



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-033-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Matt Reid, agent**, on behalf of **Nicky Balazs, 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 12 N PT LOT 23**, known municipally as **1155 Big Bay Point Road** and is zoned “**Residential Rural (RR)**”.

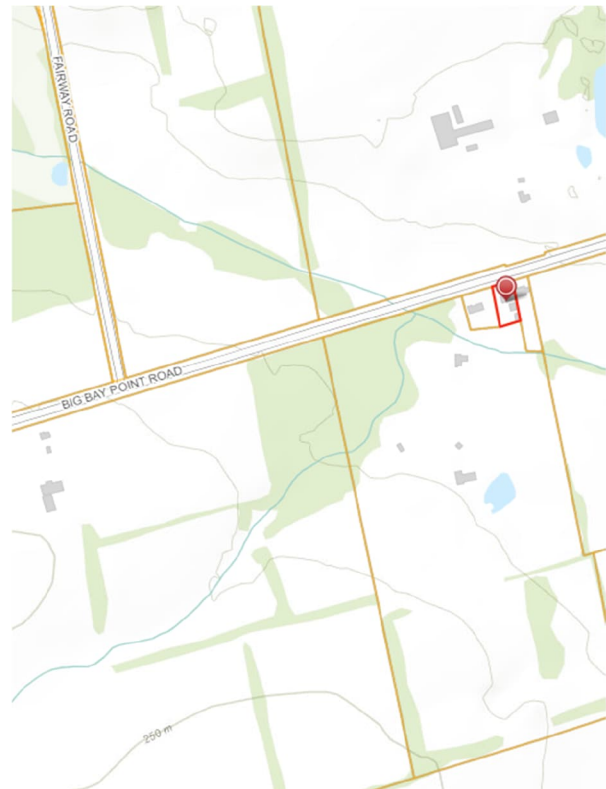
The applicant is proposing to construct an addition with a deficient interior side yard setback of 1.87m. The applicant is seeking relief from Tab 4.2a of the Zoning By-law which requires a minimum interior side yard setback of 3m.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, October 17, 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: **October 1, 2024**

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

Big Bay Point Rd.



