE ROAD  
BELL EWART, ON

**AS-BUILT FLOOR PLANS**

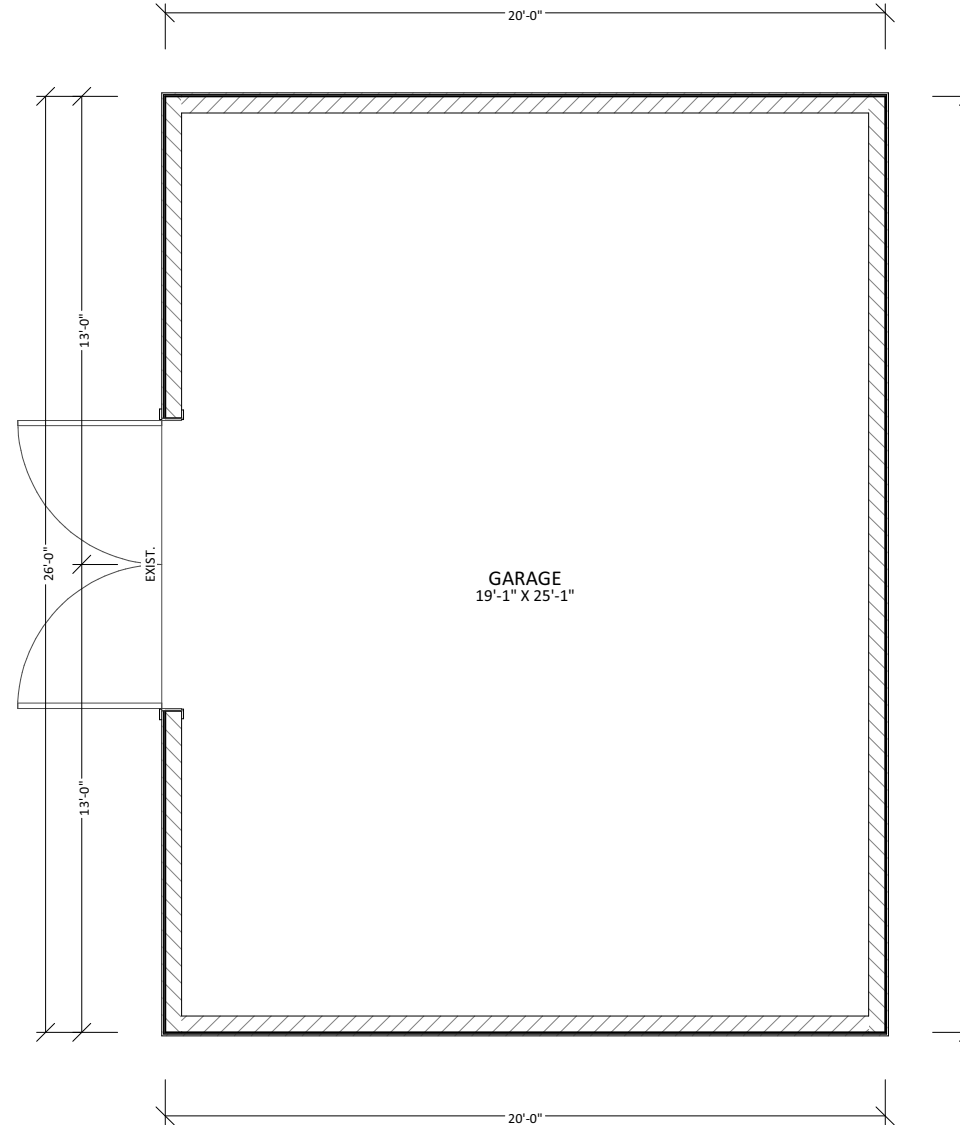
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**FOUNDATION**



**1ST FLOOR**

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**GENERAL PLAN NOTES**

- ROOM DIMENSIONS GIVEN ARE TO DRYWALL FINISH. SEE LINE DIMENSIONS FOR FRAMING REFERENCE.
- GRADE TO SLOPE MIN 2% AWAY FROM FOUNDATION.
- FINISHED GRADE TO BE DETERMINED ON SITE.
- ROOF HEEL HEIGHT TO BE 12" EXCEPT AS NOTED.
- ROOF OVERHANGS TO BE 18" EXCEPT AS NOTED.
- TYP. FLOOR LOADING TO BE 12 PSF DL & 40 PSF LL.
- TYP. ROOF LOADING TO BE 15 PSF DL & 45 PSF SL.

