



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-036-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Jennifer Galloro, 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 51M938 LOT 7**, known municipally as **670 Park Road** and is zoned “**Residential 1 (R1)**”.

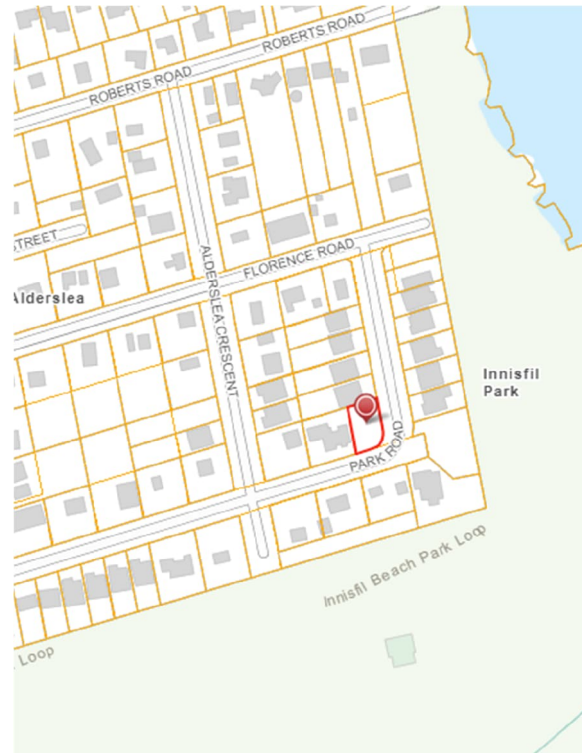
The applicant is proposing to construct a second driveway. The applicant is seeking relief from Section 3.18.1(g) of the Zoning By-law which permits a maximum of one driveway per residentially zoned lot.

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

FOR CONSTRUCTION PURPOSES ONLY

SITE PLAN (# 670 PARK ROAD)
 ON LOT 7, PLAN 51M - 938,
 TOWN OF INNISFIL
 COUNTY OF SIMCOE,
 SCALE 1 : 250 METRES

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

	PROPOSED	REQUIRED
LOT AREA	584 SQ.M.	600 SQ.M. MIN
BUILDING AREA	195.1 SQ.M.	
FRONT YARD	8.00m	8.00m MIN
SIDE YARD	1.20m	1.20m MIN
EXTERIOR SIDE YARD	6.15m	1.20m MIN
REAR YARD	6.00m	6.0m MIN
BUILDING HEIGHT	8.74m	9.0m MAX
LOT COVERAGE	33.4%	35% MAX
HARD SURFACE AREA	8.5%	
LANDSCAPED OPEN SPACE	58.1%	30% MIN

GENERAL NOTES.

- DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES OR DRAIN TO A PROTECTED OUTLET. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREA, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
- INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBORING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET.
- ALL DOWNSPOUTS AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ON TO A SPLASH PAD OR APPROVED EQUIVALENT THEN TO GRASSED AREAS. NO ROOF DISCHARGE IS TO BE ONTO DRIVEWAYS APPROVED EQUIVALENT THEN TO GRASSED AREAS. NO ROOF DISCHARGE IS TO BE ONTO DRIVEWAYS OR PAVED AREAS.
- THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
- ALL DISTURBED AREAS ARE TO BE SODDED OR SEEDDED OVER A MINIMUM OF 150mm OF TOPSOIL OR APPROVED EQUIVALENT.
- THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- A COPY OF THE 'REVIEWED BY ENGINEERING' LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.



MINIMUM OPENING ELEVATION IS 220.30 METRES.

CONSULTANT'S DECLARATION.

- THIS PROPOSAL CONFORMS WITH THE APPROVED LOT GRADING PLAN PREPARED BY AECOM CANADA LTD., DATED FEBRUARY 2013, PROJECT No. 4400406220.
- THE PROPOSED HOUSE TYPE IS COMPATIBLE WITH THE GRADING.
- THE PROPOSED DRIVEWAY LOCATION DOES NOT CONFLICT WITH THE LOCATION OF ANY EXISTING STREET SERVICES.

