



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-035-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Dylan Moore, agent**, on behalf of **North Town Developments Ltd., 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 **CON 15 PT LOTS 21 & 22 RP 51R25011 PT PART 1**, known municipally as **1291 Shore Acres Drive** and is zoned “**Environmental Protection (EP)**”, “**Open Space EXCEPTION 20 (OS-20)**”, “**Open Space (OS)**” and “**Residential 1 Exception 51 Holding Symbol (R1-51 (H))**”.

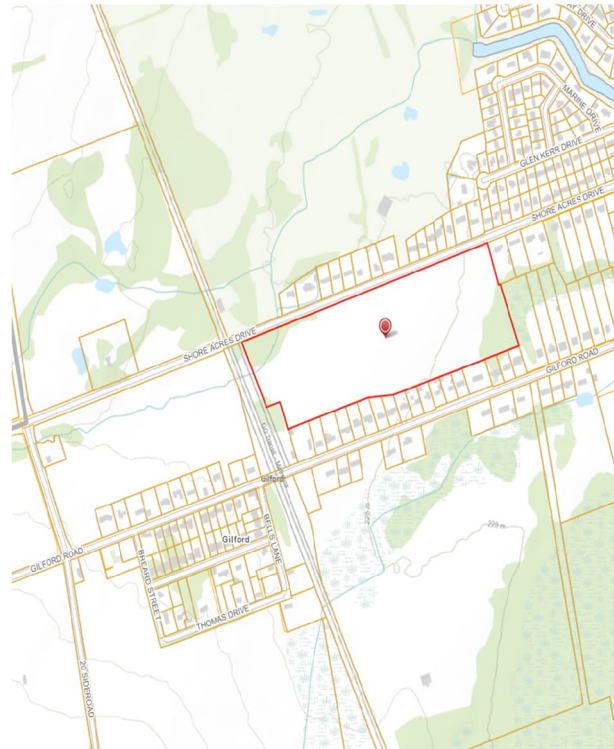
The applicant is proposing to construct four (4) model homes. The applicant is seeking relief from Section 3.30(b) of the Zoning By-law which permits a maximum of three (3) model homes on the subject lands.

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.

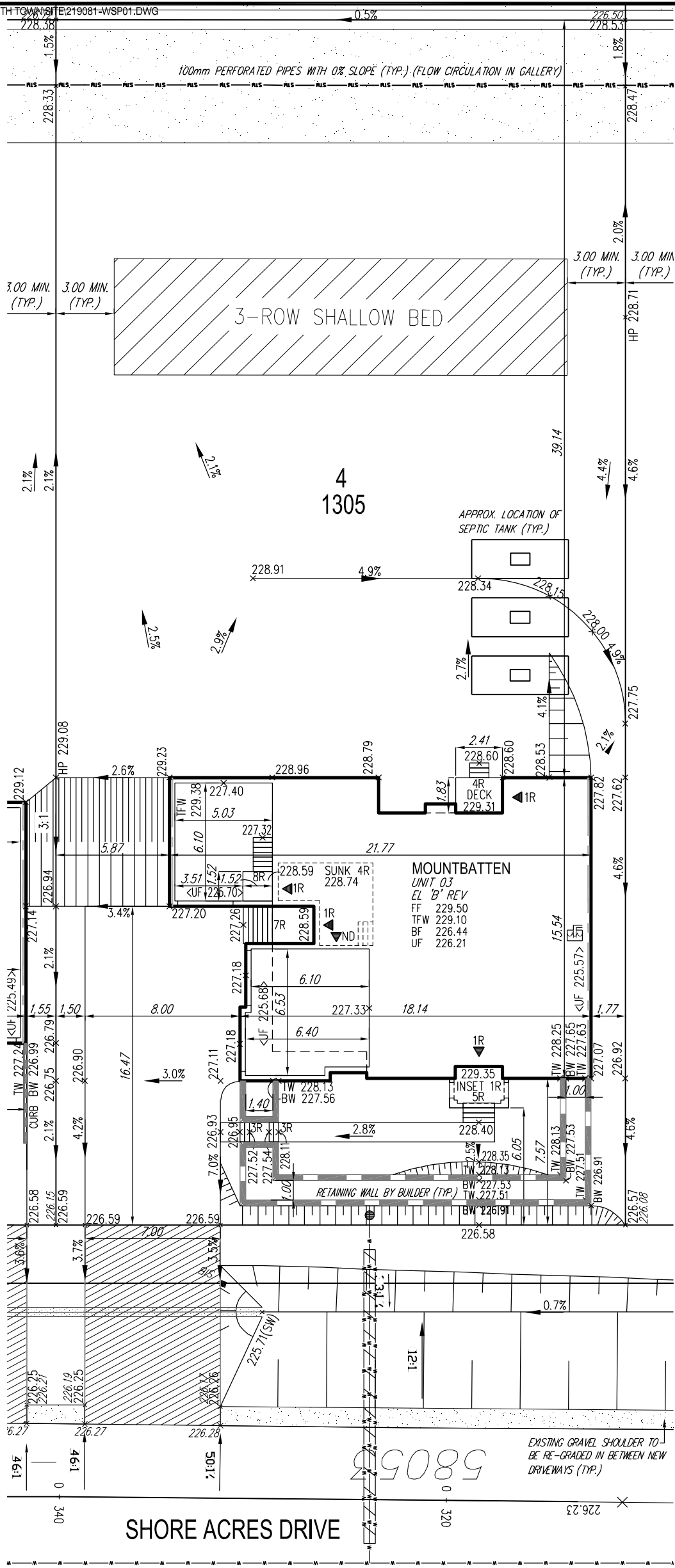
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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