**TYP. WALL NOTES**

- NEW EXTERIOR WALLS TO BE **W1A** EXCEPT AS NOTED
- NEW INTERIOR WALLS TO BE **W3A** EXCEPT AS NOTED (SEE WALL ASSEMBLIES)

**FRAMING NOTES**

- ALL DIMENSIONAL LUMBER TO BE SPF NO.2 OR BETTER
- WOOD FRAMING MEMBERS TREATED WITH WOOD PRESERVATIVES MUST REPLACE UNTREATED LUMBER WHERE REQUIRED BY **OBC 9.3.2.9**.
- ALL LVL MEMBERS TO BE 2.0E AND 1.75" THICK PER PLY
- ENGINEERING FOR ALL ENGINEERED WOOD PRODUCTS, INCLUDING TRUSSES TO BE PROVIDED BY OTHER.
- STRUCTURAL MEMBERS NOT SPECIFIED IN THE ONTARIO BUILDING CODE PART 9 TO BE REVIEWED AND STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER OR ARCHITECT.
- ALL ENGINEERED ROOF TRUSSES AND FLOOR JOISTS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- REFER TO MANUFACTURER'S SPECIFICATIONS FOR BRIDGING, BLOCKING AND STRAPPING REQUIREMENTS ON ENGINEERED TRUSSES, JOISTS.
- ENSURE MINIMUM 3-1/2" BEARING FOR ALL WOOD BEAMS PER **OBC 9.20.8.3**. WHERE BEARING REQUIREMENT IS GREATER THAN SUPPORT ALLOWS: INSTALL SIMPSON CCQ COLUMN CAP OR EQUIVALENT TO INCREASE BEARING.
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- ALL EXTERIOR FOOTINGS SHALL BE CARRIED DOWN TO UNDISTURBED SOIL MINIMUM OF 4'-0" BELOW GRADE.
- MINIMUM UNDISTURBED EARTH OR COMPACTED FILL BEARING CAPACITY TO BE 75 KPa.
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**WALL ASSEMBLIES**