Lot Coverage Summary

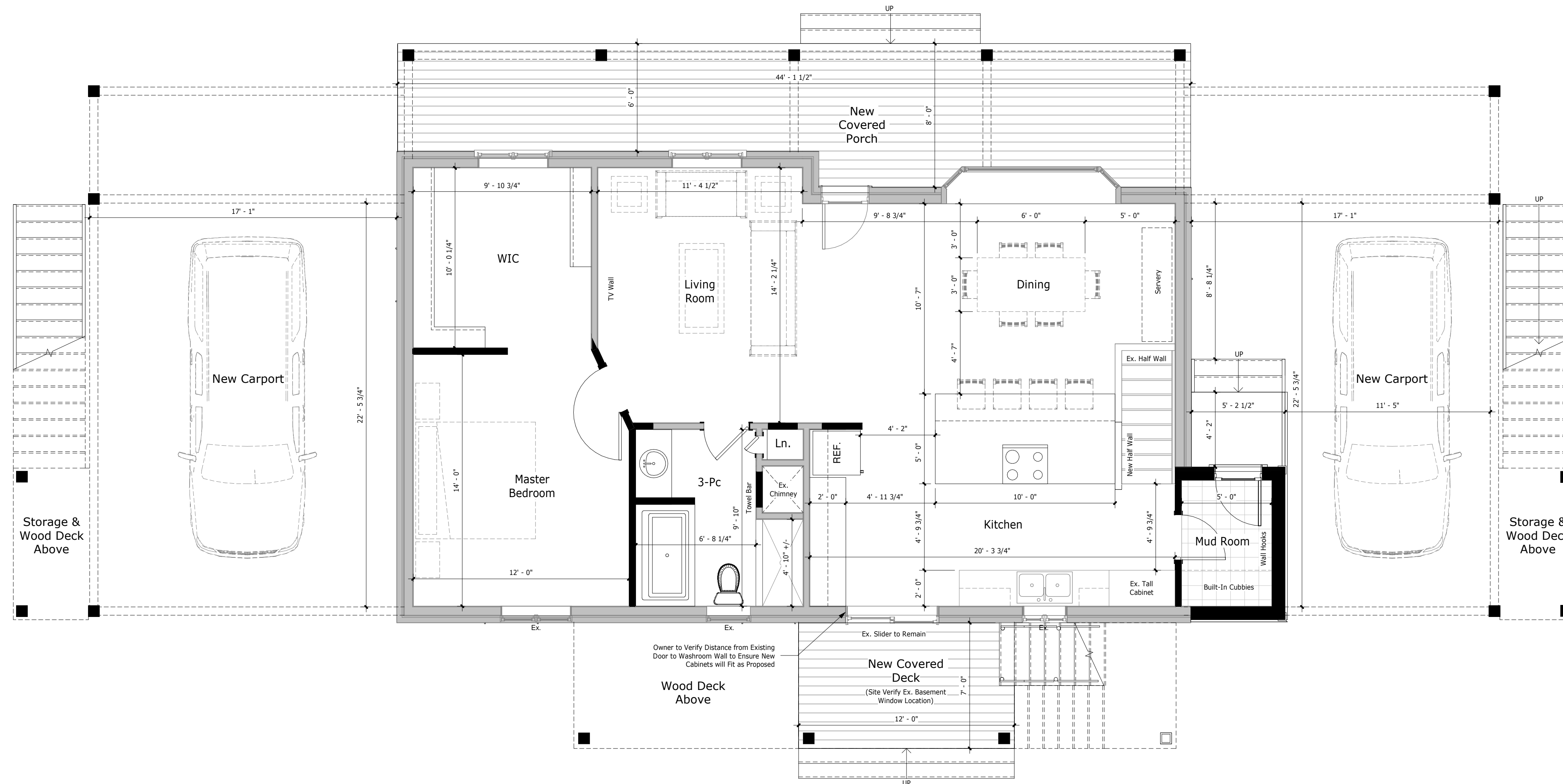
Lot Area = 1,846 m ²
Building Area of Existing Residence = 103.5 m ²
Building Area of Existing Attached Accessory = 42.8 m ² (To Be Removed)
Building Area of Existing Accessory Buildings = 92.8 m ²
Building Area of New Additions = 77.8 m ²
Building Area of Covered Decks = 44.4 m ²
Total Lot Coverage = 17.3% (Max 25%)

Ex. Shared Well

Site Plan
1 : 150



July 30th, 2024
 Preliminary Design
 Corner Contracting
 New Additions & Alterations
 1155 Big Bay Point Road.
 Innisfil, Ontario
 Site Plan



