



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-008-2024**

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)**”.

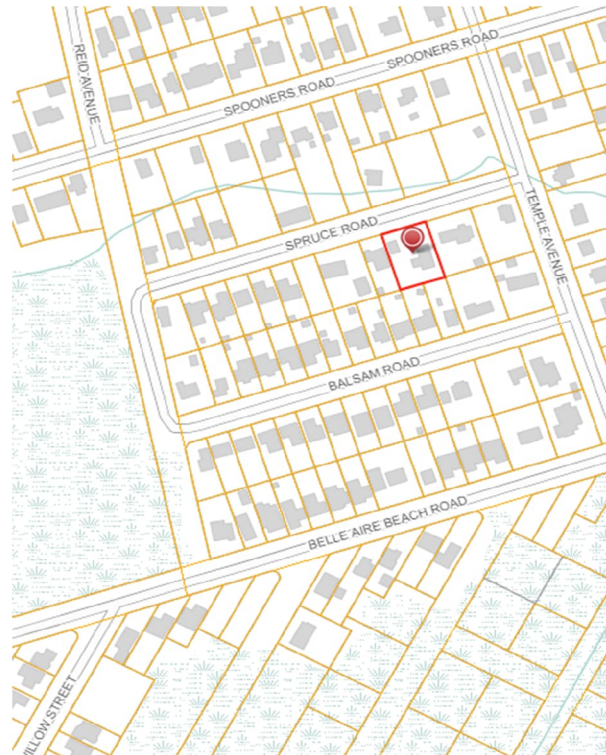
The applicant is proposing to construct a garage addition with an approximate height of 5.72m. The applicant is seeking relief from Section 3.3(f) of the Zoning By-law which permits a maximum height of 5 m for accessory structures.

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.

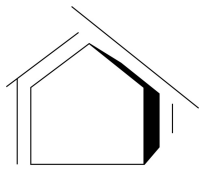
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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

Dated: **September 3, 2024**

Toomaj Haghshenas,
Secretary-Treasurer
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316



BLAIR DRAFTING & DESIGN

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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

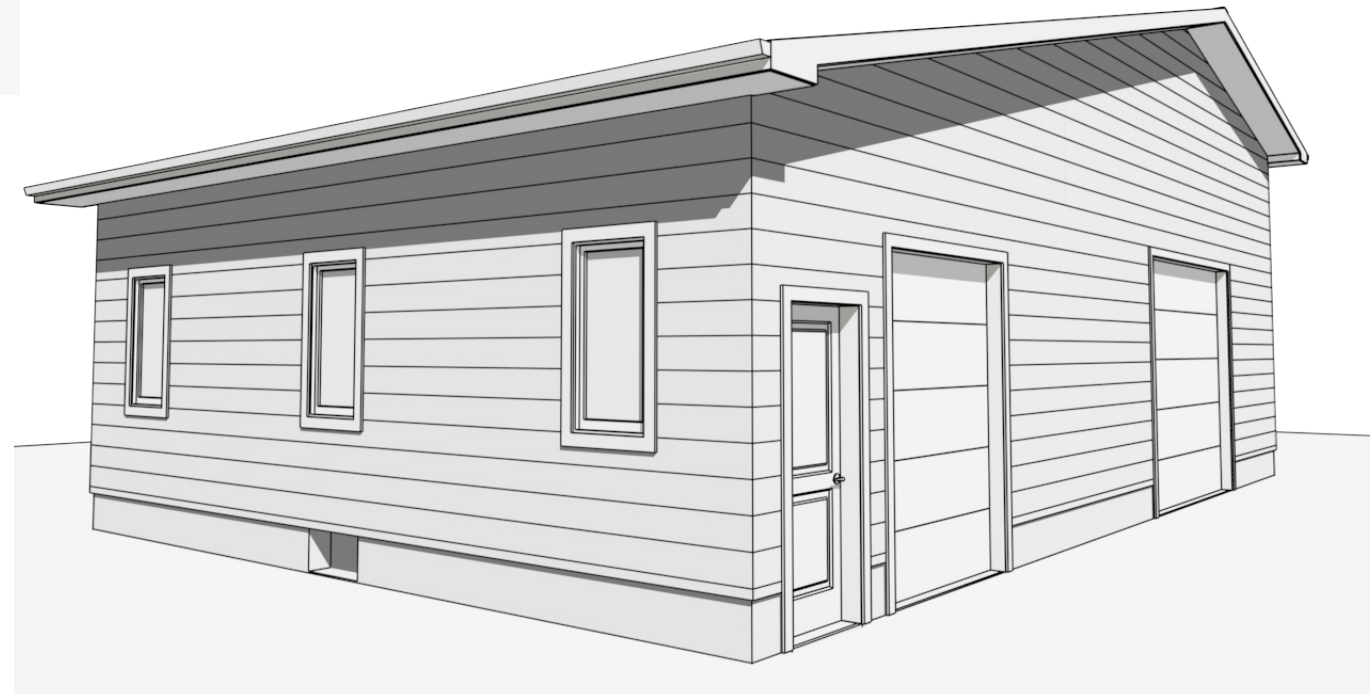
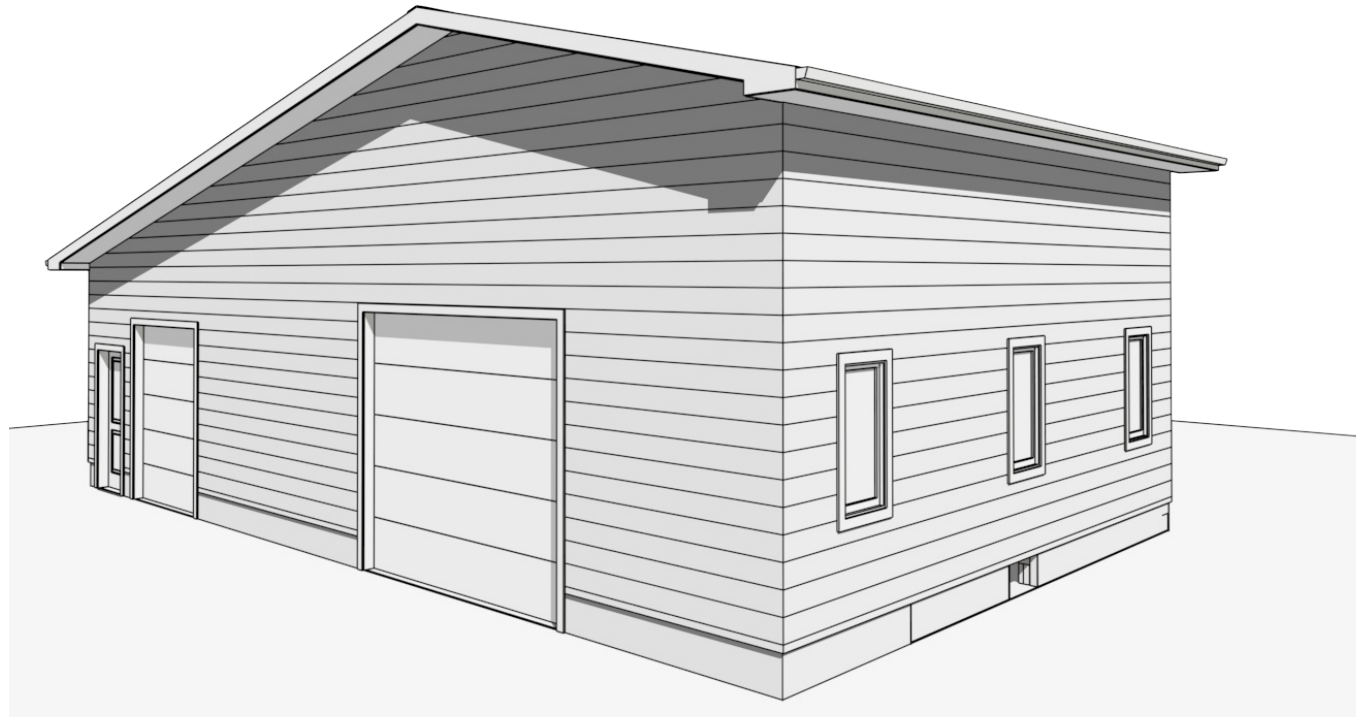
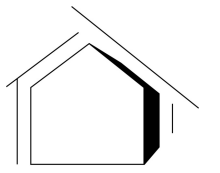