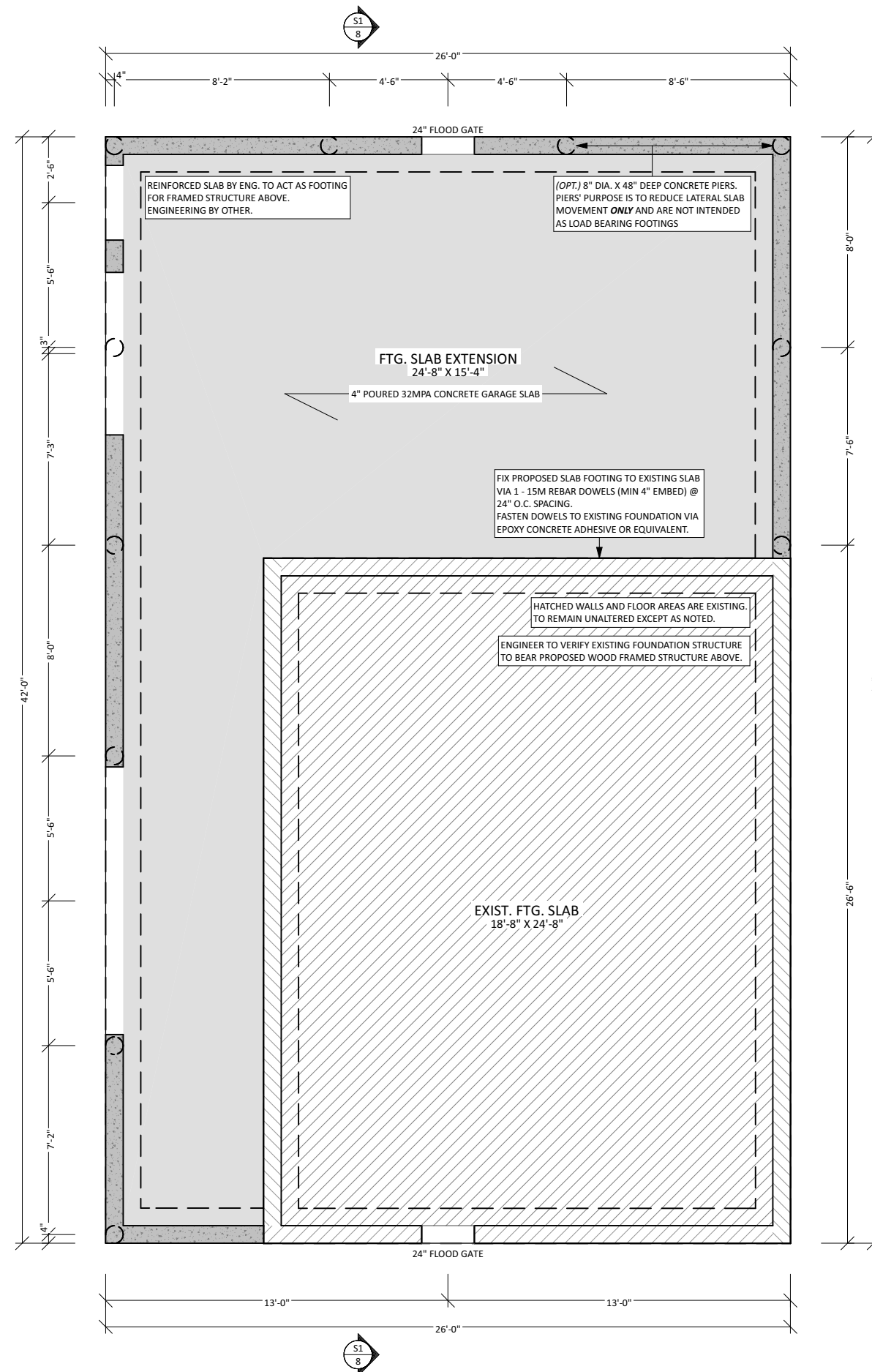
**WALL W1A ASSEMBLY:**

- EXTERIOR PREFINISHED SIDING
- 3/4" STRAPPING @ 24" O.C. (PERPENDICULAR TO SIDING)
- HOUSEWRAP AIR BARRIER, TAPED AT JOINTS
- (OPT.) 1" R5 RIGID FOAM INSULATION
- 7/16" WALL SHEATHING
- 2X6 STUD WALL

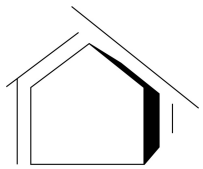
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- 1/2" GYPSUM WALL BOARD
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SEE WALL SCHEDULE (P.9) FOR ASSEMBLY DETAILS



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**CURRIE GARAGE RENOVATION**  
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BELL EWARD, ON