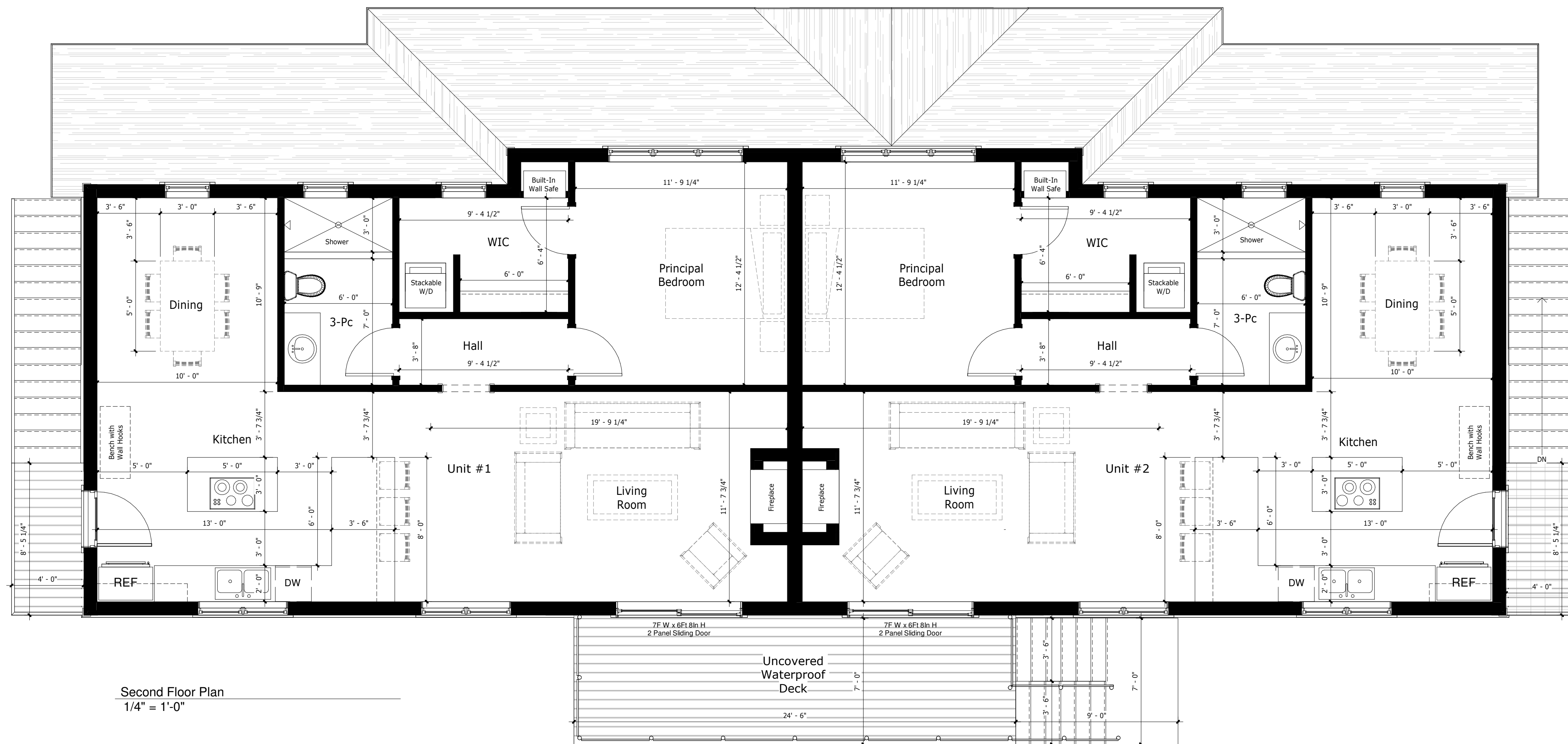
Square Footage Summary
 All Measurements are From Exterior Finish
 Existing First Floor = 1,118 sq.ft.
 New First Floor Addition = 44 sq.ft.
 New Second Floor Unit #1 = 976 sq.ft.
 New Second Floor Unit #2 = 976 sq.ft.
 Total New Floor Area = 1,996 sq.ft.
 Total Floor Area = 3,114 sq.ft.

New Carport Area = 962 sq.ft.
 New Covered Areas = 390 sq.ft.

Proposed First Floor Plan
 1/4" = 1'-0"



July 30th, 2024
 Preliminary Design
 Corner Contracting
 New Additions & Alterations
 1155 Big Bay Point Road.
 Innisfil, Ontario
 Proposed First Floor



Second Floor Plan
1/4" = 1'-0"

Square Footage Summary
 All Measurements are From Exterior Finish
 Existing First Floor = 1,118 sq.ft.
 New First Floor Addition = 44 sq.ft.
 New Second Floor Unit #1 = 976 sq.ft.
 New Second Floor Unit #2 = 976 sq.ft.
 Total New Floor Area = 1,996 sq.ft.
 Total Floor Area = 3,114 sq.ft.
 New Carport Area = 962 sq.ft.
 New Covered Areas = 390 sq.ft.



