



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-034-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Lyndsey Tkaczuk, agent**, on behalf of **Lindsay and Colin Hutterer, 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 32 PT LOT 6 RP 51R17303 PART 1**, known municipally as **1 George Street (Unit B)** and is zoned “**Residential 3 Exception 1 (R3-1)**”.

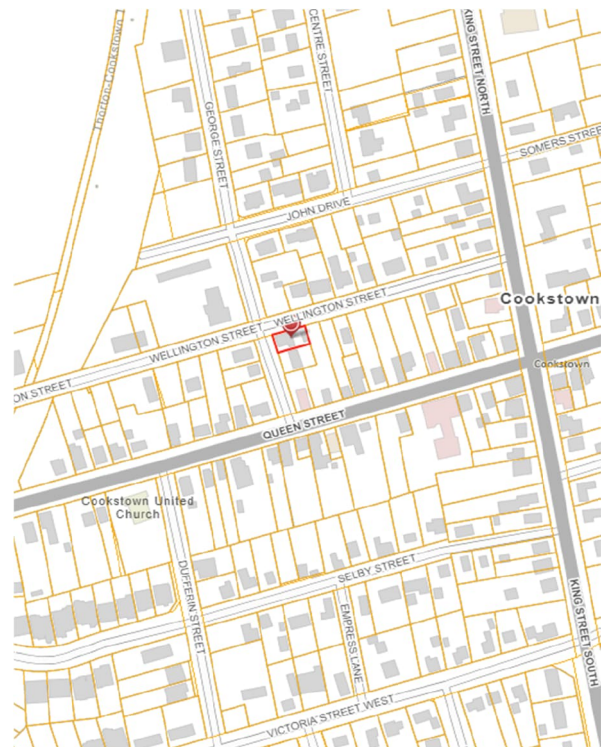
The applicant is proposing to construct a two-storey addition. The applicant is seeking relief from Section 3.27(a) of the Zoning By-law for the expansion of a legally existing, non-conforming use.

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
thagshenas@innisfil.ca
705-436-3710 ext. 3316



HUTTERER ADDITION

1 GEORGE ST. COOKSTOWN ON

**BAILEY
DESIGNS**
architecture + design

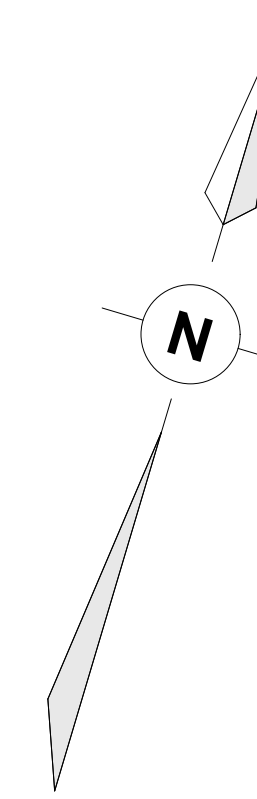
172 Dunlop St. W
Suite A
Barrie ON
L4N 1B3

LIST OF DRAWINGS:

- A1.0 FOUNDATION & MAIN FLOOR PLAN
- A1.1 SECOND FLOOR & ROOF PLAN
- A2.0 ELEVATIONS
- A3.0 CROSS SECTION & DETAILS
- A4.0 CONSTRUCTION NOTES

LEGEND

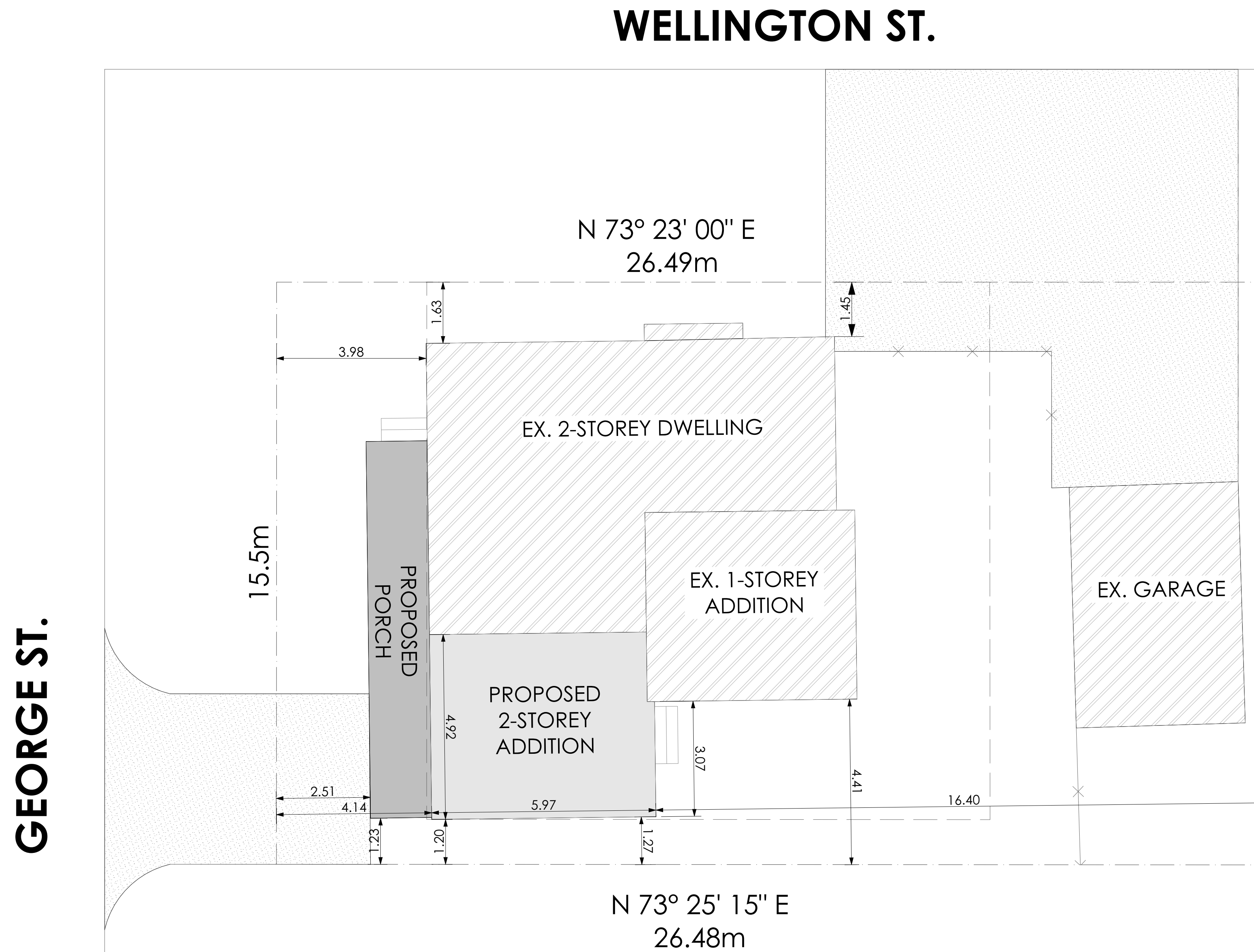
- EXISTING DRIVEWAY
- EXISTING STRUCTURES
- PROPOSED ADDITION
- PROPOSED PORCH
- PROPERTY BOUNDARY
- ZONING SETBACKS



LOT COVERAGE ANALYSIS	
EXISTING STRUCTURES	m²
TWO-STOREY DWELLING	97.8m ²
DETACHED GARAGE [FOOTPRINT]	28.9m ²
TOTAL EX. STRUCTURES	126.7m²
PROPOSED STRUCTURES	m²
ADDITION	29.0m ²
FRONT PORCH	16.4m ²
TOTAL PROP. STRUCTURES	45.4m²
LOT COVERAGE CALC.	m²
LOT AREA	411.0m ²
TOTAL LOT COVERAGE [ALL STRUCTURES]	172.1m²
LOT COVERAGE %	42.0%

ZONING PROVISIONS - (ZONING R3-1)

PROVISION	REQUIRED	PROPOSED
FRONT YARD - ADDITION	4.0m	4.14m
FRONT YARD - PORCH [ENCROACHMENT]	1.0m	2.5m
INT. SIDE YARD - ADDITION	1.2m	1.2m
EXT. SIDE YARD	Nil	N/A
REAR YARD	0.6m	16.4m
MAX. HEIGHT	10.0m	7.23m
MAX. LOT COVERAGE	48%	42%





(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

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 QUALIFICATIONS 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

LYNDSLEY TKACZUK 23127
 NAME SIGNATURE BCIN

BAILEY DESIGNS 31232
 FIRM NAME BCIN

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

INTEL SPANS		ROOF + 1 FLOOR	
TAKEN FROM:	SPAN	SIZE	
O.B.C. 2012	2'-9"	2'-2"x4"	
TABLE A-15	3'-10"	2'-2"x6"	
S.P.F. NO. 1 OR NO. 2 GRADE	4'-8"	2'-2"x8"	
NON-STRUCTURAL SHEATHING	5'-8"	2'-2"x10"	
SPECIFIED SNOW LOADS OF 2.5kPa	6'-5"	2'-2"x12"	
(TRIBUTARY WIDTH OF 4.7m MAX.)			

EXTERIOR WALLS		ROOF + 2 FLOORS	
ROOF ONLY		SPAN	SIZE
SPAN	SIZE	2'-7"	2'-2"x4"
3'-0"	2'-2"x4"	3'-8"	2'-2"x6"
4'-5"	2'-2"x6"	4'-4"	2'-2"x8"
5'-4"	2'-2"x8"	5'-3"	2'-2"x10"
6'-7"	2'-2"x10"	5'-11"	2'-2"x12"
7'-7"	2'-2"x12"		

*WHERE STRUCTURAL SHEATHING IS USED, INTEL SPANS MAY BE INCREASED BY 15%.