FOUNDATION PLAN

**DATE:**  
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**SHEET**  
**4 OF 8**

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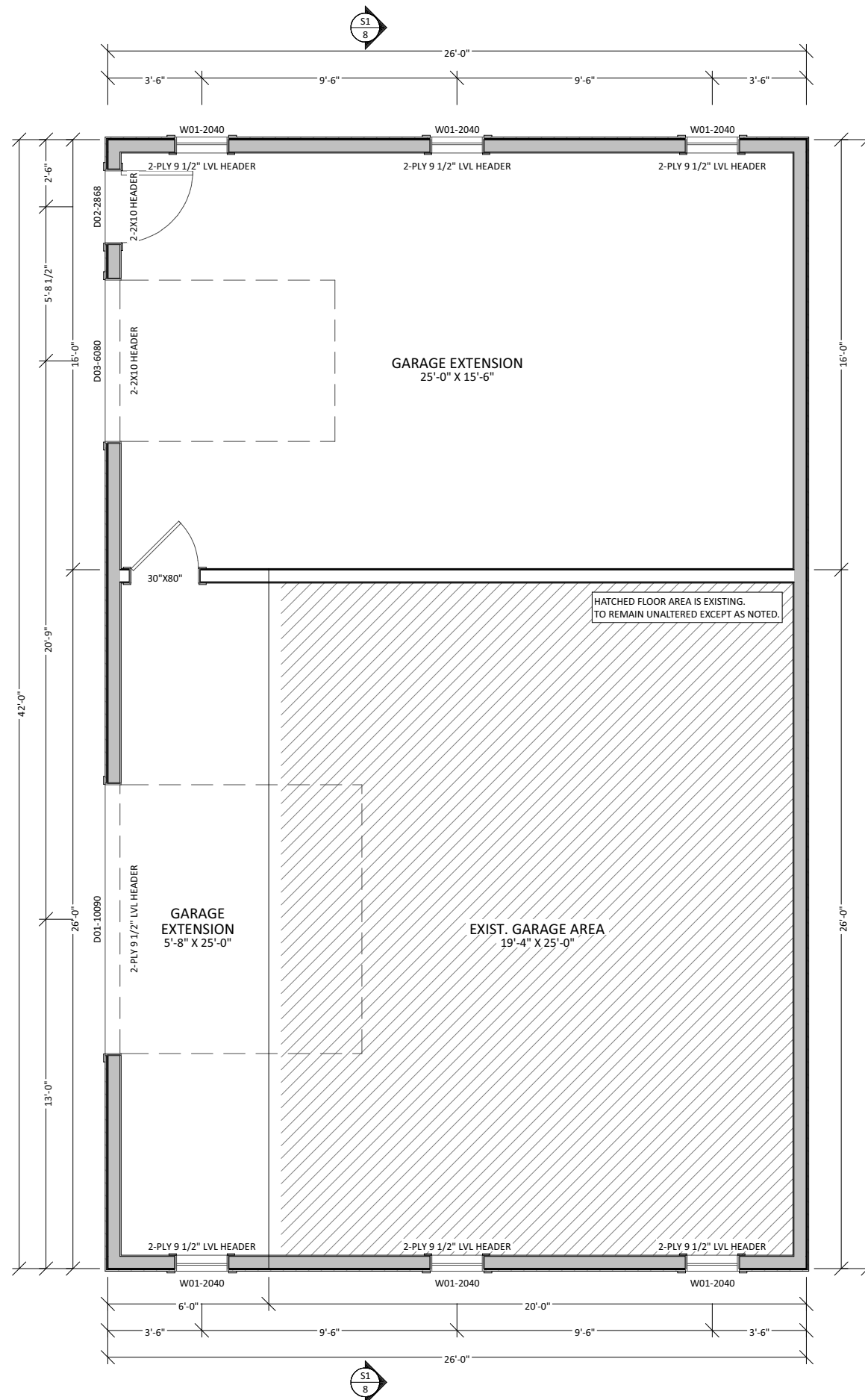
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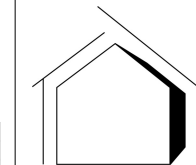
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SEE WALL SCHEDULE (P.9) FOR ASSEMBLY DETAILS



WINDOW SCHEDULE						
NUMBER	QTY	WIDTH	HEIGHT	TOP	R/O	DESCRIPTION
W01	6	24"	48"	96"	25"X49"	FIXED GLASS

EXTERIOR DOOR SCHEDULE							
NUMBER	QTY	WIDTH	HEIGHT	TOP	R/O	HINGE SIDE	DESCRIPTION
D01	1	120"	108"	108"	122"X111"		GARAGE-SLAB
D02	1	32"	80"	80"	34"X82"	L	EXT. HINGED-DOOR P04
D03	1	72"	96"	96"	74"X99"		GARAGE-SLAB