GENERAL NOTES:

- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
- BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
- APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
- UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

ISSUED FOR FINAL APPROVAL	-	-
REVISED PER ENG. & CLIENT COMMENTS	SR	2024.08.14
ISSUED FOR PRELIMINARY APPROVAL	SR	2024.06.26

SPLIT ROOF DRAINAGE	ENGINEERED FILL LOTS	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
ROOF DOWNSPOUTS DIRECTED	STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	H - HYDRO LINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN	CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	G - GAS LINE	FENCE AND GATE	WOD WALKOUT DECK	UF UNDERSIDE OF FOOTING
DOUBLE / SINGLE STM & SAN CONNECTION	DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	C - CABLE LINE	EXTERIOR DOOR LOCATION	WOB WALKOUT BASEMENT	MOD MODIFIED
			TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	B - BELL	EXTERIOR DOOR LOCATION IF GRADE PERMITS	REV REVERSED	ND NO DOOR
						HYDRO, GAS, BELL, CABLE LINE	ACOUSTIC FENCE	HIGHLIGHTED GRADE	

SITING AND GRADING PLAN

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
 Scott Remy 38176
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
 HUNT DESIGN ASSOCIATES INC. 19695

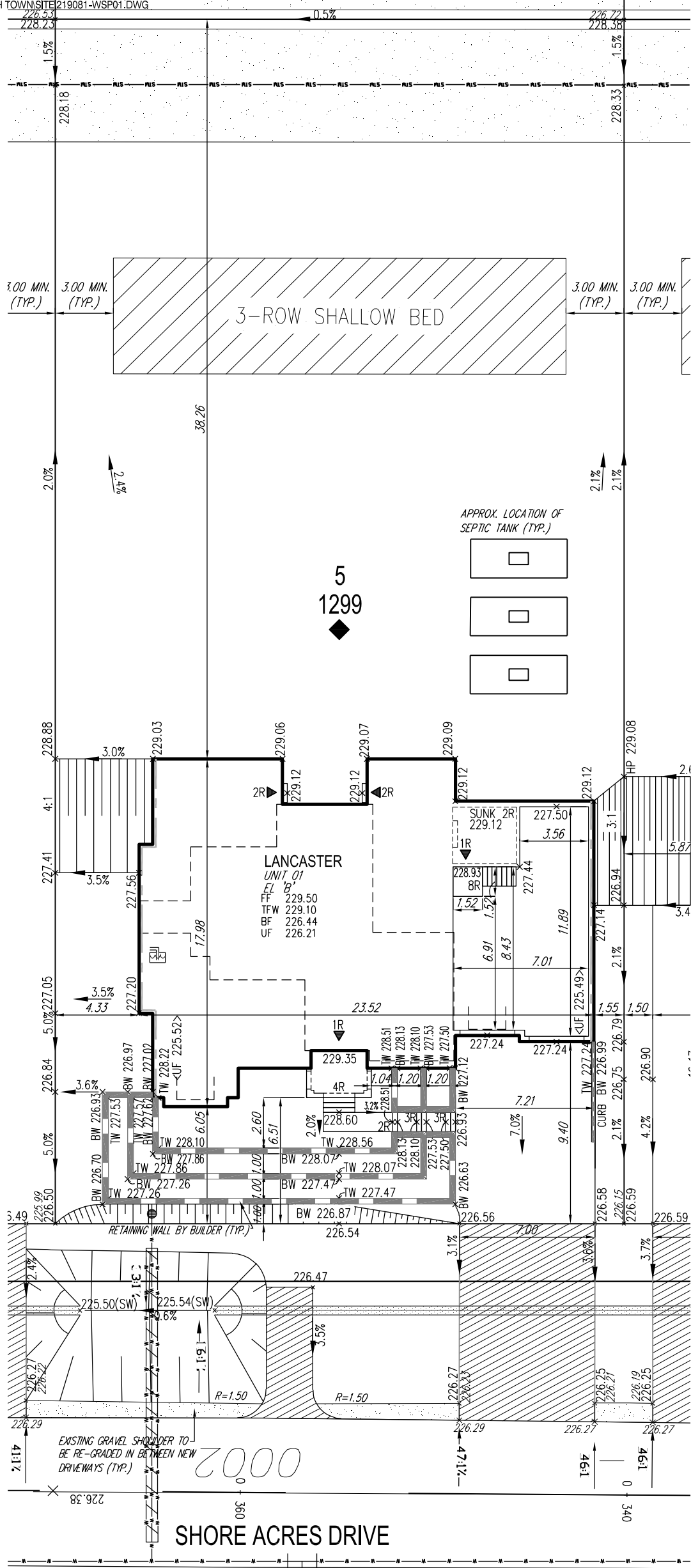


**NORTH TOWN DEVELOPMENT INC. - 219081
 INNISFIL, ONTARIO**

Drawn By Checked By Scale File Number
 SR SR 1:250 219081-WSP01

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

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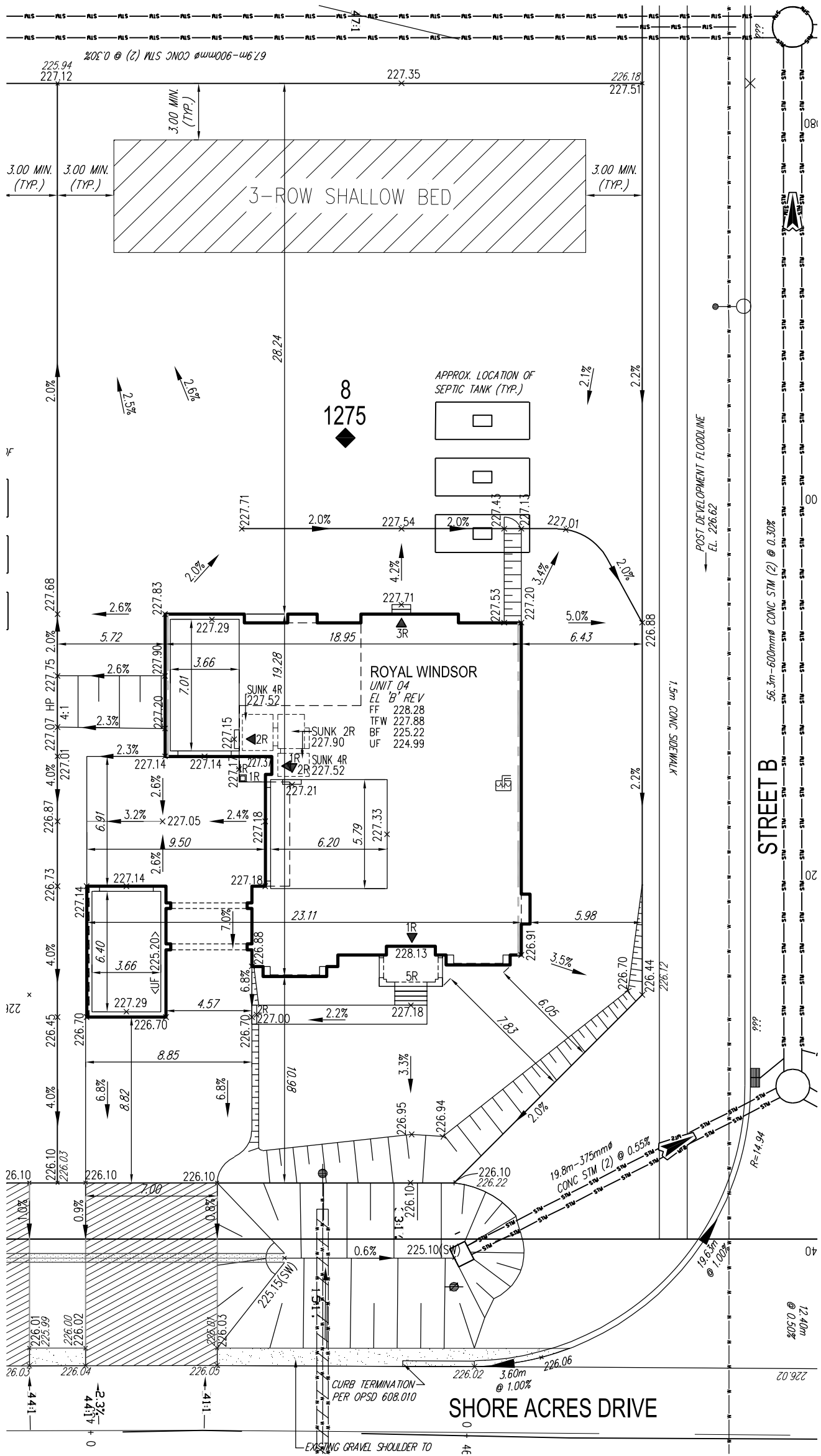