REVISIONS:

NO.	DESCRIPTION

SQUARE FOOTAGE SUMMARY:

PROPOSED ADDITION	AREA
CRAWLSPACE: (TO EXT. OF FNDN.)	306.71ft ² [28.50m ²]
MAIN FLOOR: (TO EXT. OF STUD)	306.71ft ² [28.50m ²]
SECOND FLOOR: (TO EXT. OF STUD)	306.91ft ² [28.80m ²]
COVERED PORCH: (TO EDGE OF DECK)	186.21ft ² [17.30m ²]



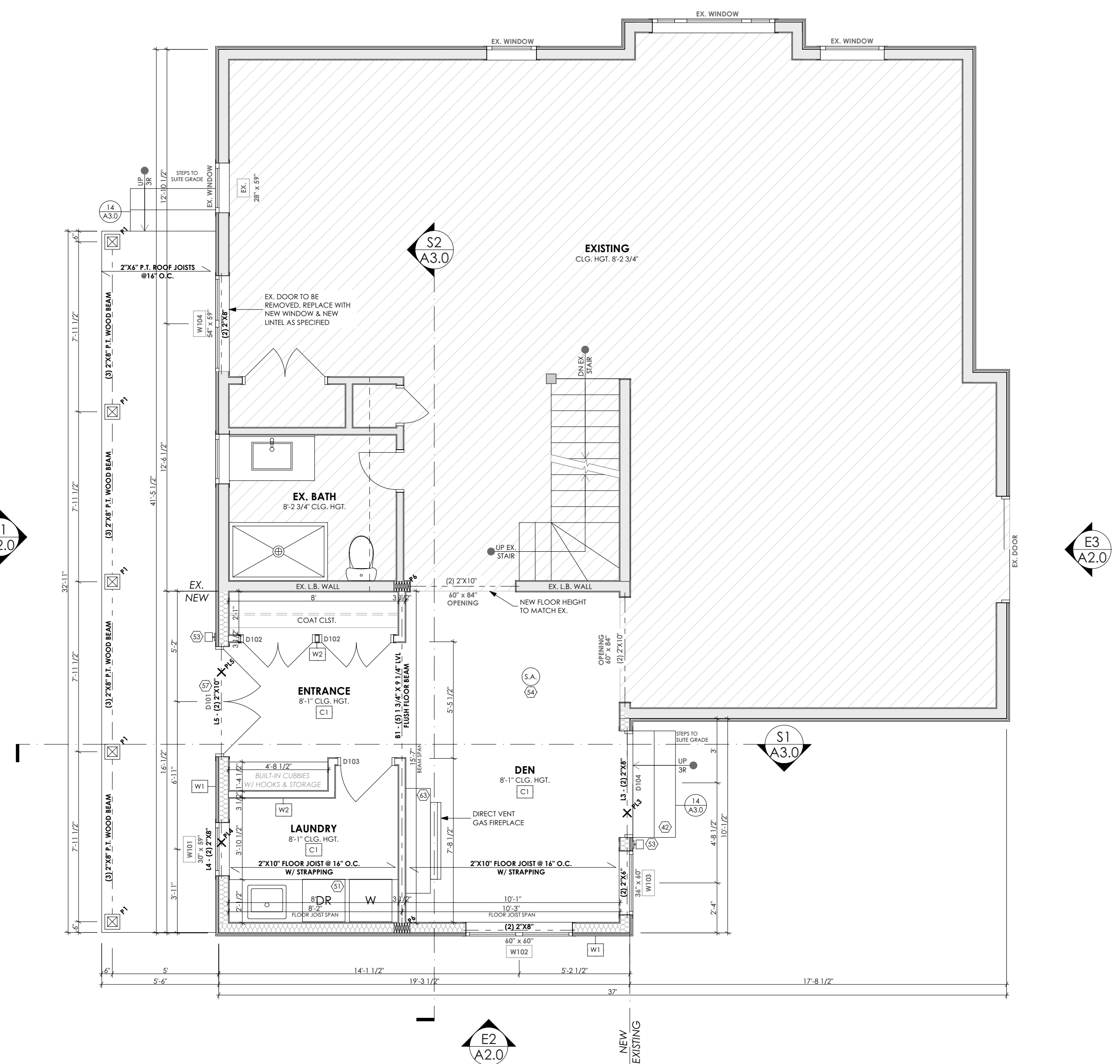
172 DUNLOP STREET WEST, SUITE A
 BARRIE, ONTARIO, L4N 1B3
 705-725-0229
 INFO@BAILEYDESIGNS.CA

PROJECT NAME:
HUTTERER ADDITION
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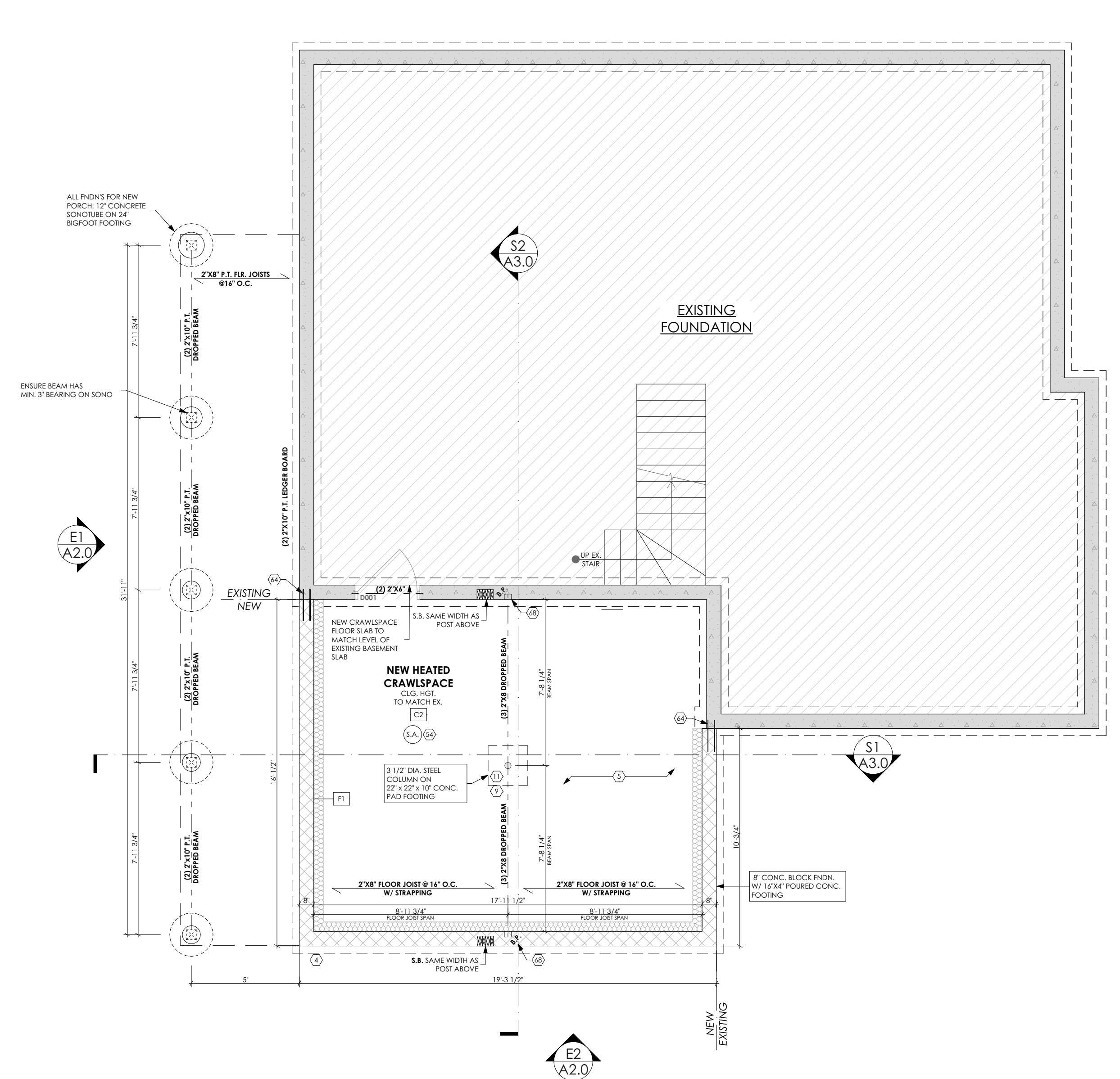
DRAWING TITLE:
FOUNDATION & MAIN FLOOR PLAN

DATE:
 July 2, 2024
 DRAWN BY:
 S. GOUR
 CHECKED BY:
 LKDT BCIN # 23127

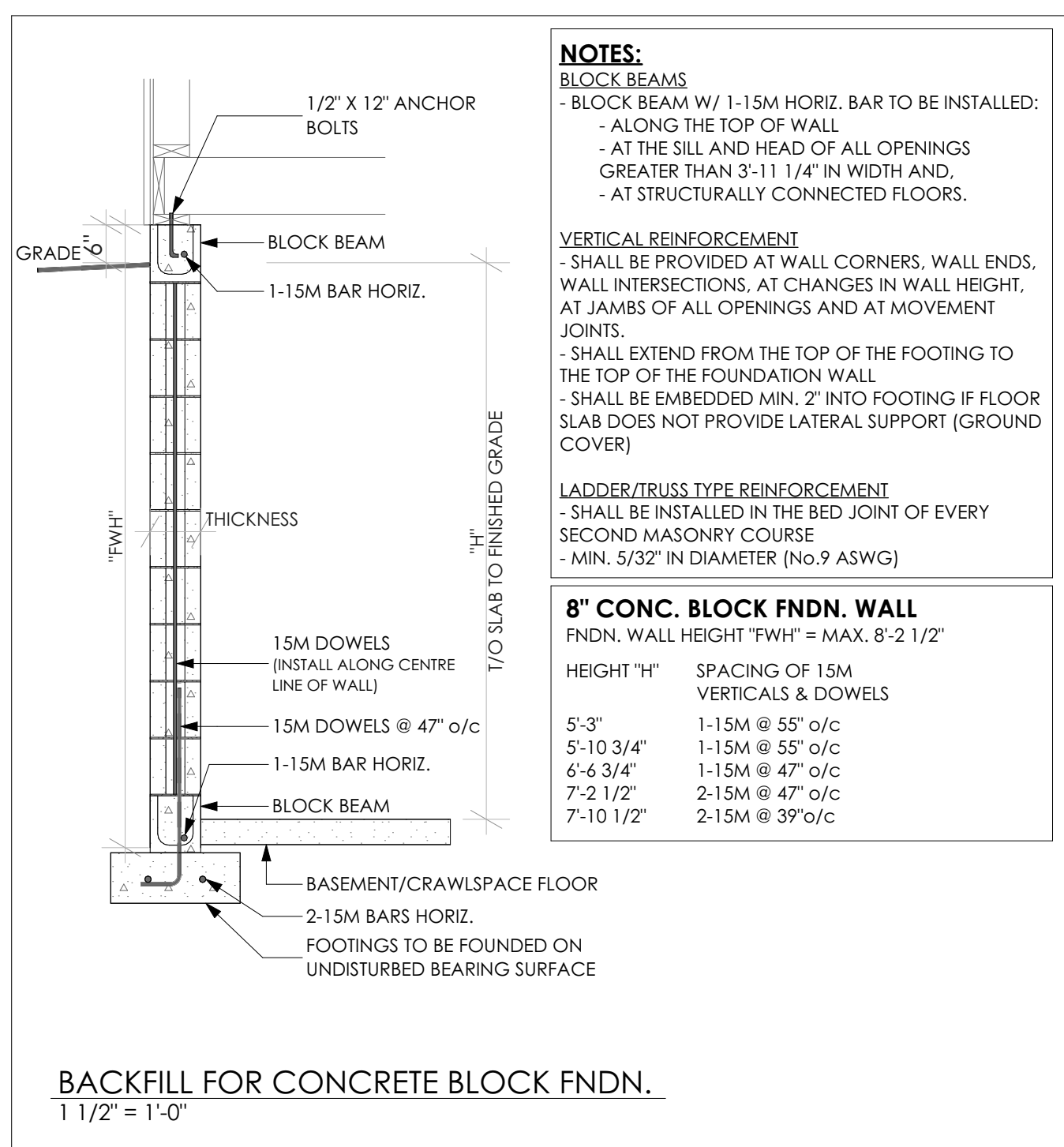
PROJECT NUMBER:
 DRAWING NUMBER:
A1.0



2 MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



NOTES:
BLOCK BEAMS
 - BLOCK BEAM W/ 1-15M HORIZ. BAR TO BE INSTALLED:
 - ALONG THE TOP OF WALL
 - AT THE SILL AND HEAD OF ALL OPENINGS
 GREATER THAN 3'-11 1/4" IN WIDTH AND,
 - AT STRUCTURALLY CONNECTED FLOORS.