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**MAIN FLOOR PLAN**

**DATE:**  
2024-05-27

**SCALE:**  
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(EXCEPT AS NOTED)  
ANSI B PAGE FORMAT

**SHEET**  
**5 OF 8**

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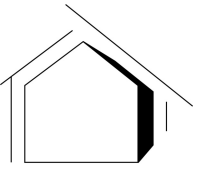
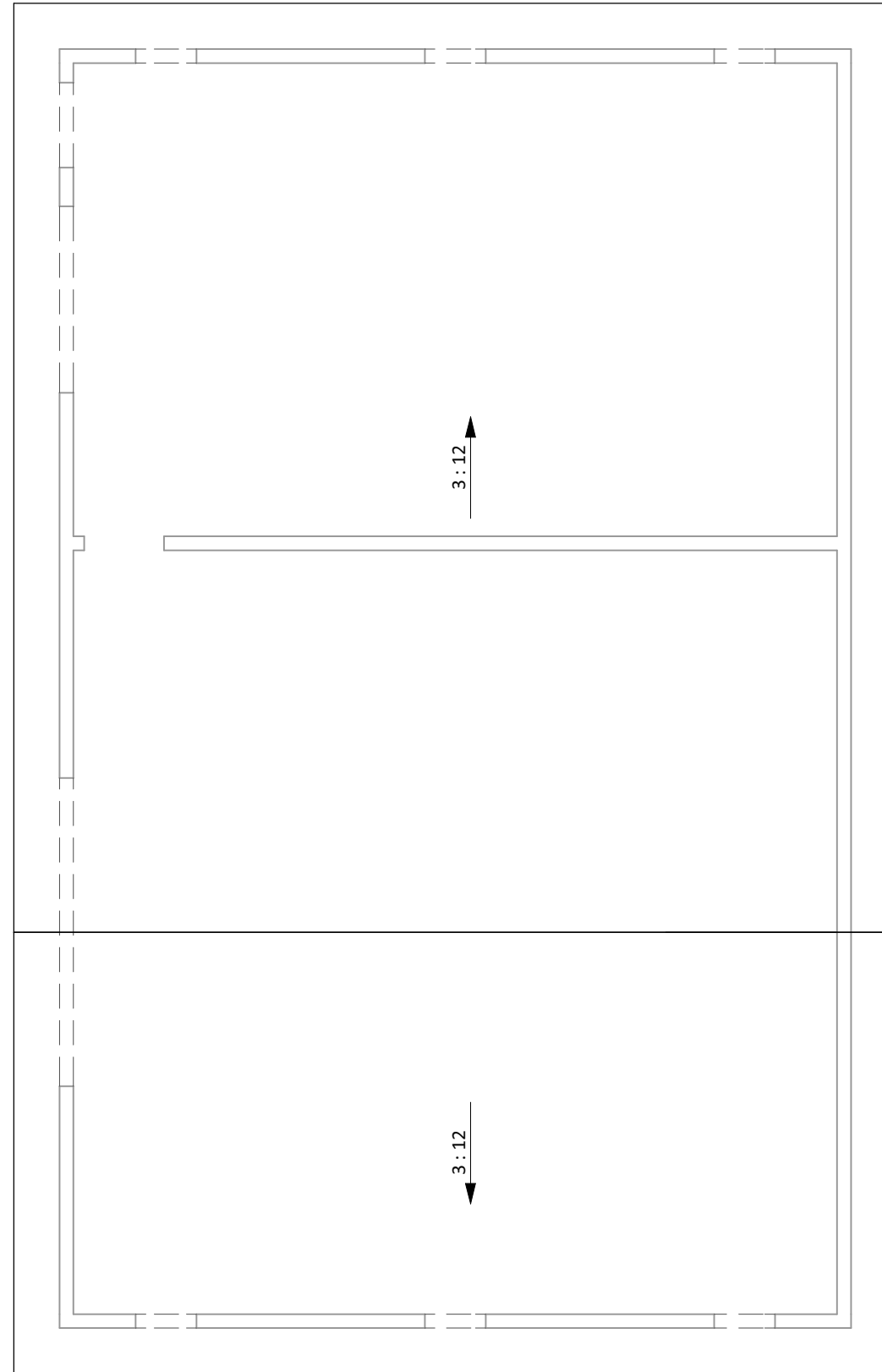
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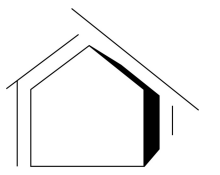
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**SCALE:**  
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CURRIE GARAGE  
RENOVATION  
1055 SPRUCE ROAD  
BELL EWARD, ON