ROOF DRAINAGE:
BUILDER TO ENSURE SPLIT ROOF DRAINAGE
50% TO THE FRONT AND 50% TO THE REAR

GENERAL NOTES:
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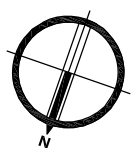
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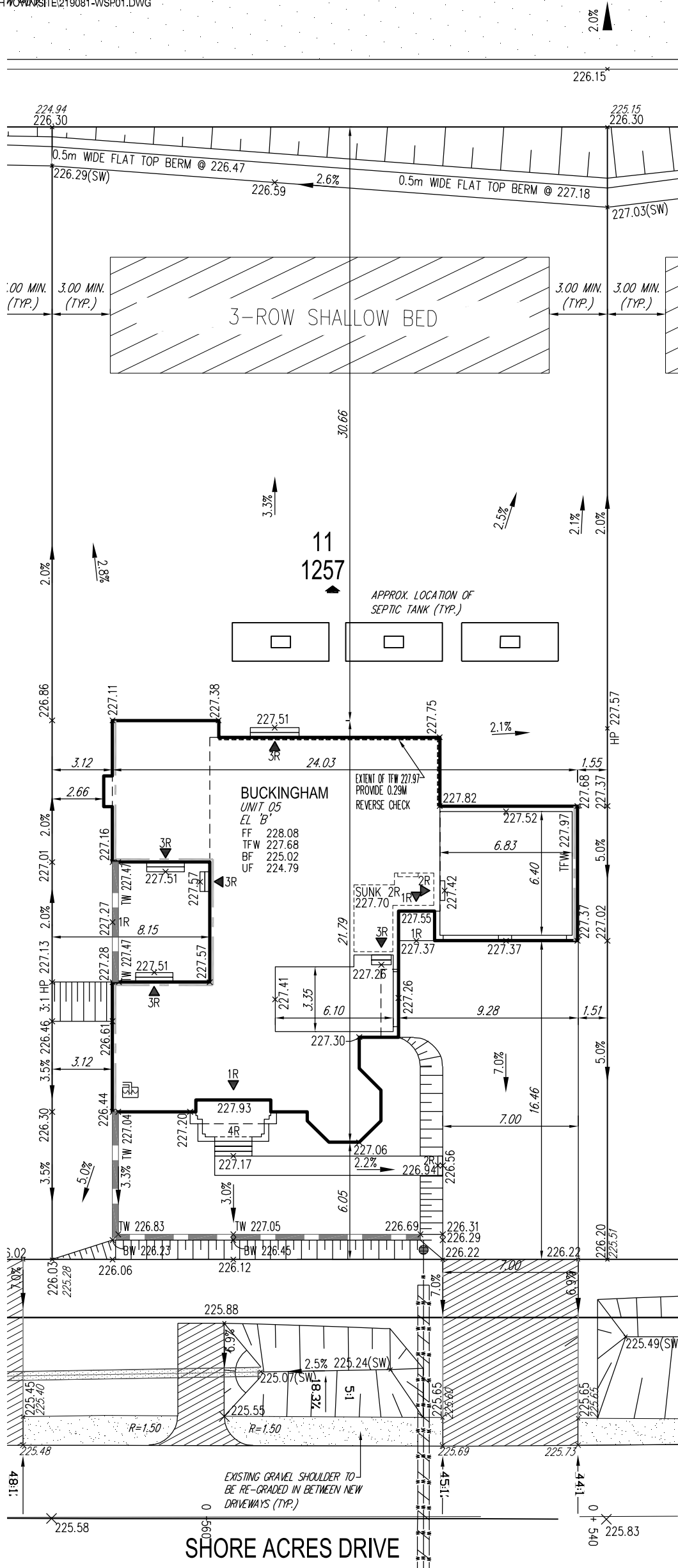
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ROOF DRAINAGE:
BUILDER TO ENSURE DOWNSPOUTS ARE
DIRECTED TOWARDS THE REAR OF THE LOT

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