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7	ELEVATIONS
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THESE DRAWINGS ARE NOT APPROVED BY CONSTRUCTION BY BLAIR DRAFTING & DESIGN. ANY PRODUCT OF THESE DRAWINGS MUST BE REVIEWED AND STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER PRIOR TO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



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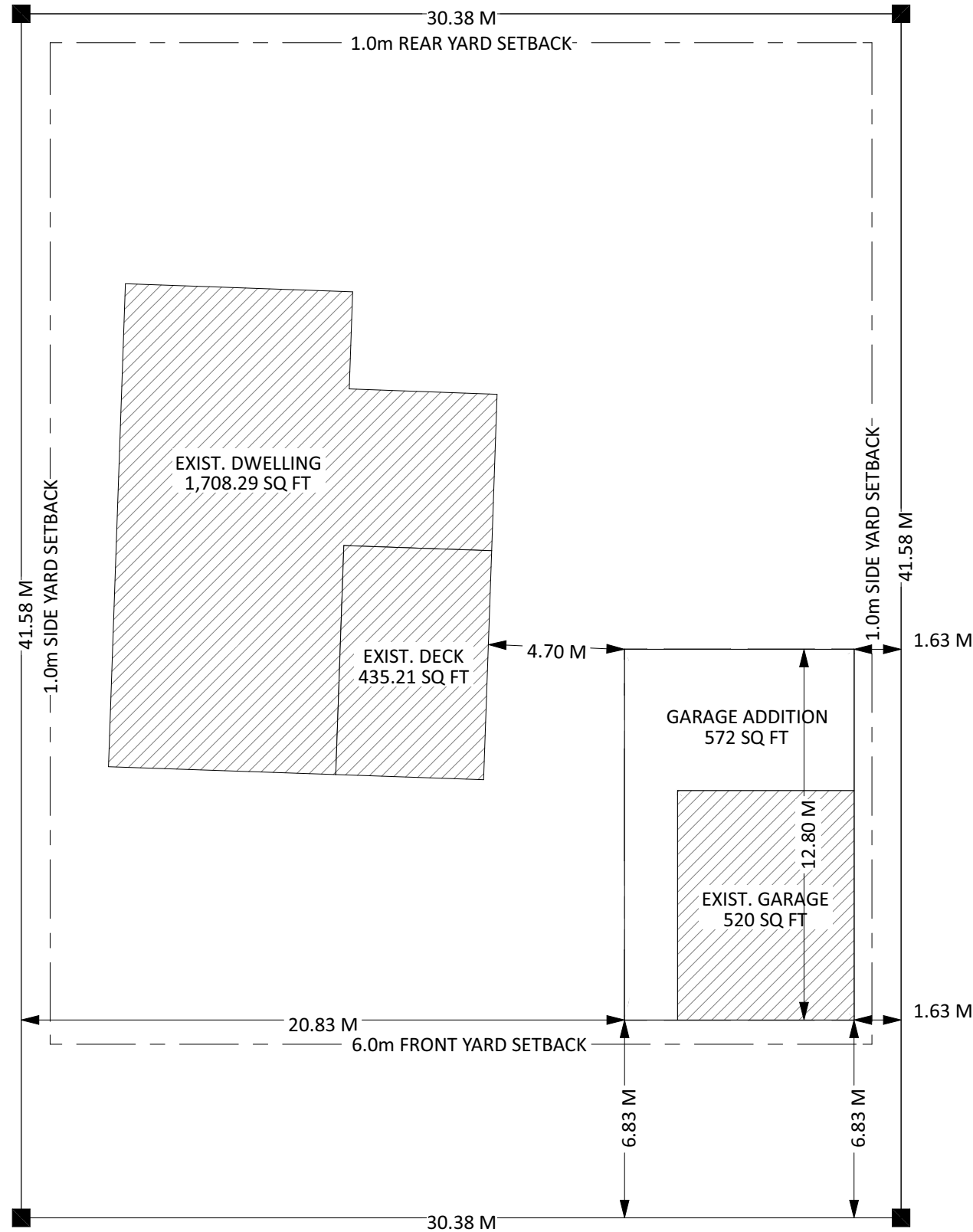
CURRIE GARAGE
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1055 SPRUCE ROAD
BELL EWART, ON