ELEVATIONS  
1/8" = 1'-0" SCALE

DATE:  
2024-05-27

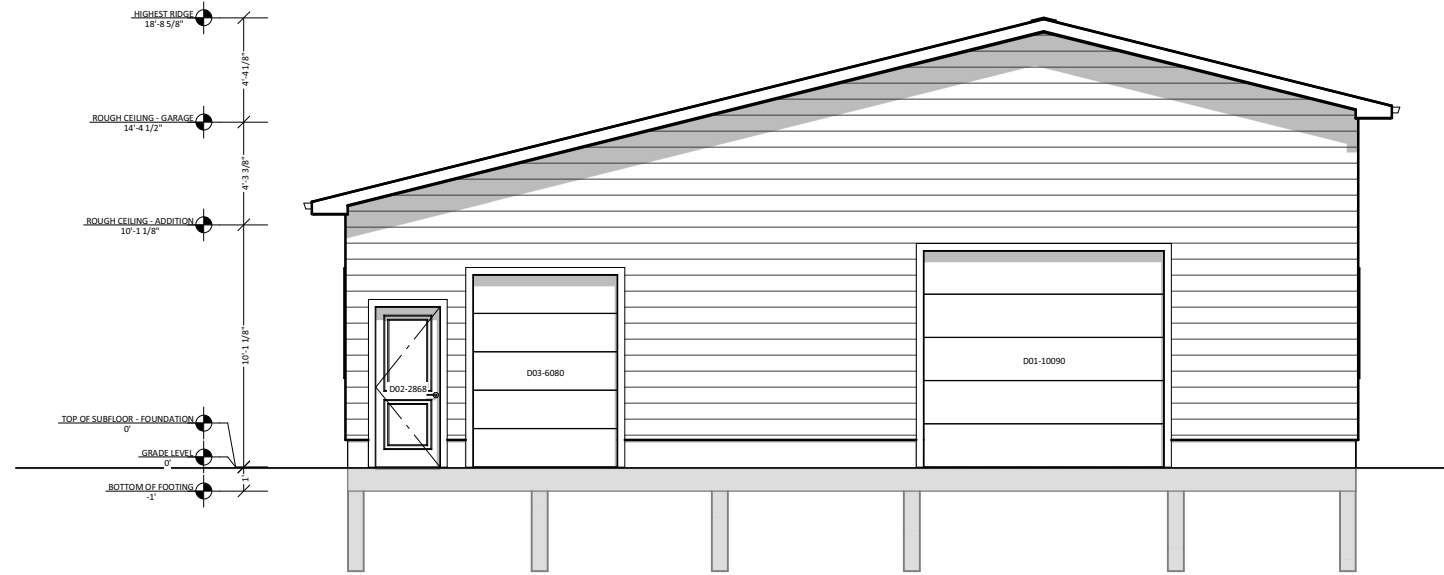
SCALE:  
3/16" = 1'  
(EXCEPT AS NOTED)  
ANSI B PAGE FORMAT