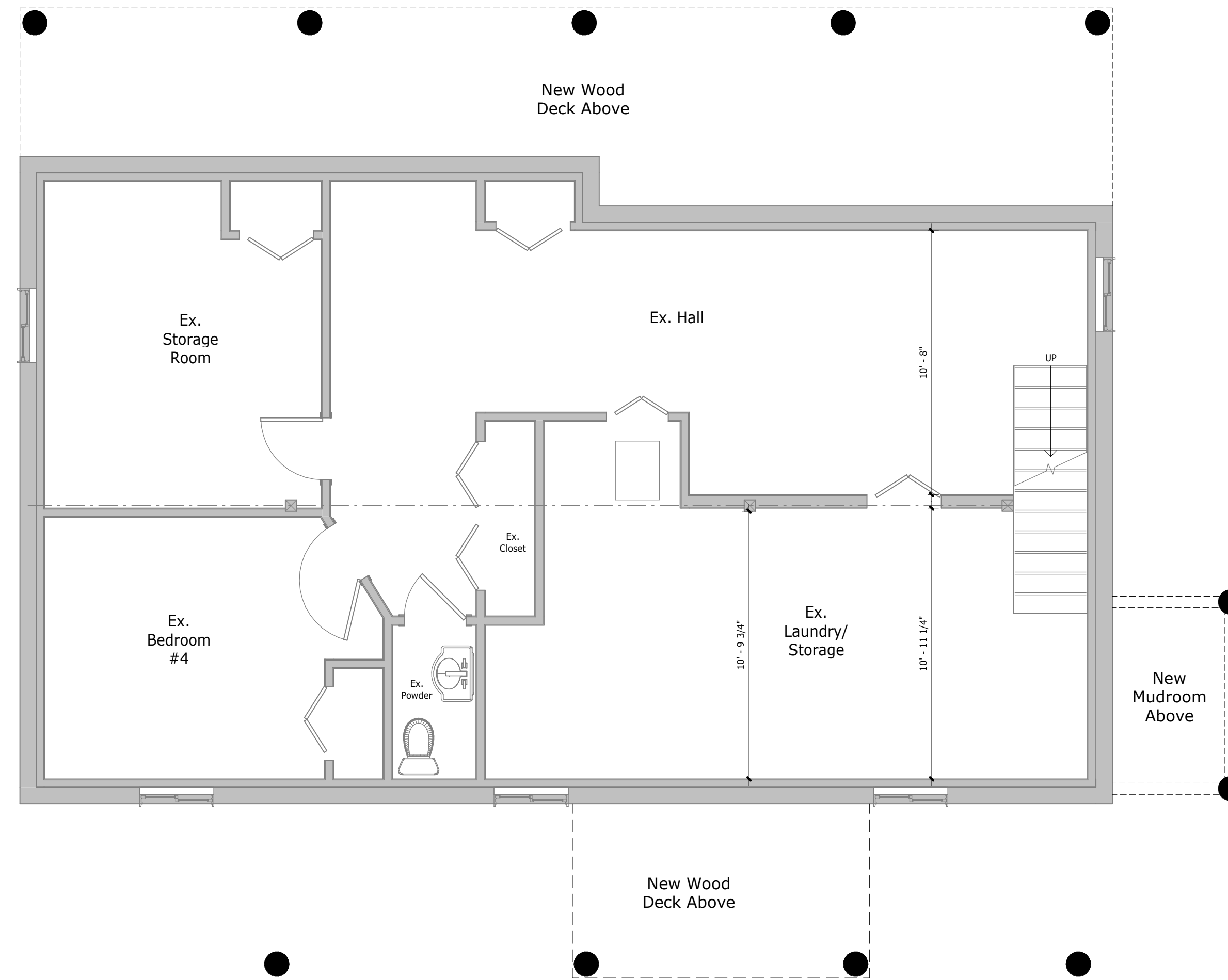
July 30th, 2024

Preliminary Design

Corner Contracting
 New Additions & Alterations

1155 Big Bay Point Road,
 Innisfil, Ontario

New Second Floor Plan



Ex. Basement Floor Plan
 1/4" = 1'-0"



July 30th, 2024

Preliminary Design

Corner Contracting
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 Innisfil, Ontario