SITE PLAN
1:200 SCALE

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2 OF 8



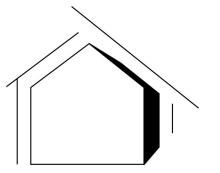
1055 SPRUCE ROAD, INNISFIL ZONING COMPLIANCE (R1)

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

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

S P R U C E R O A D

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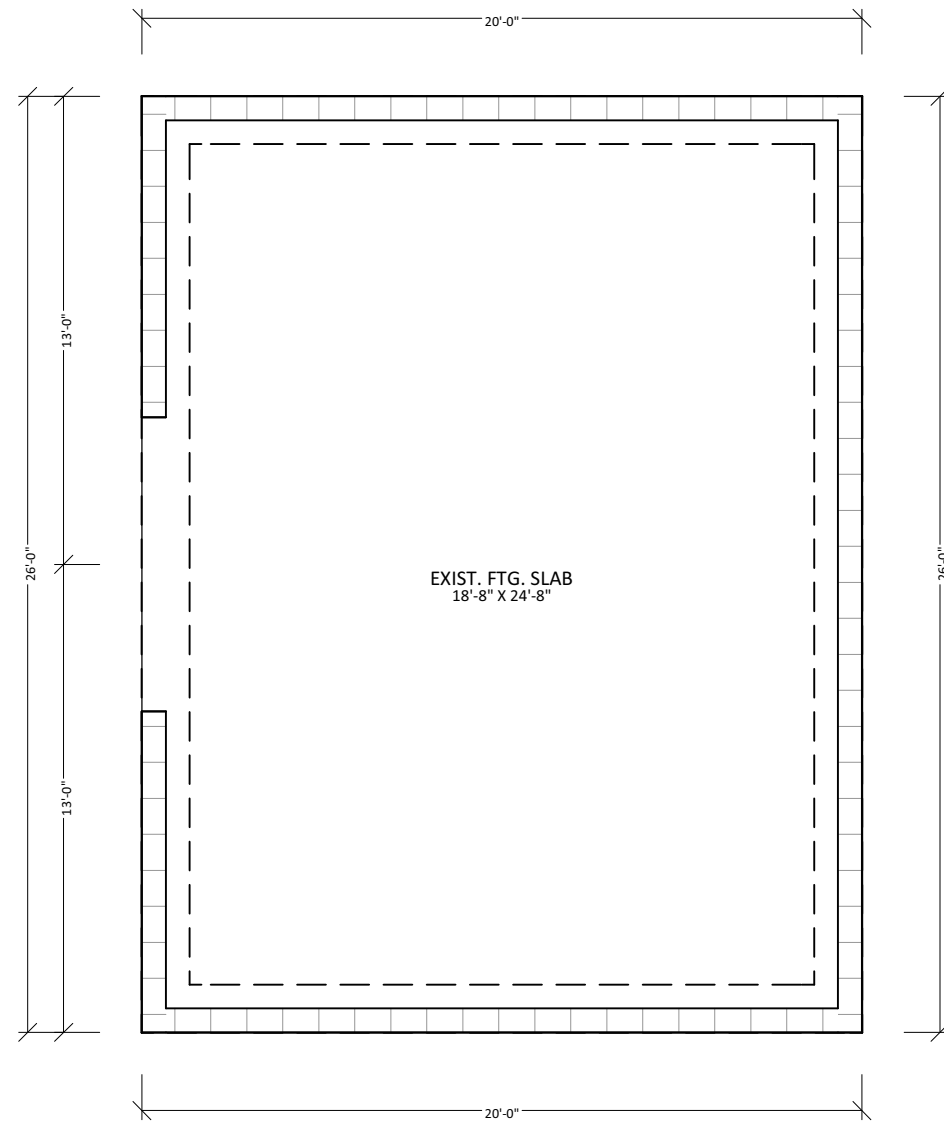
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BELL EWART, ON