VERTICAL REINFORCEMENT
 - SHALL BE PROVIDED AT WALL CORNERS, WALL ENDS,
 WALL INTERSECTIONS, AT CHANGES IN WALL HEIGHT,
 AT JAMBS OF ALL OPENINGS AND AT MOVEMENT
 JOINTS.
 - SHALL EXTEND FROM THE TOP OF THE FOOTING TO THE
 TOP OF THE FOUNDATION WALL
 - SHALL BE EMBEDDED MIN. 2" INTO FOOTING IF FLOOR
 SLAB DOES NOT PROVIDE LATERAL SUPPORT (GROUND
 COVER)

LADDER/TRUSS TYPE REINFORCEMENT
 - SHALL BE INSTALLED IN THE BED JOINT OF EVERY
 SECOND MASONRY COURSE
 - MIN. 5/32" IN DIAMETER (No.9 ASWG)

8" CONC. BLOCK FNDN. WALL
 FNDN. WALL HEIGHT "FWH" = MAX. 8'-2 1/2"
 HEIGHT "H" SPACING OF 15M
 VERTICALS & DOWELS

5'-3"	1-15M @ 55" o/c
5'-10 3/4"	1-15M @ 55" o/c
6'-6 3/4"	1-15M @ 47" o/c
7'-2 1/2"	2-15M @ 47" o/c
7'-10 1/2"	2-15M @ 39" o/c

8" CONC. BLOCK FNDN. WALL
 FNDN. WALL HEIGHT "FWH" = MAX. 8'-2 1/2"
 HEIGHT "H" SPACING OF 15M
 VERTICALS & DOWELS

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7'-10 1/2"	2-15M @ 39" o/c

1/2" x 12" ANCHOR BOLTS
 BLOCK BEAM
 1-15M BAR HORIZ.
 THICKNESS
 1/2" TO FINISHED GRADE
 15M DOWELS (INSTALL ALONG CENTRE LINE OF WALL)
 15M DOWELS @ 47" o/c
 1-15M BAR HORIZ.
 BLOCK BEAM
 BASEMENT/CRAWLSPACE FLOOR
 2-15M BARS HORIZ.
 FOOTINGS TO BE FOUND ON UNDISTURBED BEARING SURFACE

BACKFILL FOR CONCRETE BLOCK FNDN.
 1 1/2" = 1'-0"

DOOR SCHEDULE

DOOR TAG	WIDTH X HEIGHT	DESCRIPTION	QUANTITY
D001	36"x60"	INT. HOLLOW CORE	1
D101	62"x80"	DBL. EXT. DOOR W/ WEATHER STRIPPING	1
D102	42"x80"	DBL. INT. HOLLOW CORE CLST. DOORS	2
D103	32"x80"	INT. HOLLOW CORE	1
D104	60"x80"	EXT. SLIDING PATIO DOOR W/ WEATHER STRIPPING	1
D201	32"x80"	INT. HOLLOW CORE	1
D202	32"x80"	INT. HOLLOW CORE	1
D203	60"x80"	DBL. INT. HOLLOW CORE CLST. DOORS	2
D204	48"x80"	DBL. INT. HOLLOW CORE CLST. DOORS	1
D205	30"x80"	INT. HOLLOW CORE	1

WINDOW SCHEDULE

WINDOW TAG	WIDTH X HEIGHT	DESCRIPTION	QUANTITY
W101	30"x59"	CASEMENT	1
W102	60"x60"	SLIDER	1
W103	36"x60"	FIXED	1
W104	54"x59"	SLIDER	1
W201	96"x48"	LEFT CASEMENT, MIDDLE FIXED, RIGHT CASEMENT	1
W202	48"x42"	SLIDER	1
W203	60"x48"	SLIDER	1

WALL LEGEND:

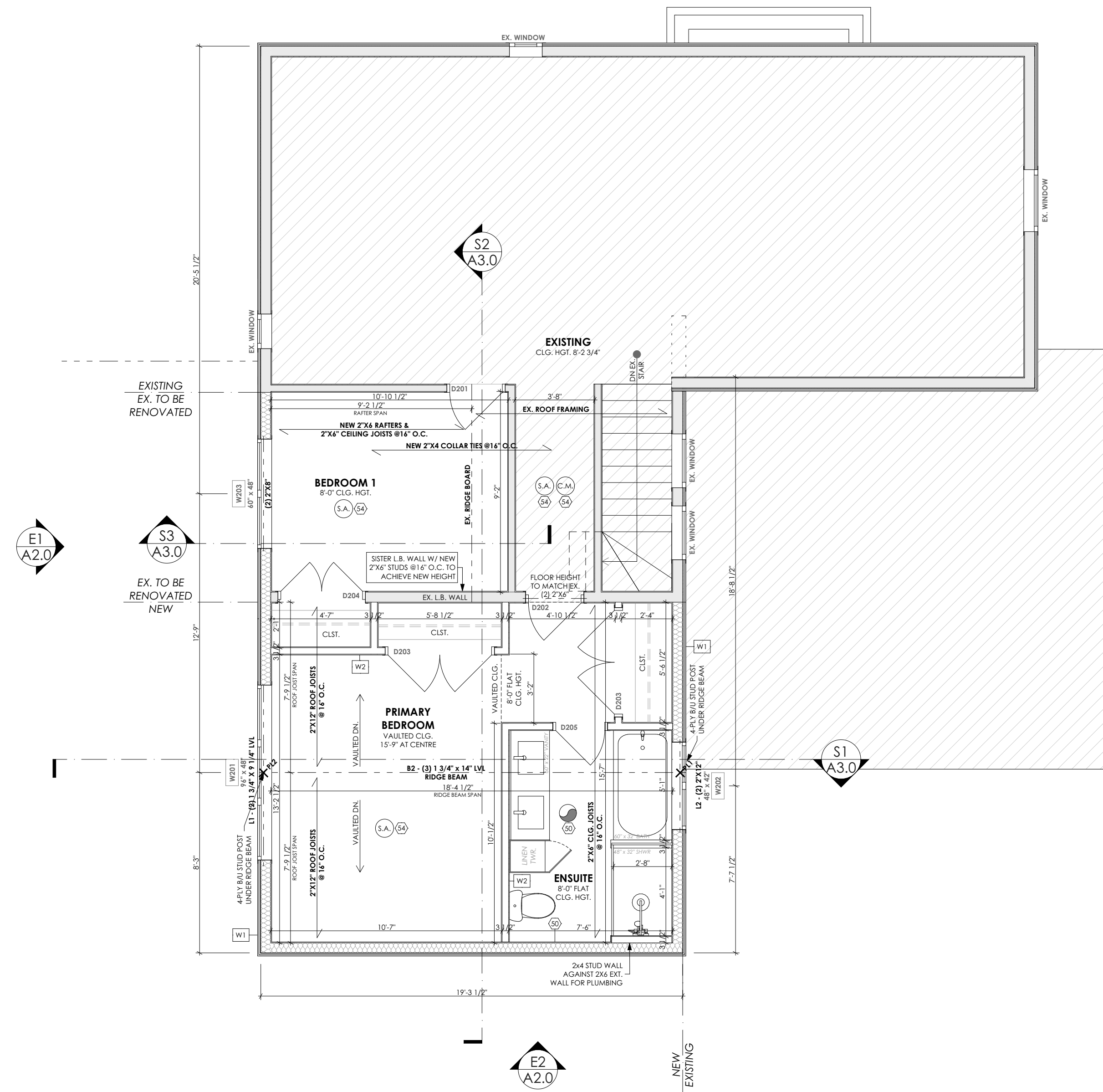
W1		NEW EXTERIOR WALL W/ SIDING
W2		EX. EXTERIOR WALL W/ SIDING
		NEW INTERIOR STUD WALL
		EX. INTERIOR STUD WALL
F1		NEW 8" CONC. BLOCK WALL FOUNDATION
		EX. FOUNDATION WALL

POST SCHEDULE:

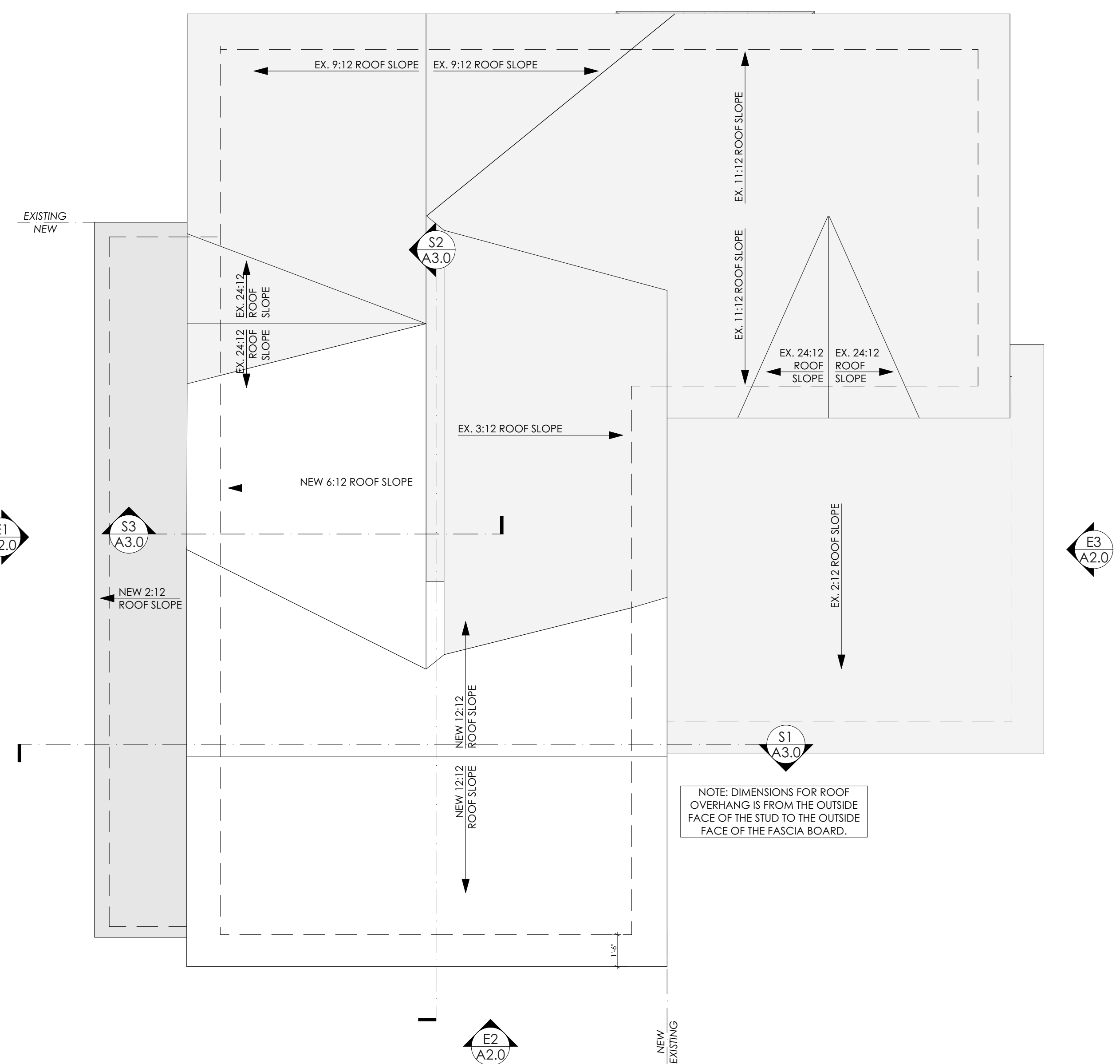
	SOLID 4"X4" WOOD POST	(14)
	PRESSURE TREATED 4"X4" WOOD POST	
	4 PLY BUILT UP STUD POST	