Basement Floor Plan



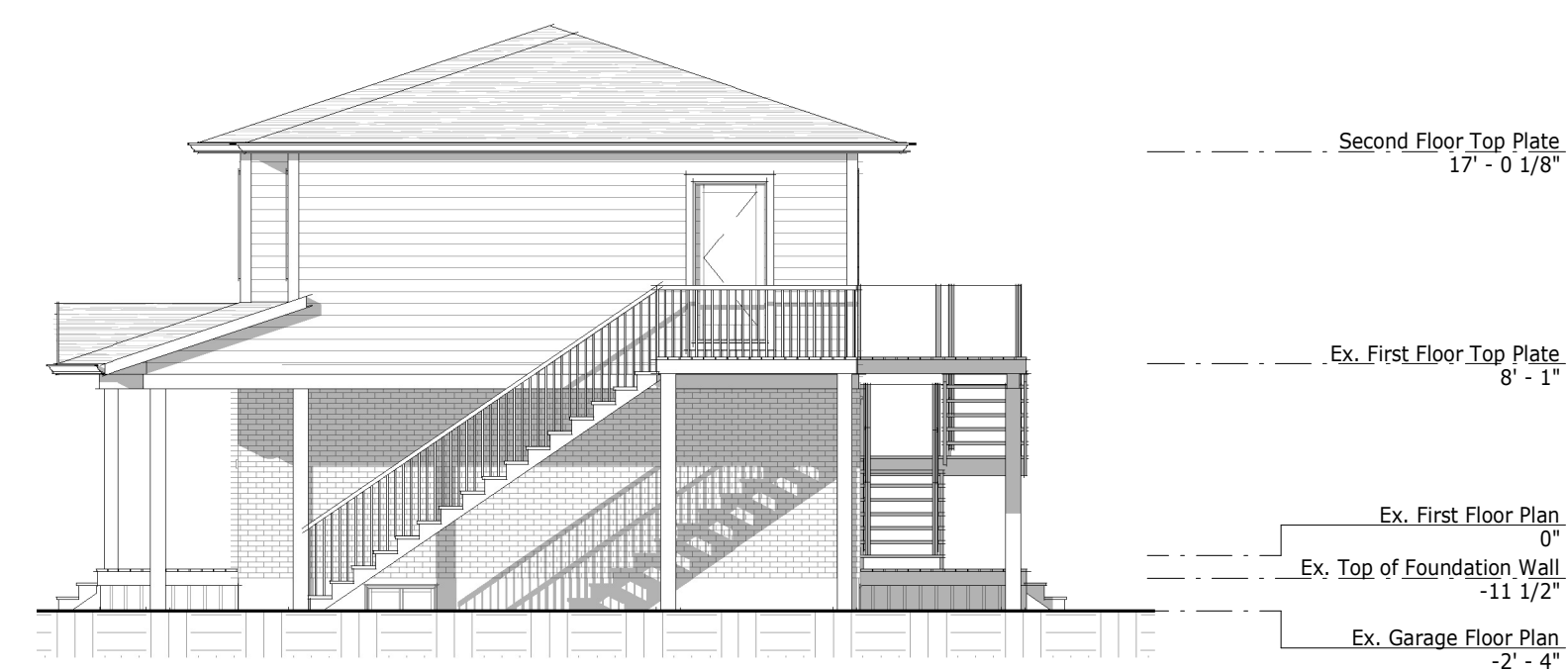
North Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