AS-BUILT FLOOR PLANS

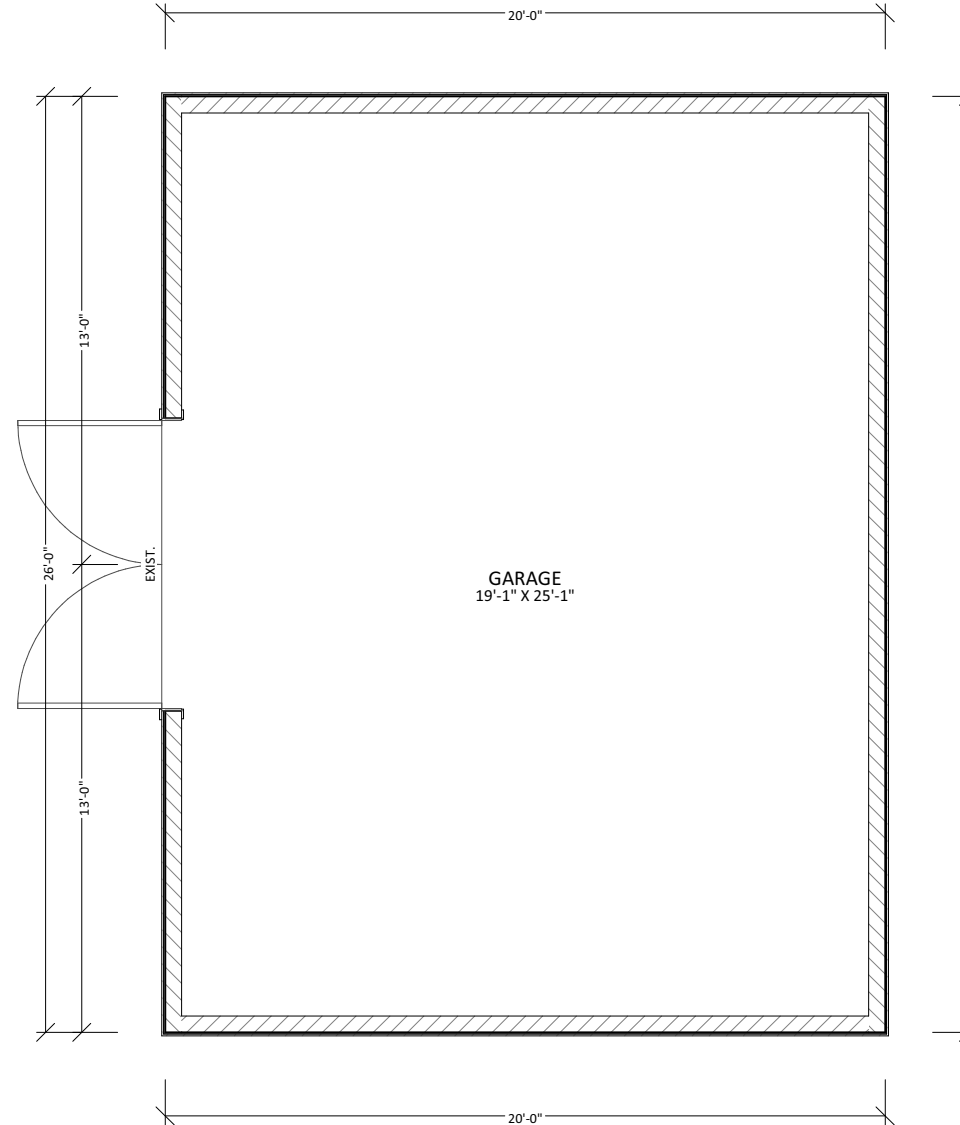
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FOUNDATION



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 **IBC 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 **IBC 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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- PROVIDE FULL DEPTH BLOCKING/FRAMING AT ALL POINT LOADS CONTINUED DOWN TO BEARING BELOW.

FOOTING, FOUNDATION & CONCRETE NOTES

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VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 24"
HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE LESS THAN 24"
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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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- WINDOW WELLS TO CONFORM TO **IBC 9.7.1.4** AND **9.14.6.3** AND DRAIN TO PERIMETER WEEPING TILE
- BEAM POCKETS AS PER **IBC 9.20** AND **9.23.3**

WALL ASSEMBLIES

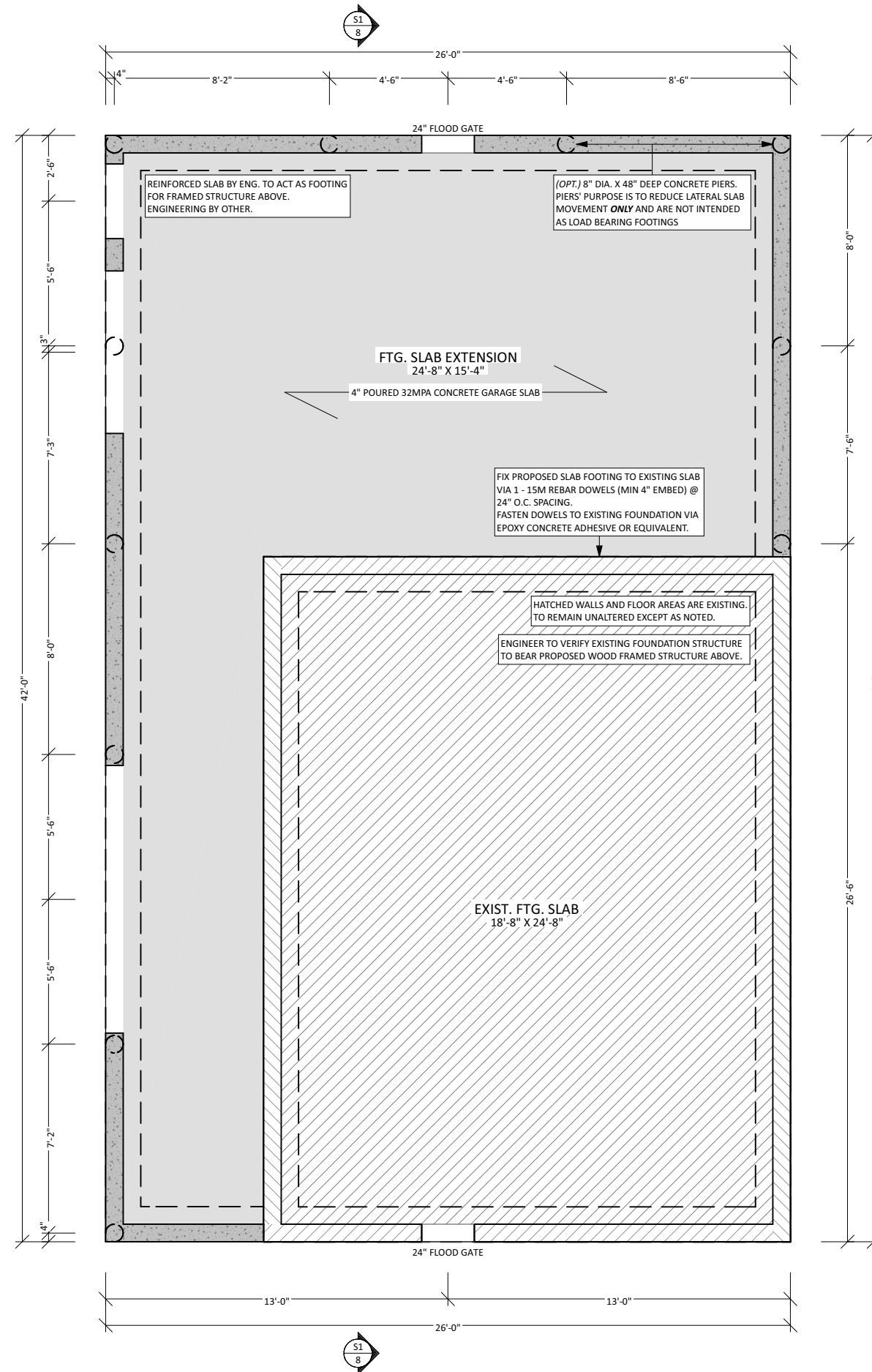
WALL W1A ASSEMBLY:

- 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

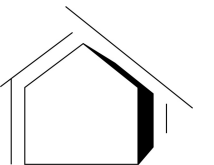
WALL W3A ASSEMBLY:

- 1/2" GYPSUM WALL BOARD
- LOAD BEARING 2X6 STUD WALL
- 1/2" GYPSUM WALL BOARD, TAPED & SANDED

SEE WALL SCHEDULE (P.9) FOR ASSEMBLY DETAILS



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CURRIE GARAGE RENOVATION
1055 SPRUCE ROAD
BELL Ewart, ON

FOUNDATION PLAN

DATE:
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SCALE:
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ANSI B PAGE FORMAT

SHEET
4 OF 8

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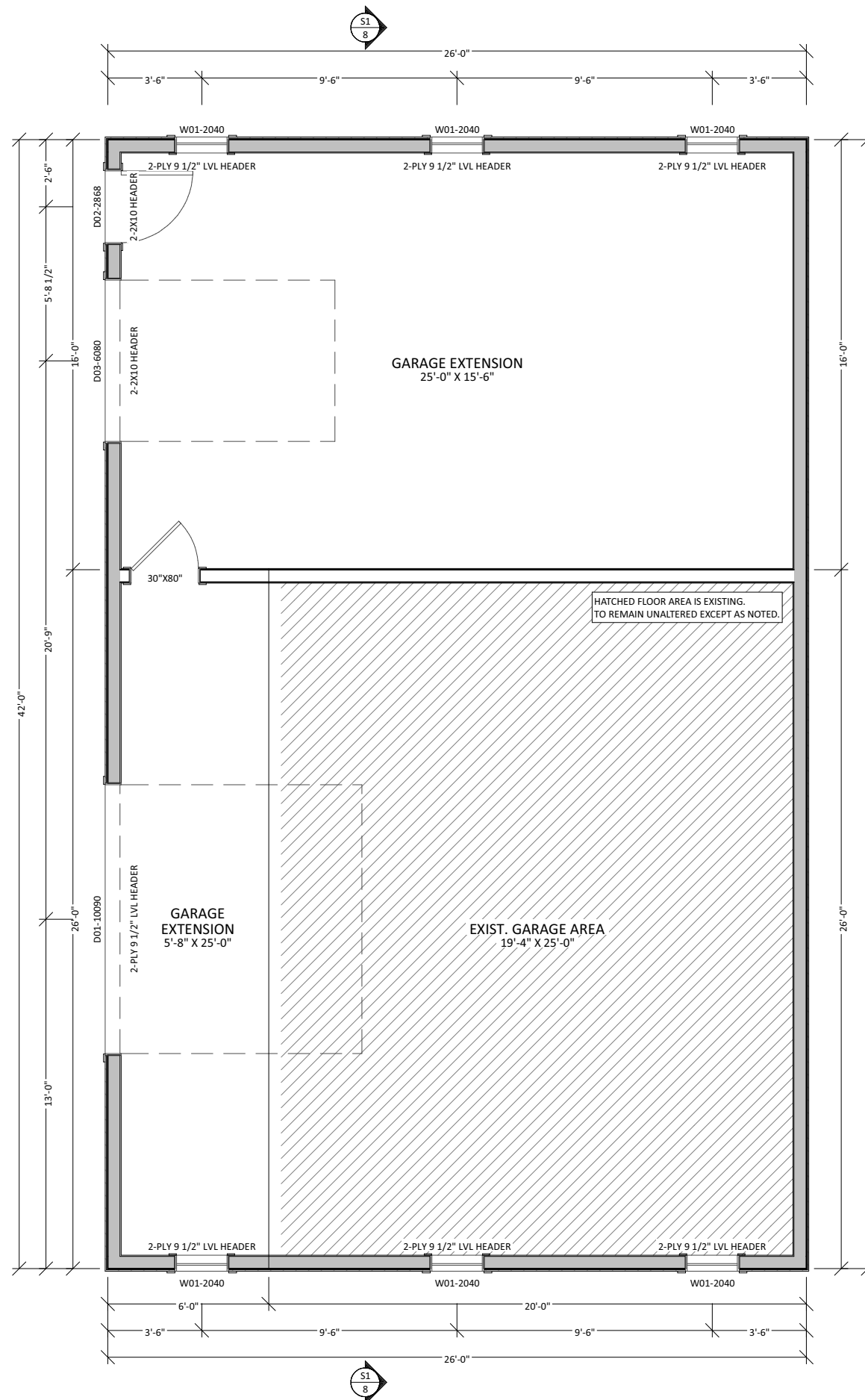
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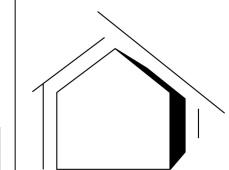
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LOAD BEARING 2X6 STUD WALL
1/2" GYPSUM WALL BOARD, TAPED & SANDED

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	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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CURRIE GARAGE RENOVATION
1055 SPRUCE ROAD
BELL Ewart, ON