POINT LOAD CALCS:

P1	DEAD: 1060lbs LIVE: 0 SNOW: 2861lbs
P2	DEAD: 1506lbs LIVE: 0 SNOW: 2861lbs
P3	DEAD: 403lbs LIVE: 0 SNOW: 999lbs
P4	DEAD: 440lbs LIVE: 0 SNOW: 1553lbs
P5	DEAD: 440lbs LIVE: 0 SNOW: 1553lbs



1 SECOND FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



2 ROOF PLAN
A1.1 SCALE: 1/4" = 1'-0"

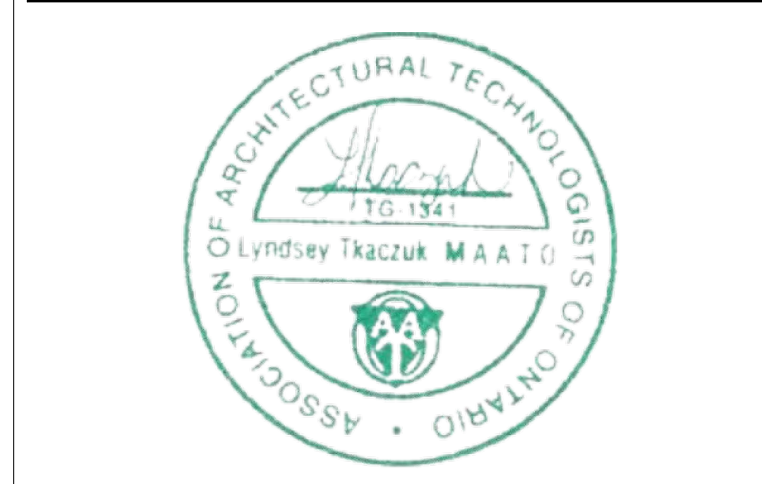
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W103	36" x 60"	FIXED	1
W104	54" x 59"	SLIDER	1
W201	96" x 48"	LEFT CASEMENT, MIDDLE FIXED, RIGHT CASEMENT	1
W202	48" x 42"	SLIDER	1
W203	60" x 48"	SLIDER	1

WALL LEGEND:	
W1	NEW EXTERIOR WALL W/ SIDING
W2	NEW INTERIOR STUD WALL
F1	NEW 8" CONC. BLOCK WALL FOUNDATION
	EX. FOUNDATION WALL

POST SCHEDULE:	
1	SOLID 6"X6" WOOD POST
2	PRESSURE TREATED 6"X6" WOOD POST
3	CLAD W/ EXT. GRADE COLUMN WRAP AS PER OWNER'S SELECTION
4	4 PLY BUILT-UP STUD POST

POINT LOAD CALCS:	
P1	DEAD: 1040lbs LIVE: 1500lbs SNOW: 2841lbs
P2	DEAD: 1500lbs LIVE: 1500lbs SNOW: 2841lbs
P3	DEAD: 403lbs LIVE: 1500lbs SNOW: 999lbs
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172 DUNLOP STREET WEST, SUITE A
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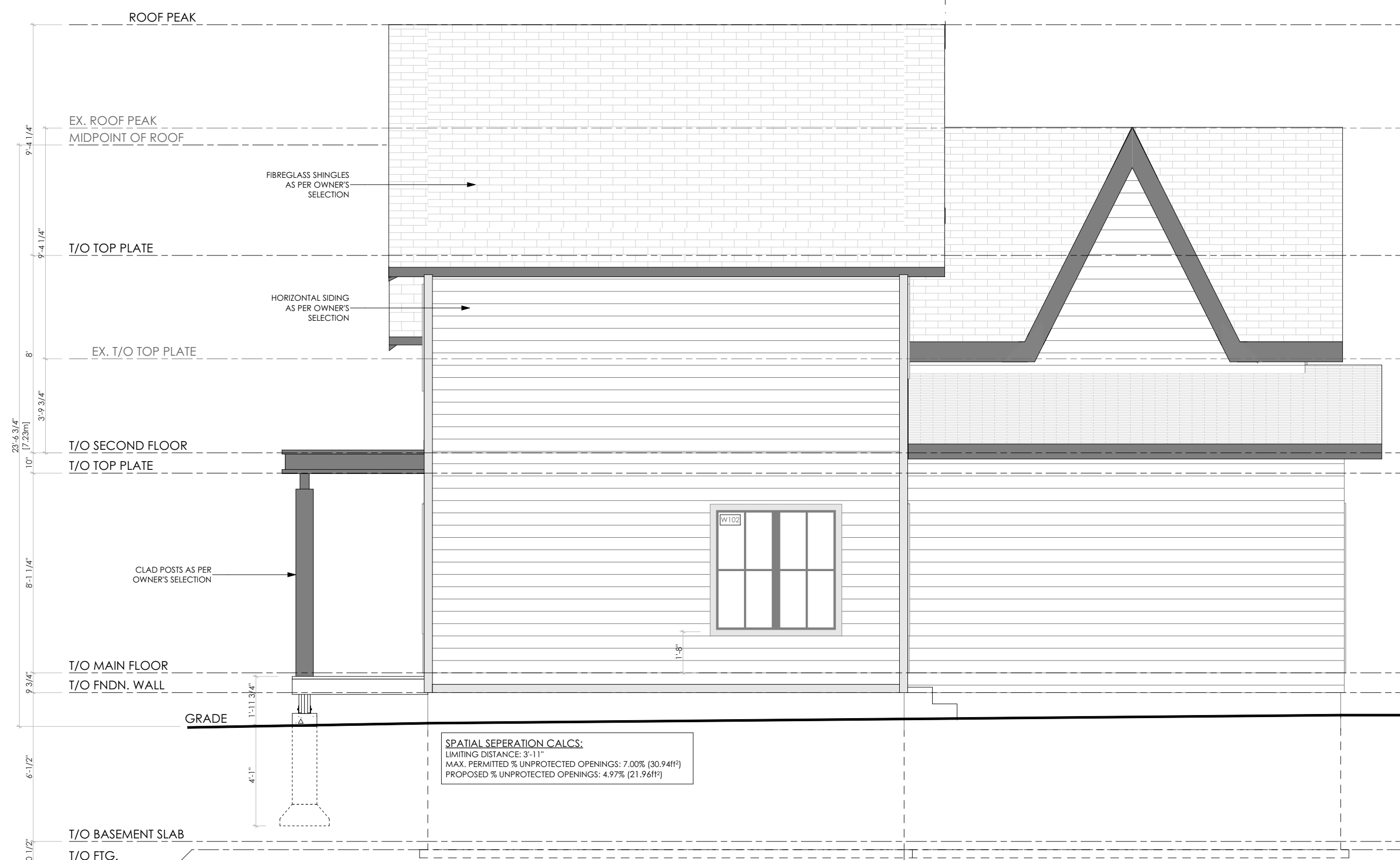
PROJECT NAME:
 HUTTERER ADDITION
 1 GEORGE ST.
 COOKSTOWN, ON

DRAWING TITLE:
 SECOND FLOOR & ROOF PLAN

DATE: July 2, 2024	PROJECT NUMBER:
DRAWN BY: S. GOUR	DRAWING NUMBER: A1.1
CHECKED BY: LKDT BCIN # 23127	



E1 FRONT ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



E2 FRONT ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



E3 FRONT ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



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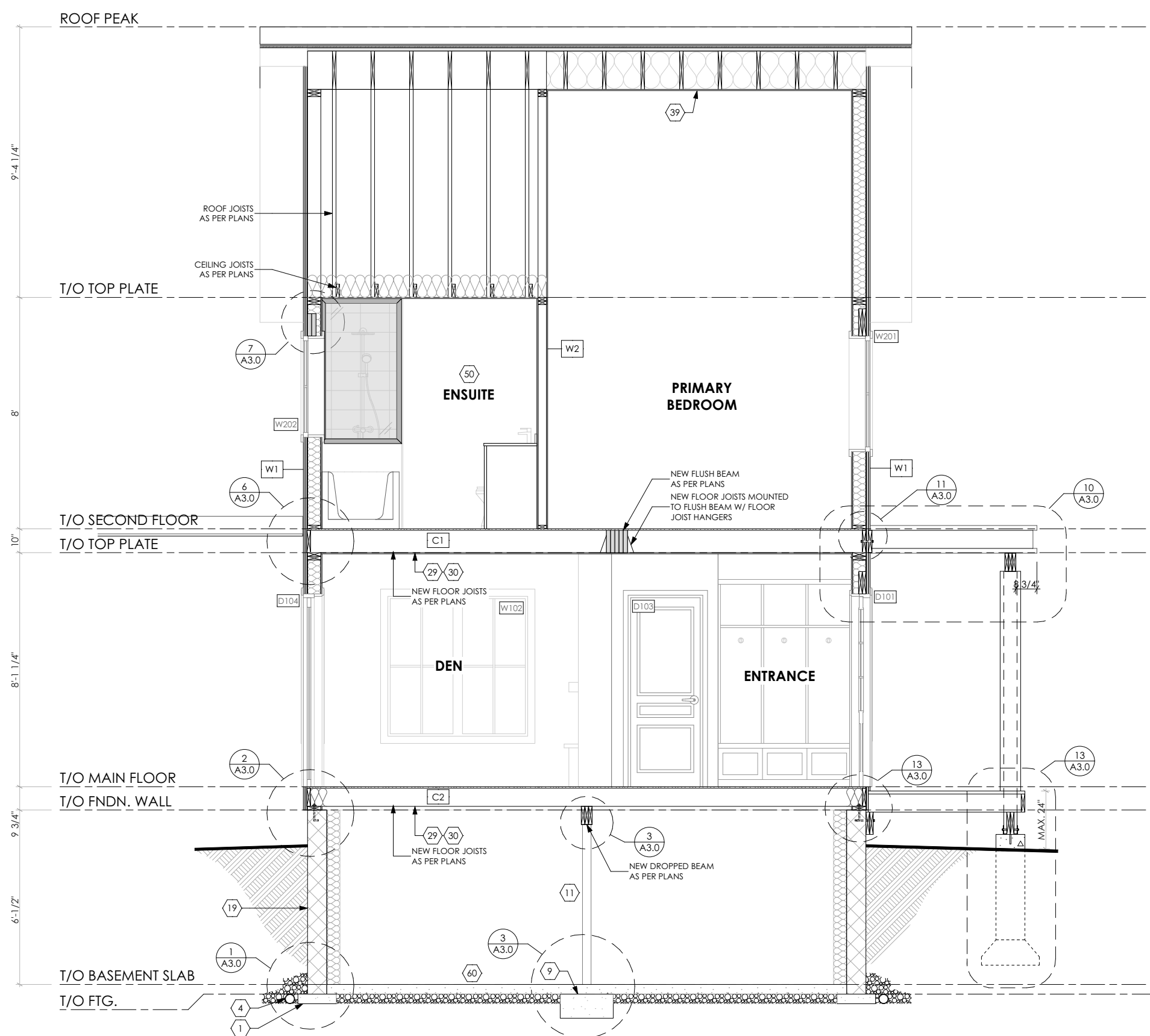