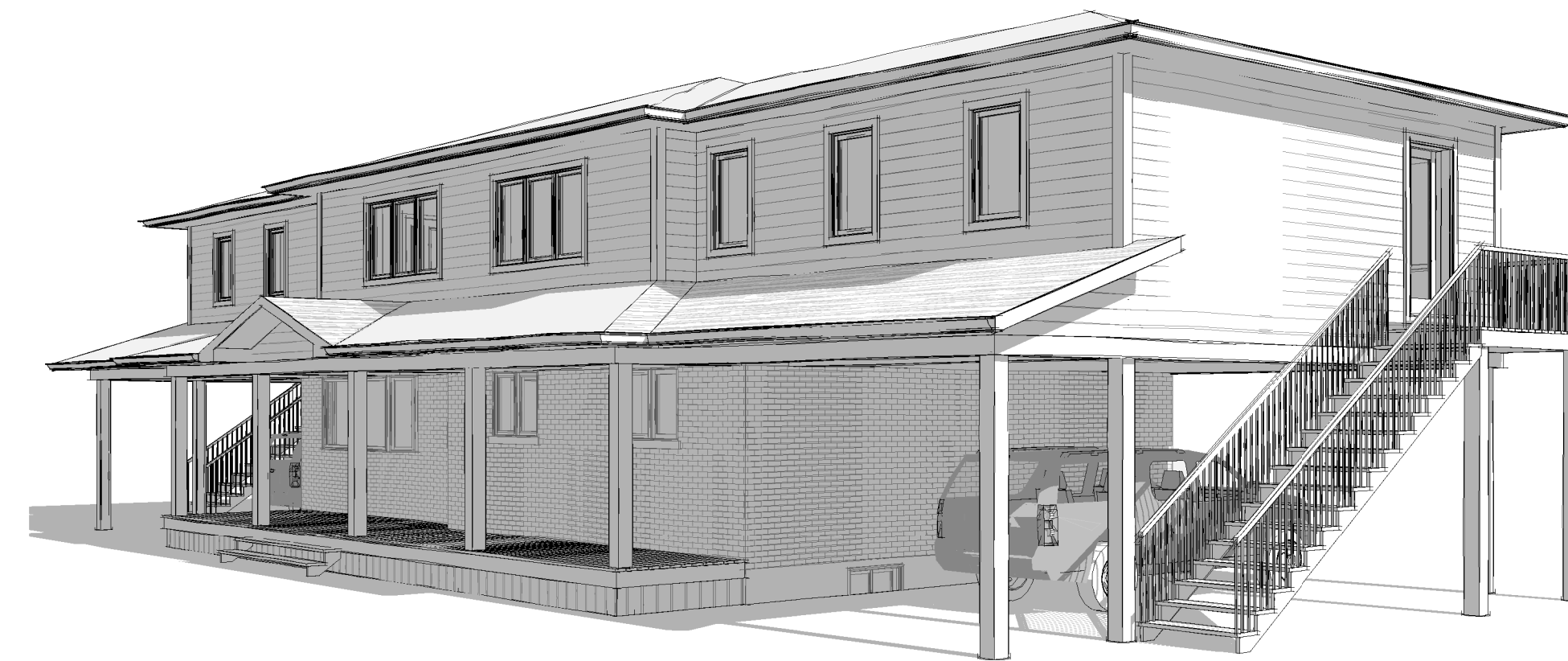
East Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"



July 30th, 2024
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 1155 Big Bay Point Road.
 Innisfil, Ontario
 Elevation



July 30th, 2024

Preliminary Design

Corner Contracting
New Additions & Alterations

1155 Big Bay Point Road.
Innisfil, Ontario

3D Perspectives



19 Collier Street, 2nd Floor, Unit #2
Barrie, Ontario, L4M 1G5
1-705-737-1515

Justification Letter

Re: 1155 Big Bay Point Rd. Innisfil, ON.

The following is our justification letter for a relief on interior side yard setbacks for the demolition of an existing carport for new carports with dwelling units above.

3.0 Purpose of the Application

3.1 Nature and extent of relief applied for (include section(s) of the Zoning By-law):

- We are applying for relief on the Interior side yard setbacks from 3m in accordance with Table 4.2a in the Zoning By-law to 0.66m at the proposed wood deck entry and 1.86m to proposed carport with dwelling above.

3.2 Why is it not possible to comply with the provisions of the Zoning By-law?

- The Existing carport (which is to be removed) had a setback of 0.52m. We will be greater than that being 0.65m but to fit a car in the proposed carport comfortably based on where the existing dwelling sits on the lot and have good space in the new dwelling above, we needed to build past the required 3m setback. With that we purposely stayed back from the existing carport setback to not make this situation worse and actually improved the setback distance.

For the reasons mentioned above we believe our proposal is complete and justifiable for the work being proposed. We have done our best to ensure the least amount of site impact takes place to accommodate this new work.

I trust this is satisfactory to you, please let us know if you have any questions.

A handwritten signature in black ink that reads "Matthew Reid".

Matt Reid
Principal
Sketch Design Build Inc.
1-705-737-1515
BCIN#26318 Firm#101527