MAIN FLOOR PLAN

DATE:
2024-05-27

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

SHEET
5 OF 8

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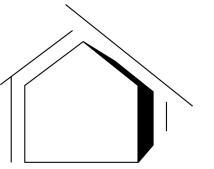
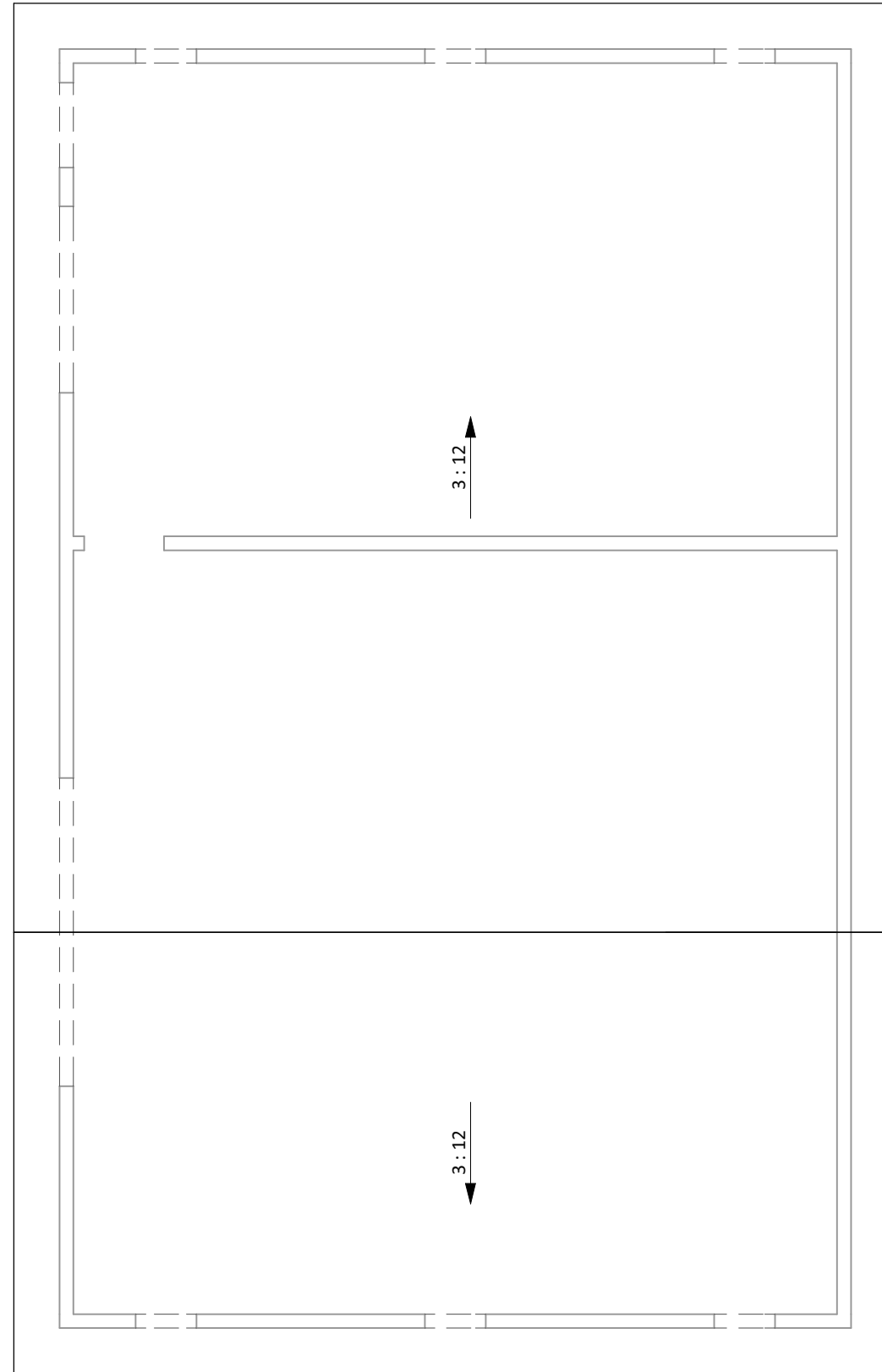
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 LOAD BEARING 2X6 STUD WALL
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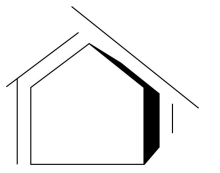
ROOF PLAN

DATE:
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SCALE:
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SHEET
6 OF 8

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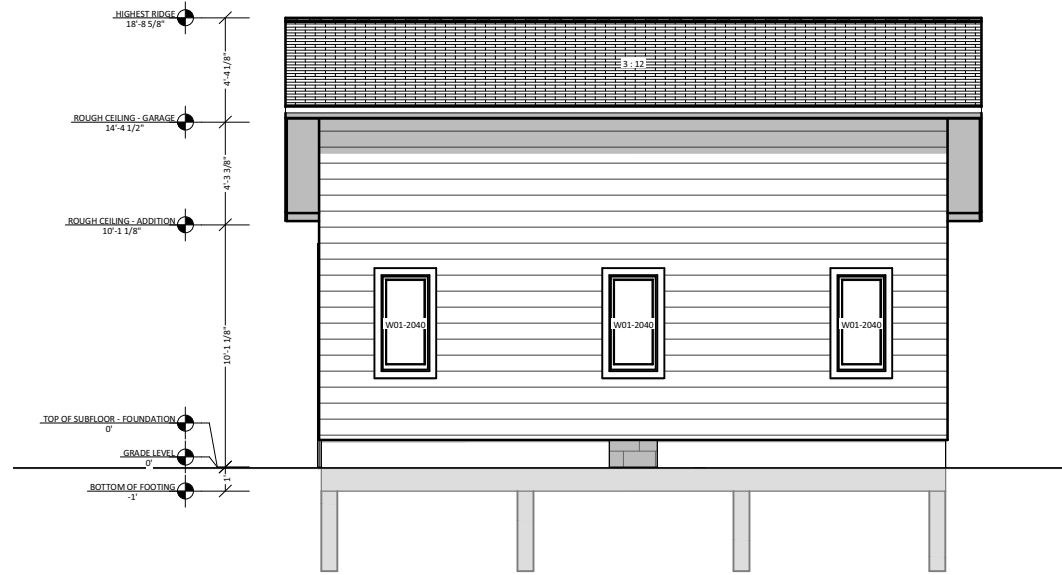
ELEVATIONS
1/8" = 1'-0" SCALE