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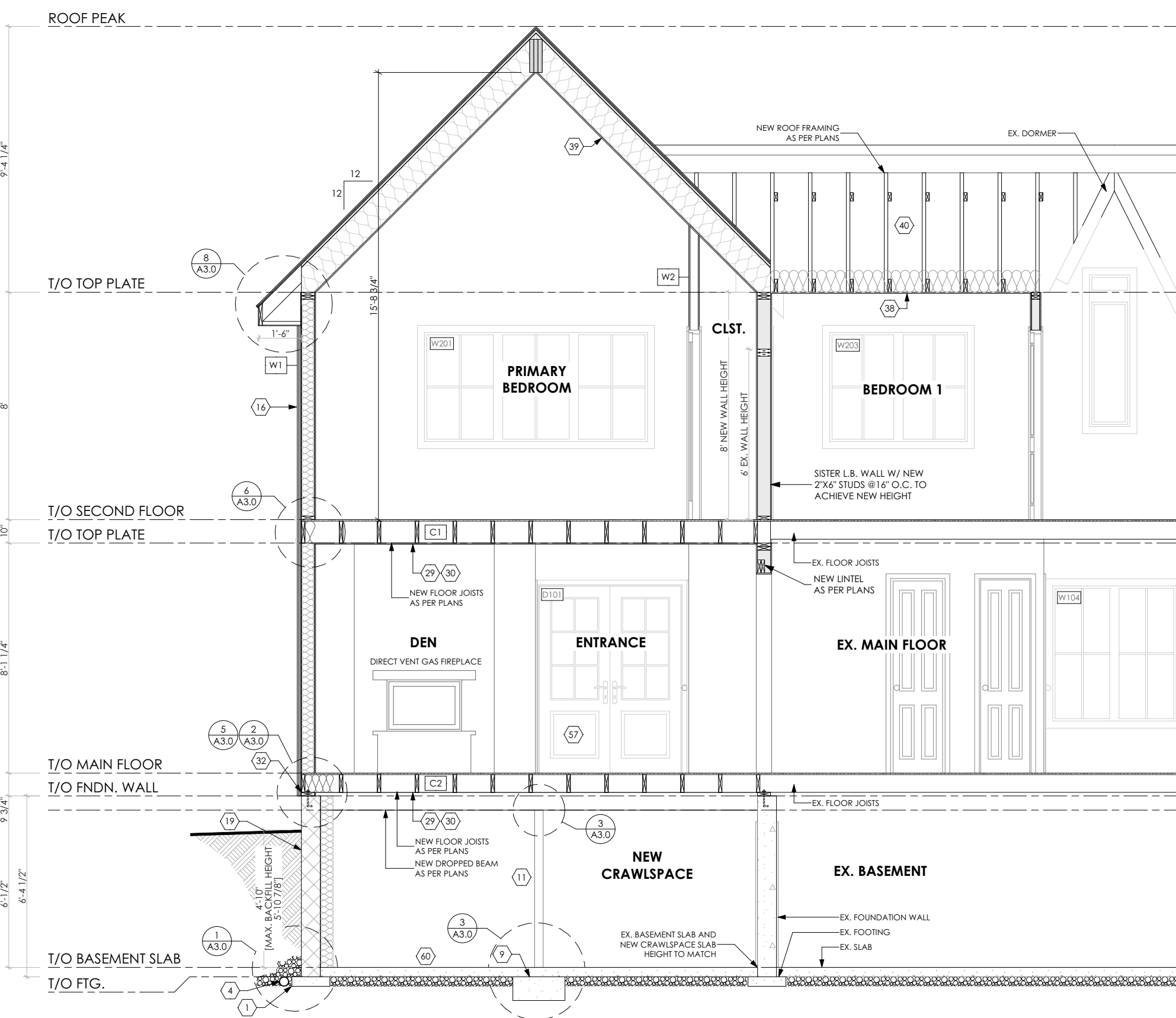
PROJECT NAME:
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DRAWING TITLE:
ELEVATIONS

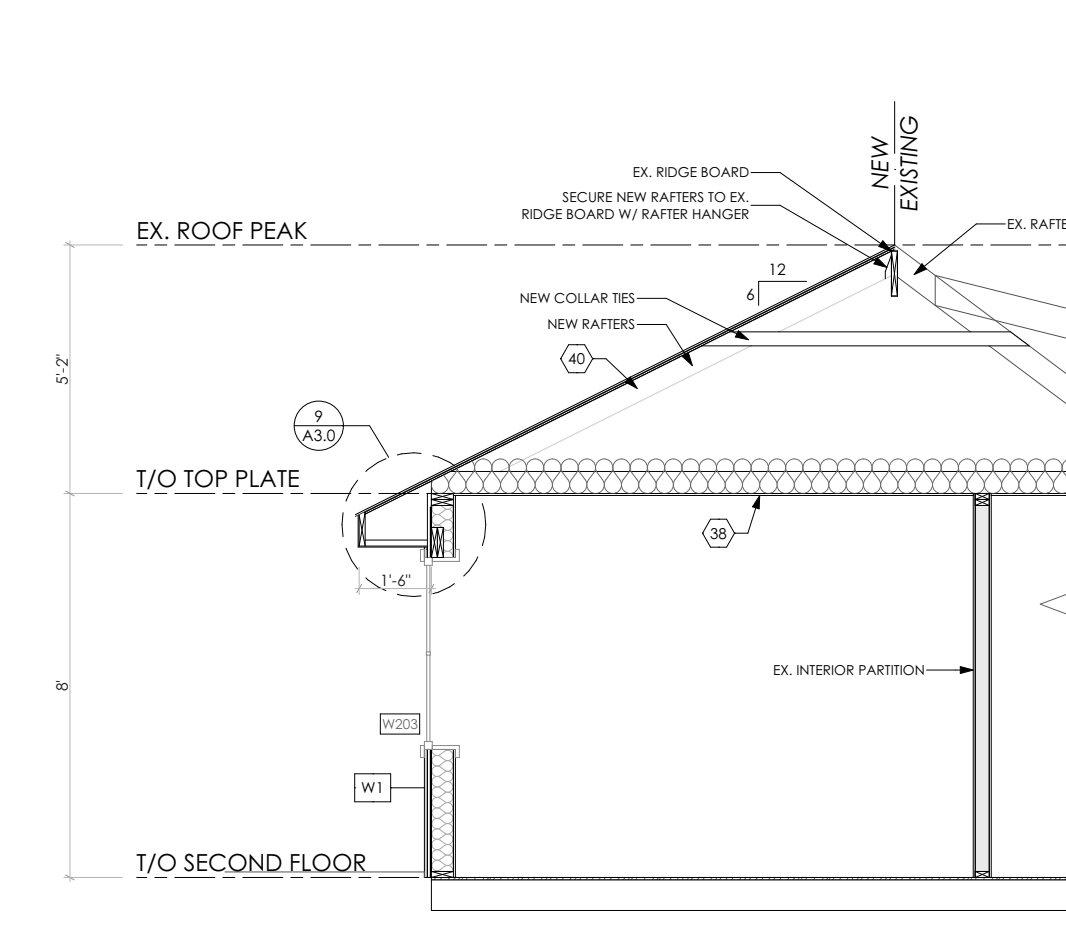
DATE: July 2, 2024	PROJECT NUMBER:
DRAWN BY: S. GOUR	DRAWING NUMBER: A2.0
CHECKED BY: LKDT BCIN # 23127	