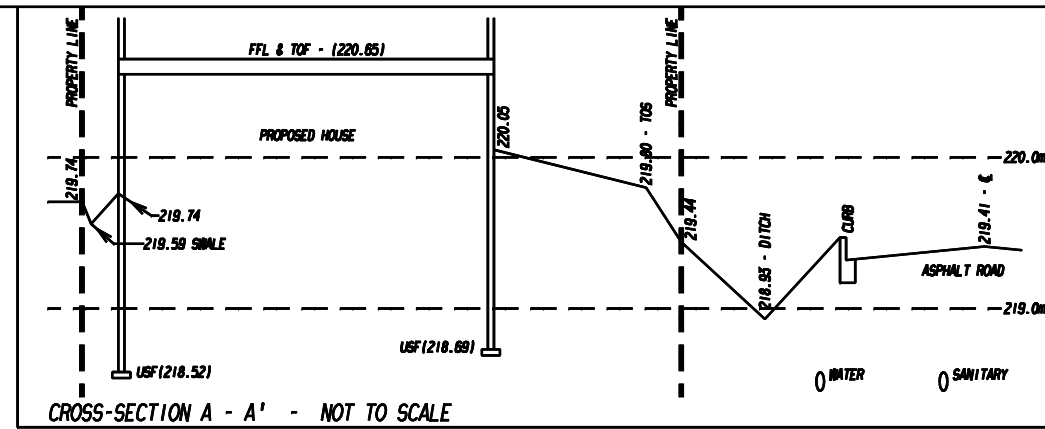
Ralph F. Grander
 RALPH F. GRANDER
 ONTARIO LAND SURVEYOR

JULY 7, 2021
 REVISED AUGUST 31, 2021
 TOWN OF INNISFIL COMMENTS
 REVISED SEPTEMBER 16, 2021
 REVISED AUGUST 26, 2024

OWNER: GRAJEN HOMES

CADDFILE: 7487-SP-L07_1.DPD
 PROJECT No. 7487-SP-L07

H. F. GRANDER Co. Ltd.
 ONTARIO LAND SURVEYOR
 1575 HIGHWAY 7A WEST, UNIT 2A
 PORT PERRY, ONTARIO
 L9L 1A6
 TEL. (905) 985-3600
 FAX. (905) 985-2347

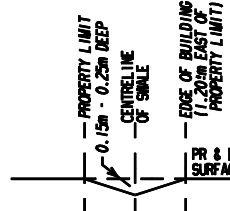
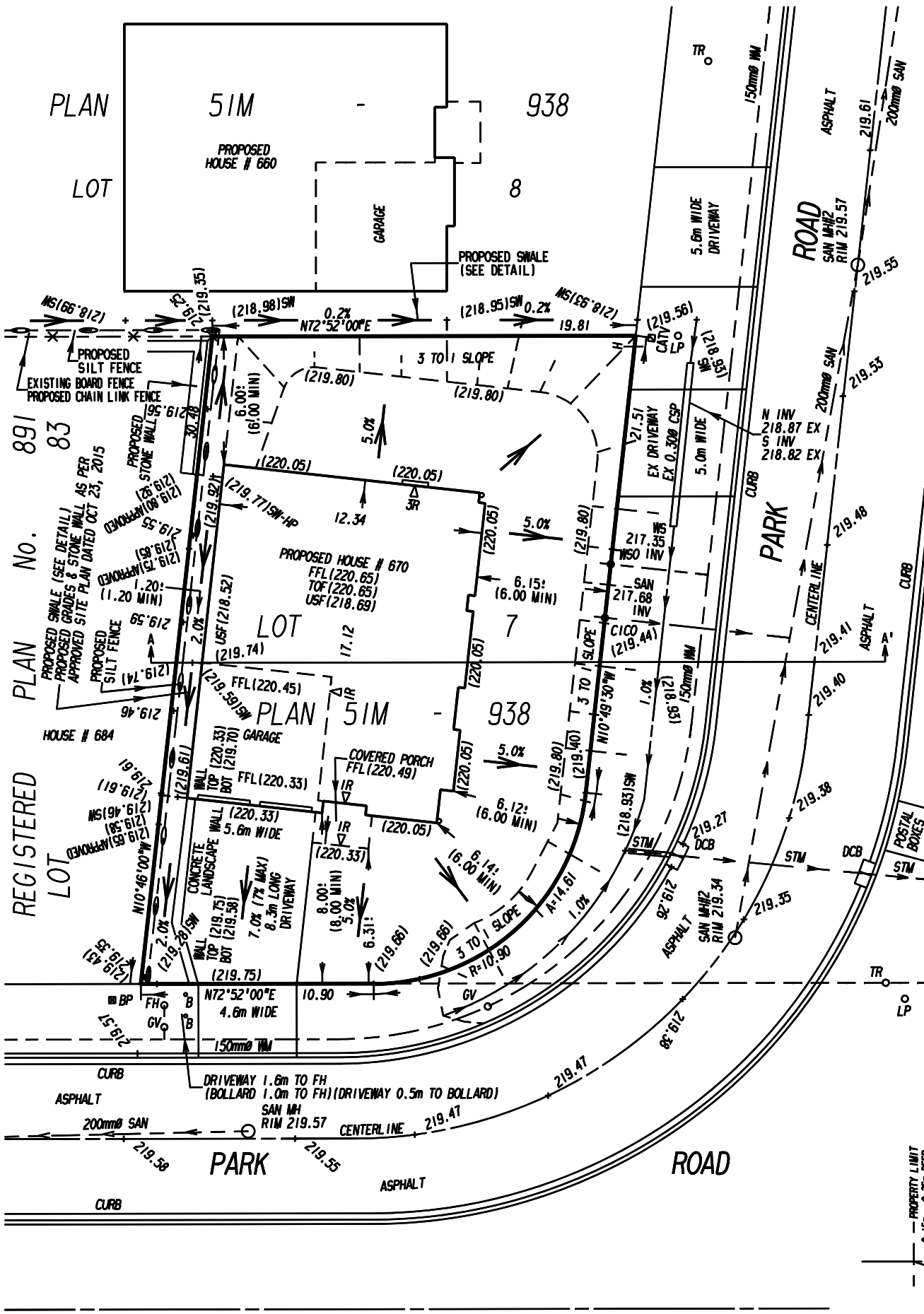