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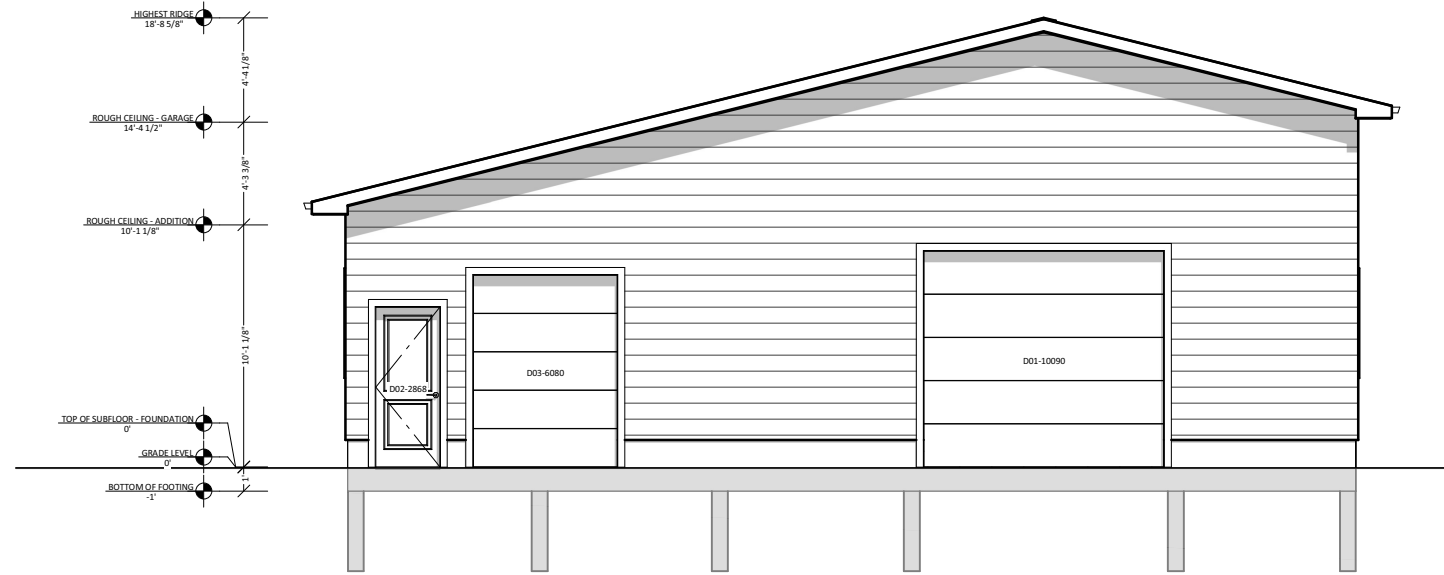
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ANSI B PAGE FORMAT