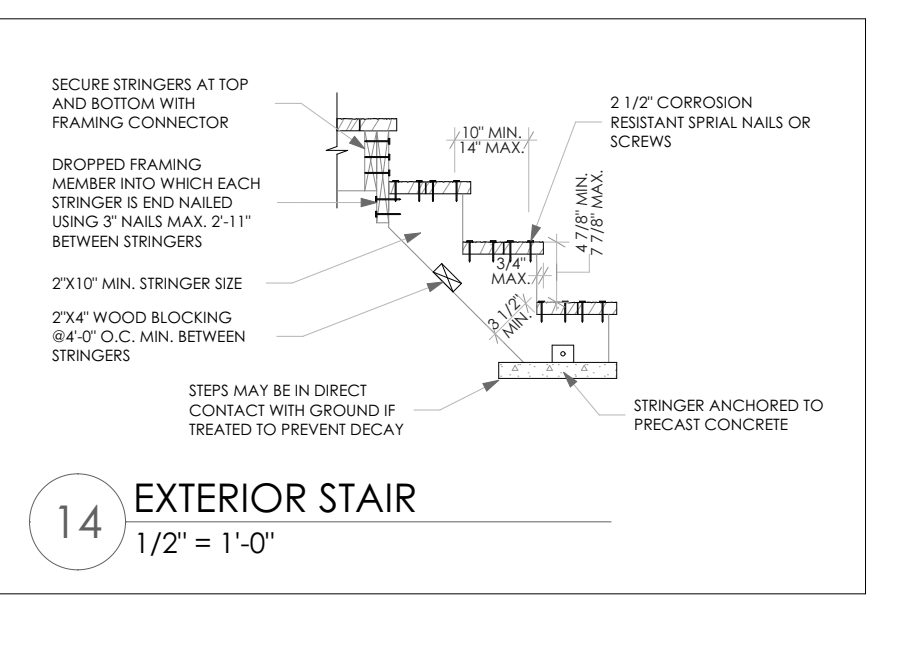
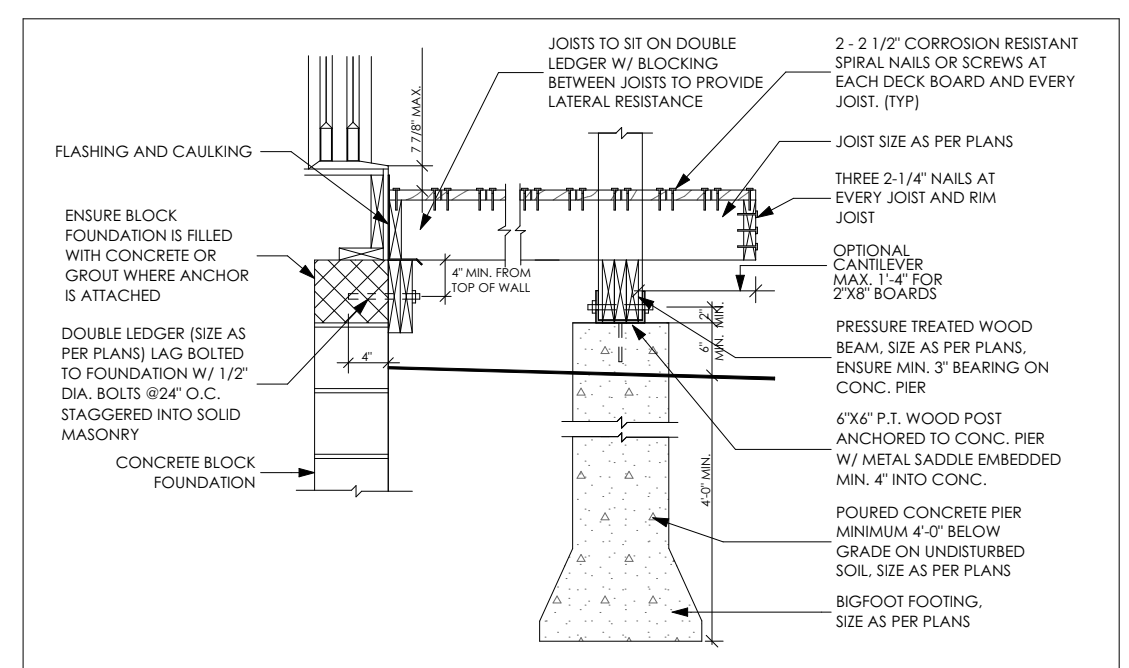
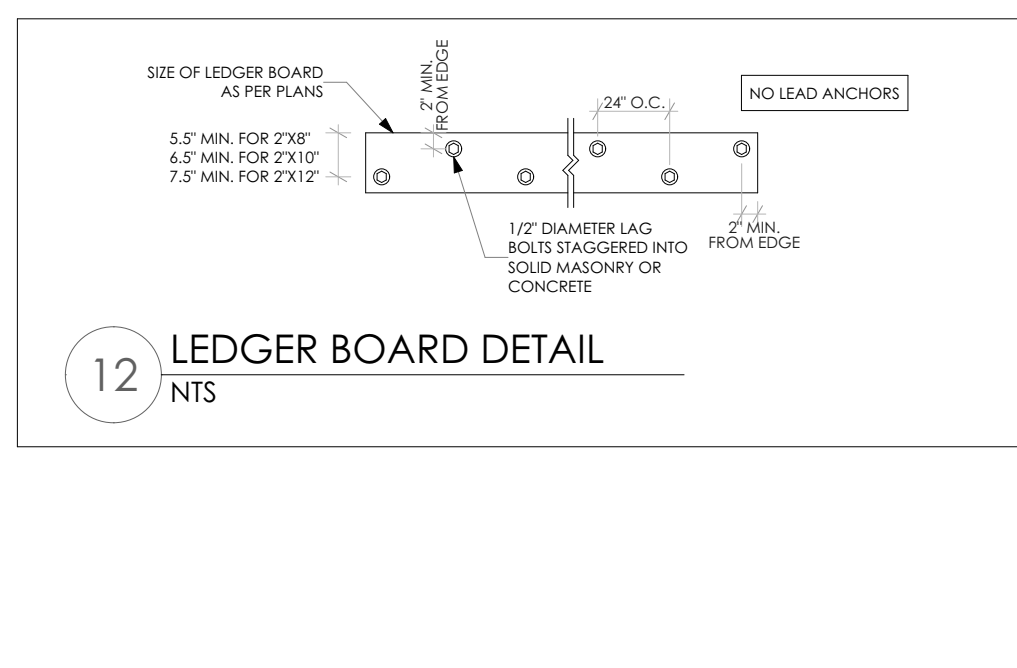
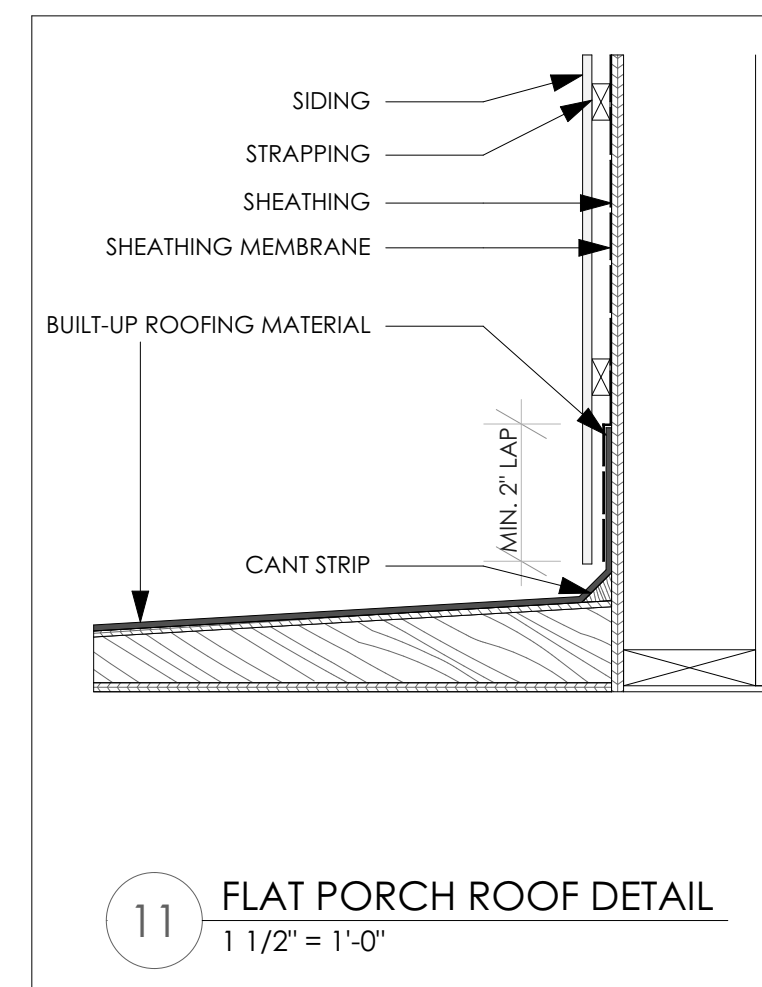
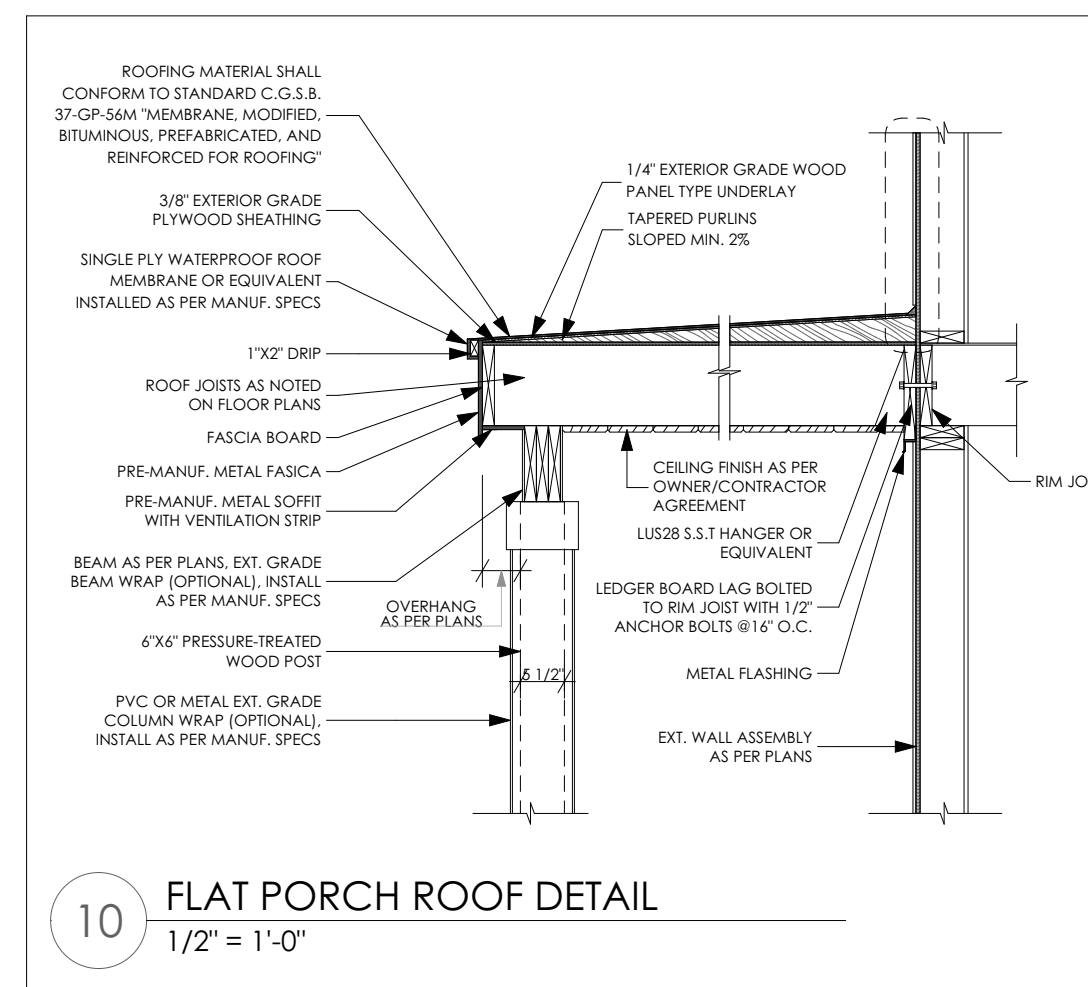
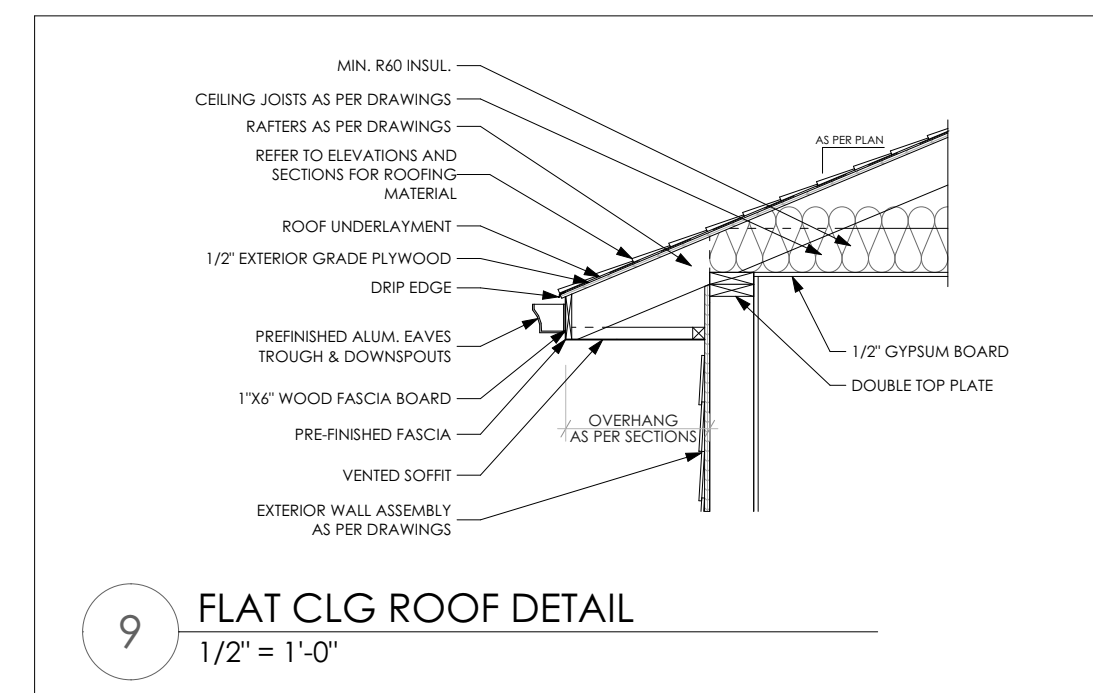
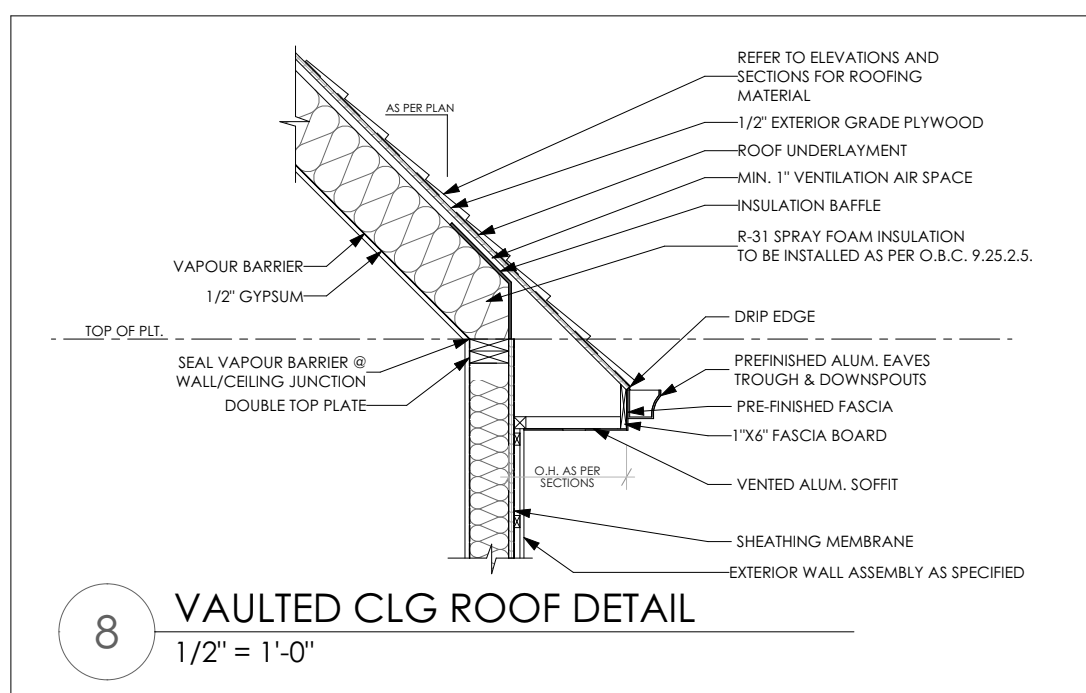
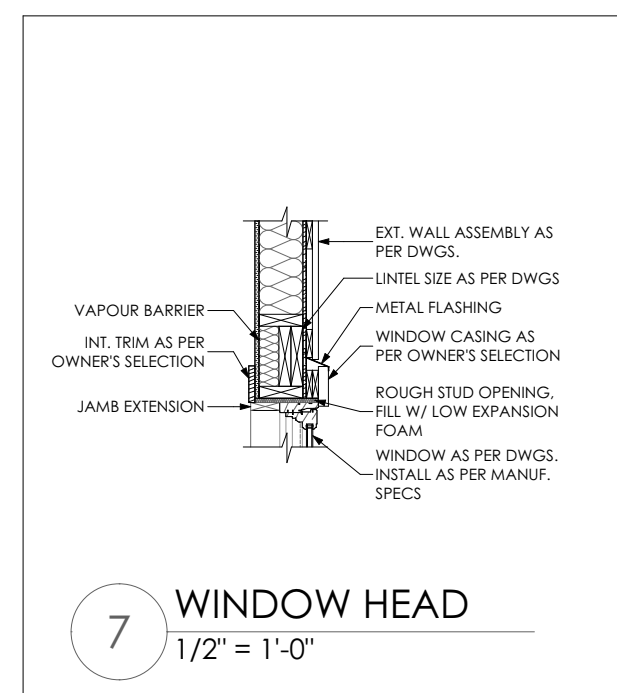