SHEET

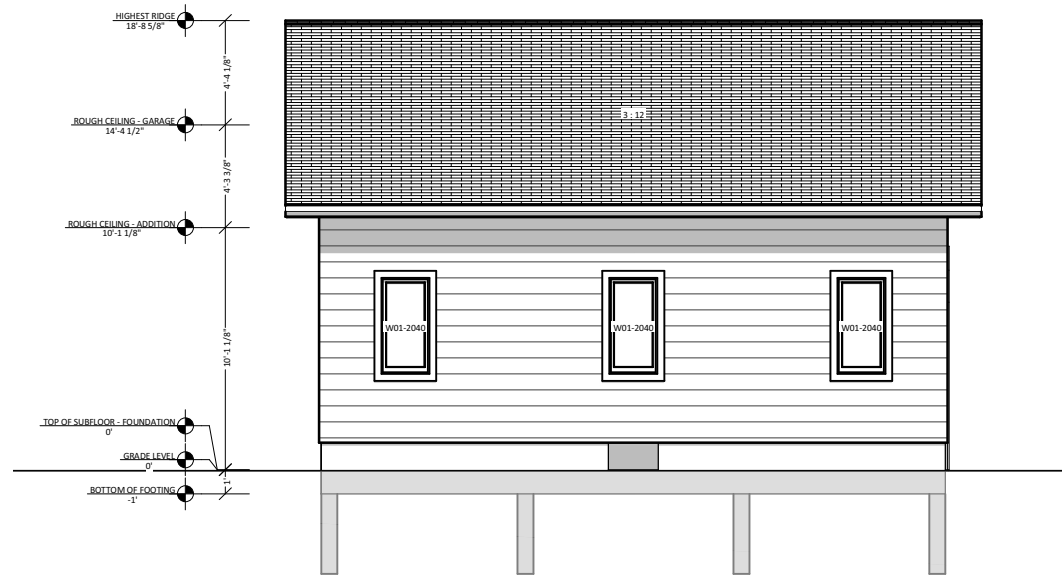
7 OF 8



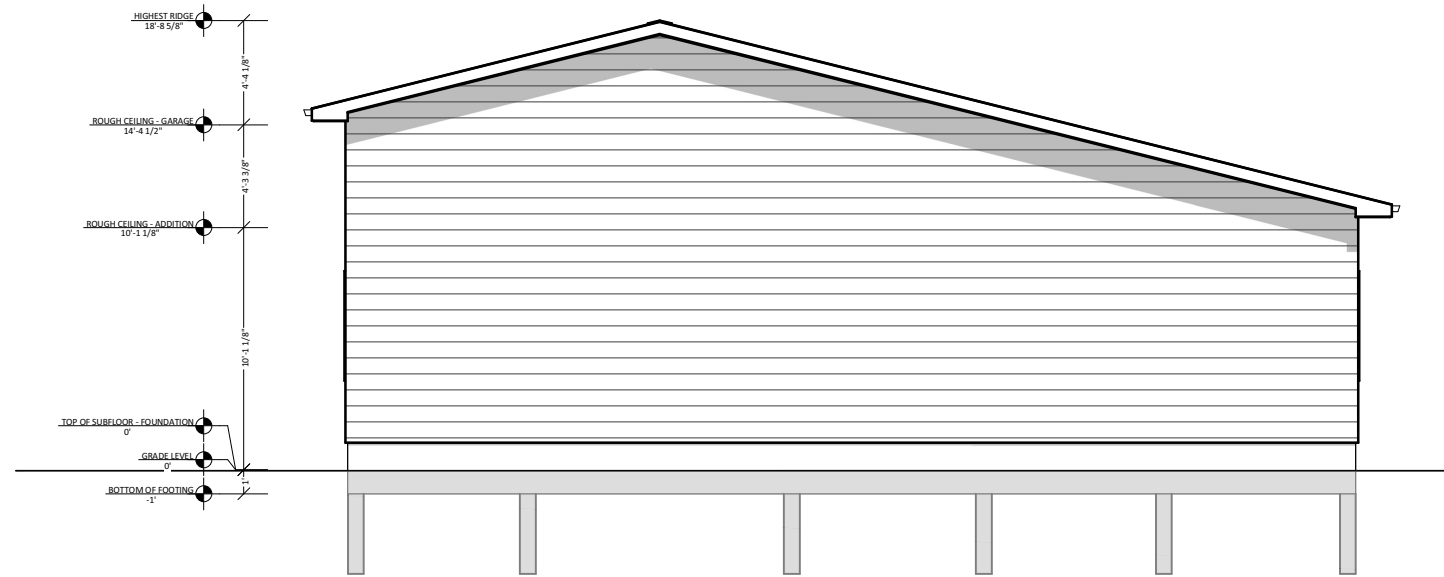
FRONT ELEVATION



LEFT ELEVATION



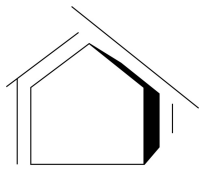
REAR ELEVATION



RIGHT ELEVATION

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BlairDraftDesign@gmail.com

CURRIE GARAGE  
RENOVATION  
1055 SPRUCE ROAD  
BELL EWART, ON

CROSS SECTION

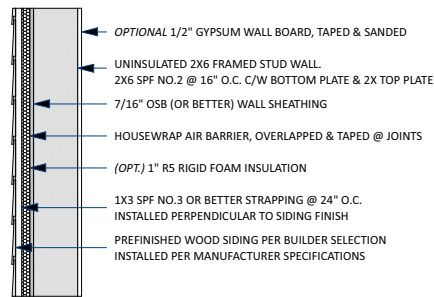
DATE:  
2024-05-27

SCALE:  
3/16" = 1'  
(EXCEPT AS NOTED)  
ANSI B PAGE FORMAT

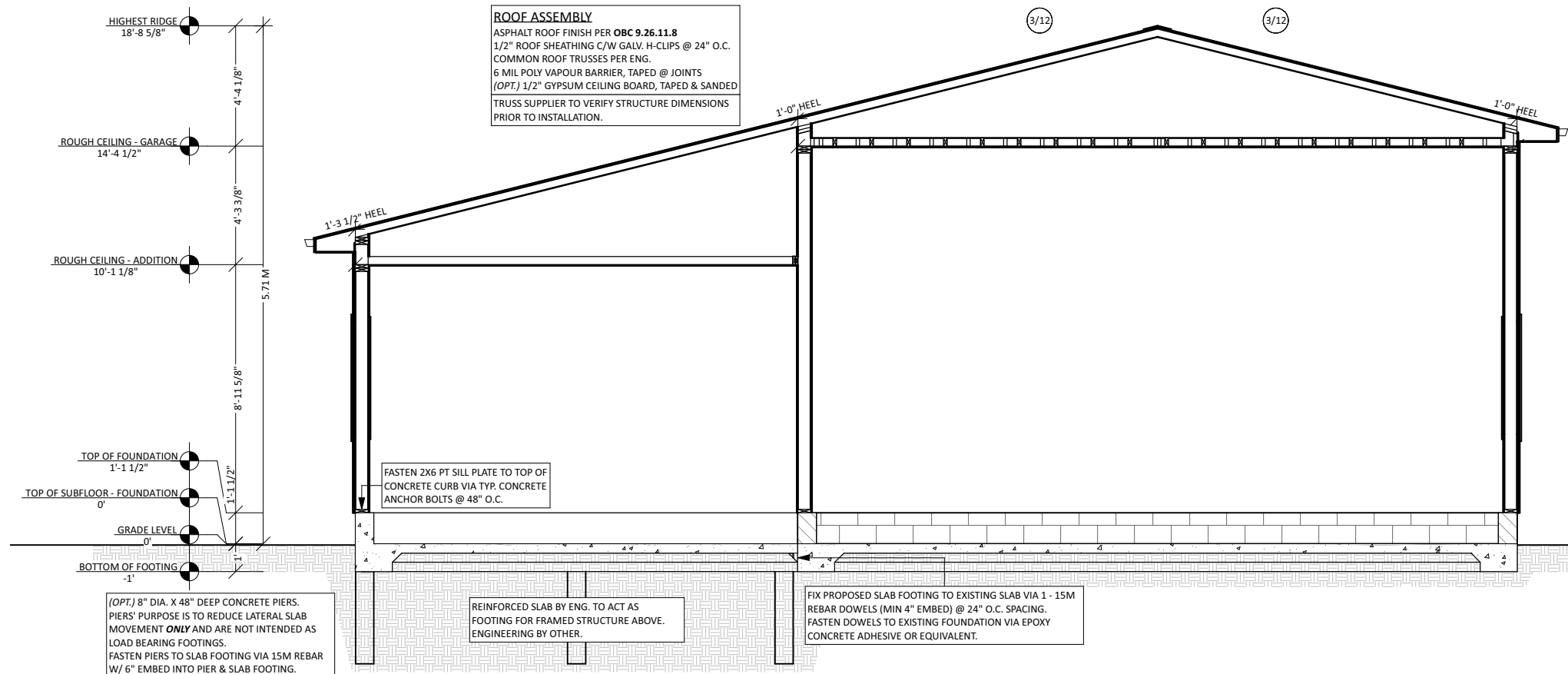
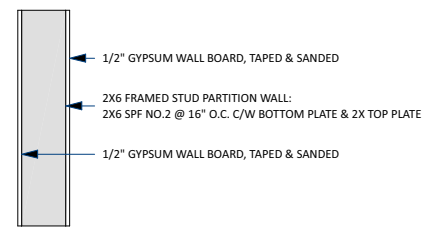
SHEET

8 OF 8

**W1B ASSEMBLY:**  
SCALE: 1/2" = 1'



**W3A ASSEMBLY: (PARTITION)**  
SCALE: 1/2" = 1'



**ROOF ASSEMBLY**  
ASPHALT ROOF FINISH PER OBC 9.26.11.8  
1/2" ROOF SHEATHING C/W GALV. H-CLIPS @ 24" O.C.  
COMMON ROOF TRUSSES PER ENG.  