SHEET

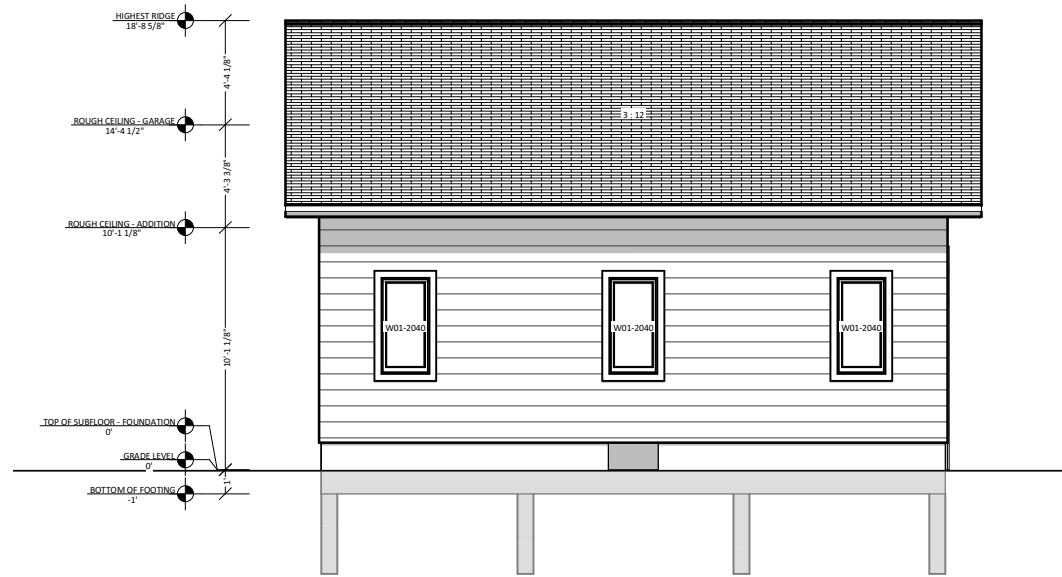
7 OF 8



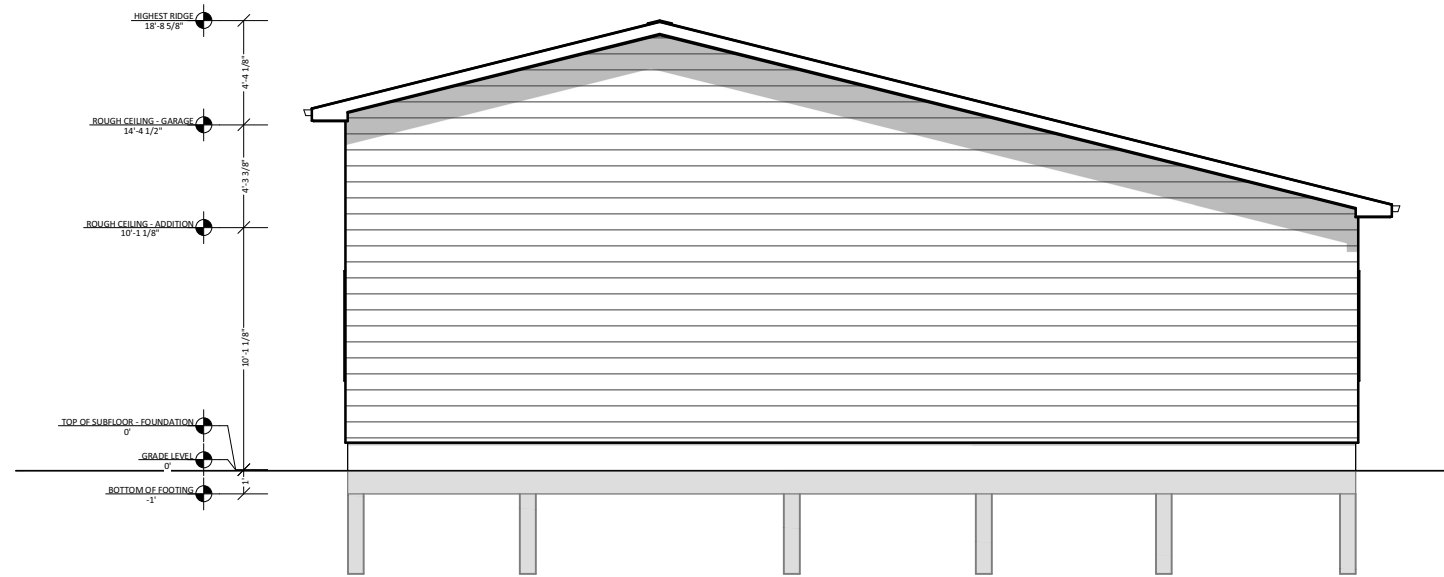
FRONT ELEVATION



LEFT ELEVATION

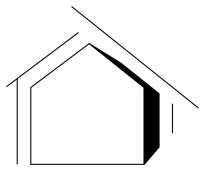


REAR ELEVATION



RIGHT ELEVATION

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BLAIR DRAFTING & DESIGN

BLAIR DRAFTING & DESIGN
(519) 993-2959
BlairDraftDesign@gmail.com

CURRIE GARAGE
RENOVATION
1055 SPRUCE ROAD
BELL EWART, ON

CROSS SECTION

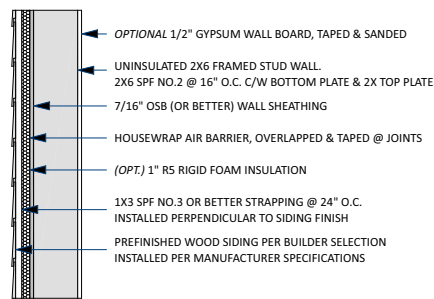
DATE:
2024-05-27

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

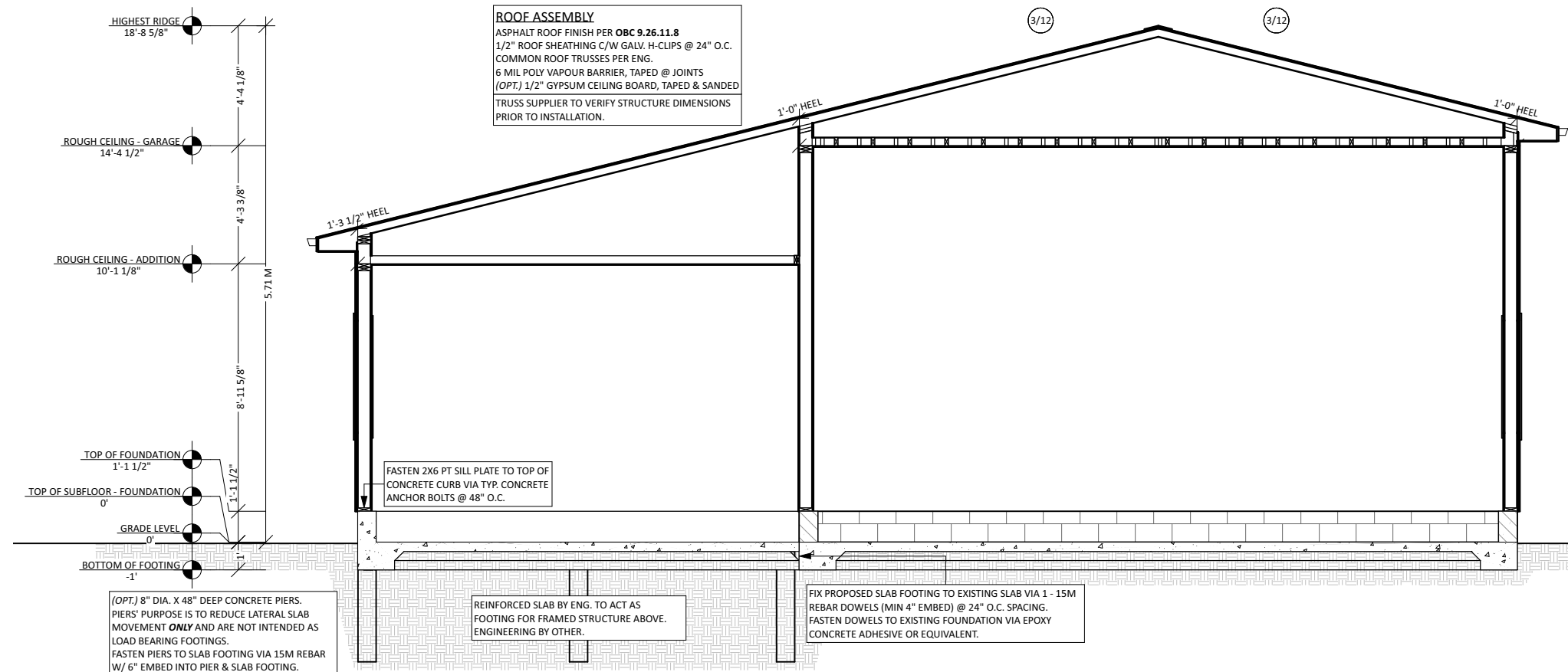
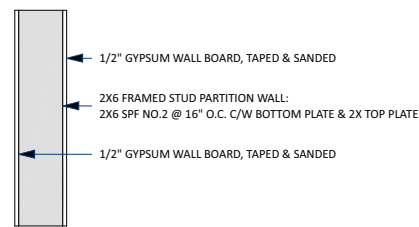
SHEET

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.

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.

(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.

CROSS SECTION S1

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