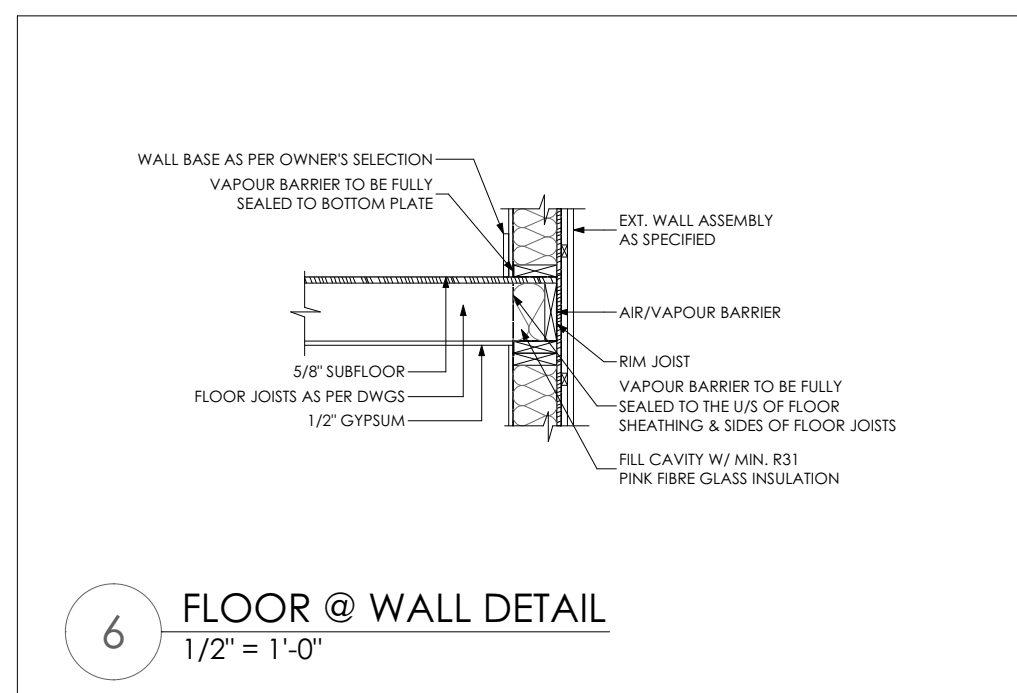
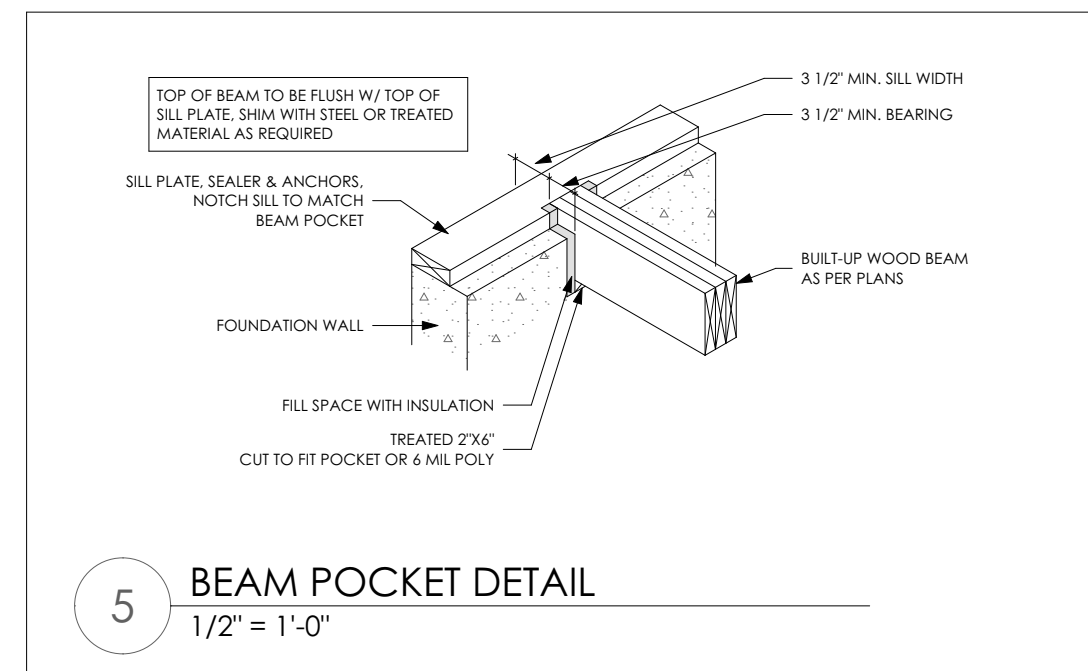
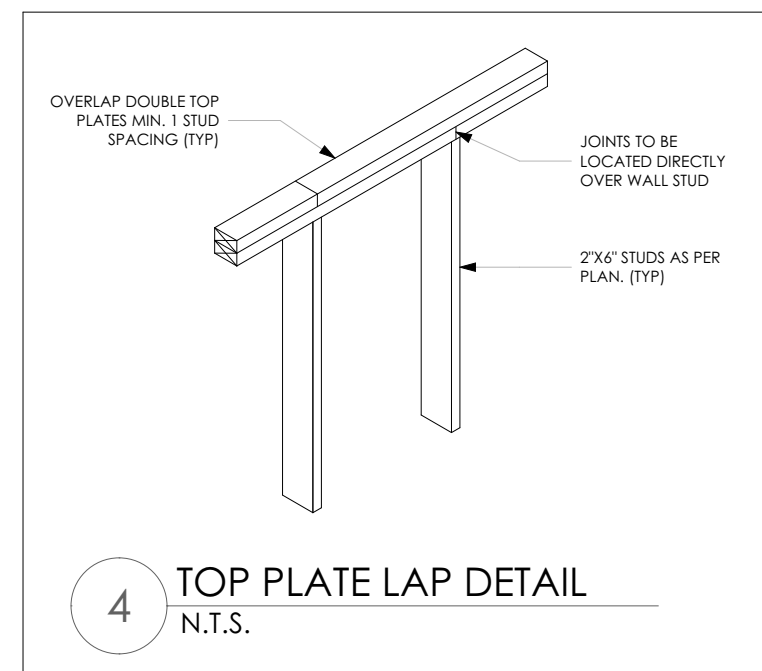
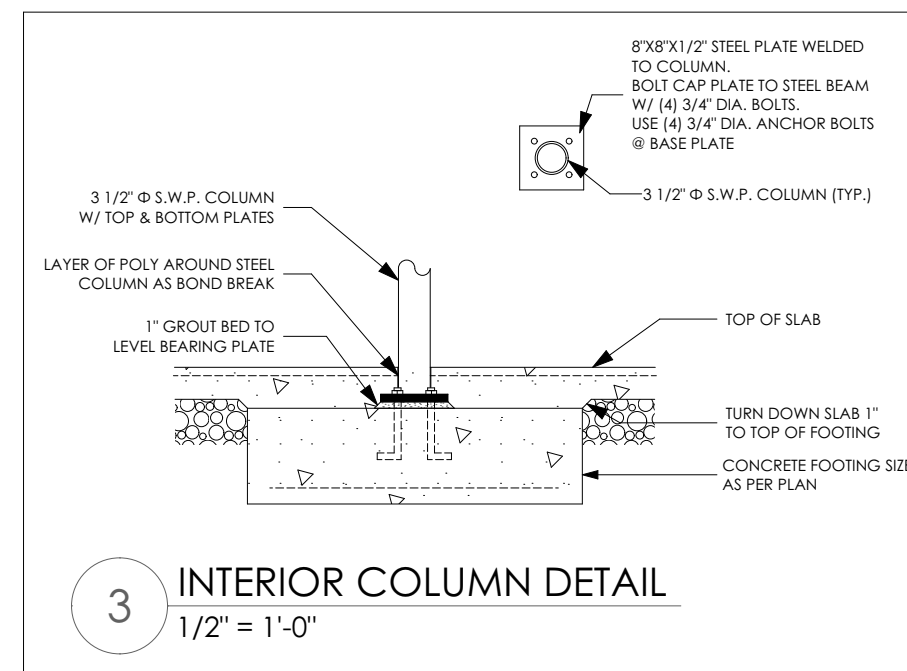
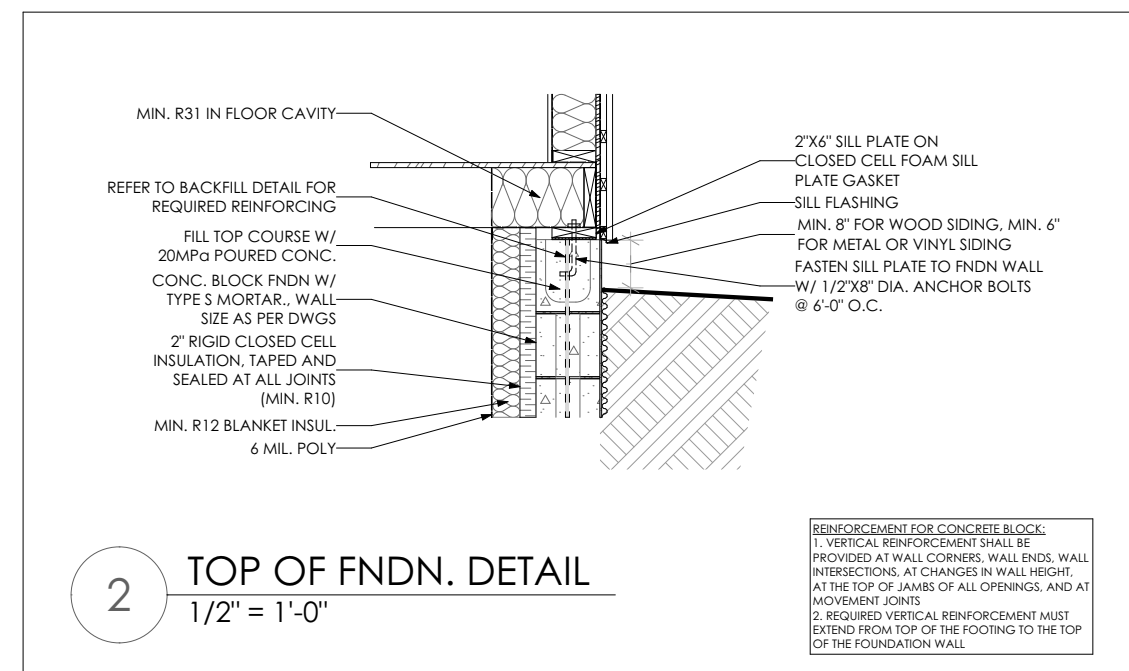
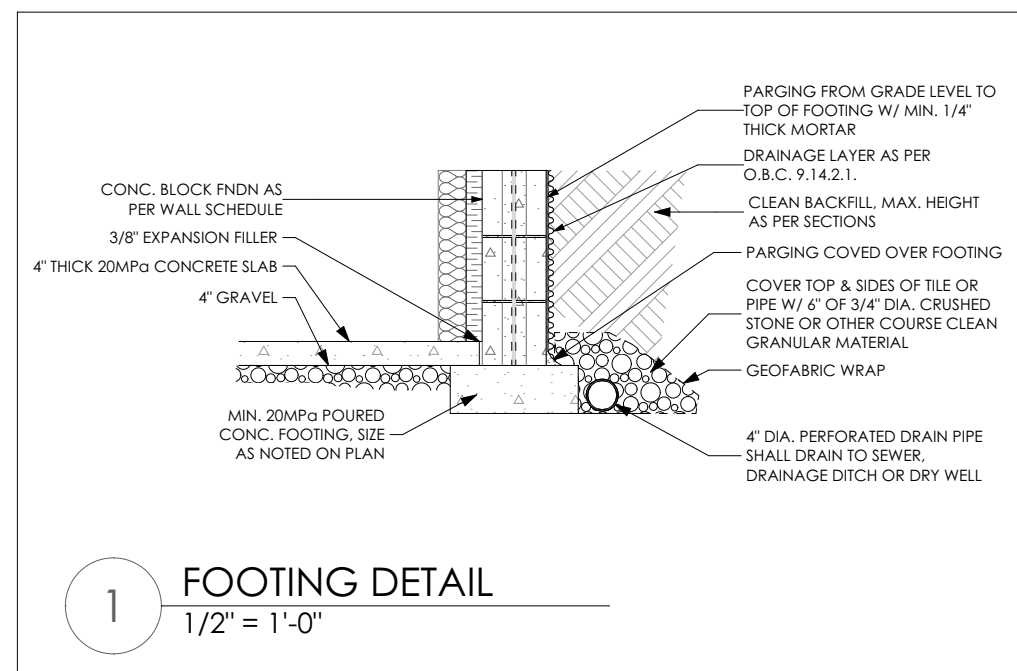
S1
A3.0 **S1 CROSS SECTION**
SCALE: 1/4" = 1'-0"