6 MIL POLY VAPOUR BARRIER, TAPED @ JOINTS  
(OPT.) 1/2" GYPSUM CEILING BOARD, TAPED & SANDED  
TRUSS SUPPLIER TO VERIFY STRUCTURE DIMENSIONS  
PRIOR TO INSTALLATION.

FASTEN 2X6 PT SILL PLATE TO TOP OF  
CONCRETE CURB VIA TYP. CONCRETE  
ANCHOR BOLTS @ 48" O.C.

(OPT.) 8" DIA. X 48" DEEP CONCRETE PIERS.  
PIERS' PURPOSE IS TO REDUCE LATERAL SLAB  
MOVEMENT ONLY AND ARE NOT INTENDED AS  
LOAD BEARING FOOTINGS.  
FASTEN PIERS TO SLAB FOOTING VIA 15M REBAR  
W/ 6" EMBED INTO PIER & SLAB FOOTING.

REINFORCED SLAB BY ENG. TO ACT AS  
FOOTING FOR FRAMED STRUCTURE ABOVE.  
ENGINEERING BY OTHER.

FIX PROPOSED SLAB FOOTING TO EXISTING SLAB VIA 1 - 15M  
REBAR DOWELS (MIN 4" EMBED) @ 24" O.C. SPACING.  
FASTEN DOWELS TO EXISTING FOUNDATION VIA EPOXY  
CONCRETE ADHESIVE OR EQUIVALENT.

# CROSS SECTION S1

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