S2
A3.0 **S2 CROSS SECTION**
SCALE: 1/4" = 1'-0"



S3
A3.0 **S3 CROSS SECTION**
SCALE: 1/4" = 1'-0"



(INVALID DRAWING IF STAMP IS NOT IN COLOUR)

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 QUALIFICATIONS 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

LYNDSLEY KACZUK 23127
NAME SIGNATURE BCIN

BAILEY DESIGNS 31232
FIRM NAME BCIN

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER BEFORE PROCEEDING WITH ANY OF THE WORK.

DRAWINGS ARE NOT TO REPLACE ANY REQUIRED ENGINEERED DRAWINGS THAT MAY BE REQUIRED TO BUILD SPECIFIED DESIGN.

LINTEL SPANS		ROOF + 1 FLOOR	
TAKEN FROM:	SPAN	SPAN	SIZE
O.B.C. 2012	2'-9"	2'-9"	2-2"x4"
TABLE A-15	3'-10"	3'-10"	2-2"x6"
S.P.F. NO. 1 OR NO. 2 GRADE	4'-8"	4'-8"	2-2"x8"
NON-STRUCTURAL SHEATHING	5'-8"	5'-8"	2-2"x10"
SPECIFIED SNOW LOADS OF 2.5kPa	6'-5"	6'-5"	2-2"x12"
(TRIBUTARY WIDTH OF 4.9m MAX.)			

EXTERIOR WALLS		ROOF + 2 FLOORS	
ROOF ONLY		SPAN	SIZE
SPAN	SIZE	2'-7"	2-2"x4"
3'-0"	2-2"x4"	3'-8"	2-2"x6"
4'-5"	2-2"x6"	4'-4"	2-2"x8"
5'-4"	2-2"x8"	5'-3"	2-2"x10"
6'-7"	2-2"x10"	5'-11"	2-2"x12"
7'-7"	2-2"x12"		

*WHERE STRUCTURAL SHEATHING IS USED, LINTEL SPANS MAY BE INCREASED BY 15%.

REVISIONS:	

SQUARE FOOTAGE SUMMARY:

PROPOSED ADDITION	AREA
CRAWLSPACE: (TO EXT. OF FNDN.)	306.71ft ² [28.50m ²]
MAIN FLOOR: (TO EXT. OF STUD)	306.71ft ² [28.50m ²]
SECOND FLOOR: (TO EXT. OF STUD)	306.91ft ² [28.80m ²]
COVERED PORCH: (TO EDGE OF DECK)	186.21ft ² [17.30m ²]



172 DUNLOP STREET WEST, SUITE A
BARRIE, ONTARIO, L4N 1B3
705-725-0229
INFO@BAILEYDESIGNS.CA

PROJECT NAME:
HUTTERER ADDITION
1 GEORGE ST.
COOKSTOWN, ON

DRAWING TITLE:
CROSS-SECTIONS

DATE:	PROJECT NUMBER:
July 2, 2024	
DRAWN BY:	DRAWING NUMBER:
S. GOUR	A3.0
CHECKED BY:	
LKDT BCIN # 23127	