LEGEND.

- 250.00 - DENOTES EXISTING ELEVATIONS.
- (250.00) - DENOTES PROPOSED ELEVATIONS.
- → - DIRECTION OF SURFACE FLOWS AND/OR SWALES.
- TR - DENOTES TREE.
- ○ - DENOTES ROOF LEADER LOCATION (OVERLAND FLOW).
- SW - DENOTES SWALE INVERT.
- FFL - DENOTES FINISHED FLOOR LOWER LEVEL.
- TOF - DENOTES TOP OF FOUNDATION WALL.
- BSMT - DENOTES FINISHED BASEMENT FLOOR LEVEL.
- USF - DENOTES UNDERSIDE OF FOOTING.
- BP - DENOTES EXISTING BELL PEDESTAL.
- FH - DENOTES FIRE HYDRANT.
- GV - DENOTES GATE VALVE.
- WSO - DENOTES WATER STOP.
- WM - DENOTES WATERMAIN.
- SAN - DENOTES SANITARY.
- STM - DENOTES STORM.
- LP - DENOTES STREET LIGHT.
- CATV - DENOTES EXISTING CABLE TV PEDESTAL.
- CICO - DENOTES CAST IRON CLEAN-OUT.
- HP - DENOTES HIGH POINT.
- * - DENOTES ENGINEERED FILL.
- H - DENOTES HYDRO SERVICE.
- G - DENOTES GAS SERVICE.
- TS - DENOTES STREET SIGN.
- UBP - DENOTES UNDERGROUND BELL PEDESTAL.
- SPS - DENOTES SUMP PUMP OUTLET TO STORM SEWER (GOOSENECK TO BE HUNG TO JOIST).
- CLF - DENOTES CHAIN LINK FENCE.
- B - DENOTES BOLLARD.

NOTES.

- EXISTING ZONING IS RESIDENTIAL 1 ZONE (R1).
- LOT AREA = 584 SQ.M. (600 SQ.M. MINIMUM)
- PROPOSED BUILDING AREA = 195.1 SQ.M.
- PROPOSED BUILDING LOT COVERAGE = 33.4% (35% MAXIMUM)
- OPEN PARKING AREAS, DRIVEWAYS, AND VEHICLE MOVEMENT AREAS = 8.5%
- BENCHMARK - TOP OF HYDRANT FLANGE FLORENCE ROAD AND INNISFIL BEACH PARK. ELEVATION 219.342 METRES.
- 1. SIDE YARD SWALES SHALL BE A MINIMUM OF 0.15m DEEP, WITH MAXIMUM 3:1 SIDE SLOPES.
- 2. SIDE YARD SWALES SHALL BE CONSTRUCTED CONTINUOUSLY ON THE PROPERTY LIMIT, UNLESS NOTED OTHERWISE.
- 3. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT OWN EXPENSE.
- 4. BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.
- 5. A CAST IRON CLEAN OUT SHALL BE INSTALLED AT PROPERTY LINE. IT SHALL ALSO BE FITTED WITH A MANUFACTURED WATERTIGHT PLUG.
- 6. THE MAXIMUM SLOPE BETWEEN ALL TERRACES AND EMBANKMENTS SHALL BE 3:1.
- 7. THE SANITARY SENER CLEAN-OUT WILL BE CAPPED WITH A CAST IRON LID.
- 8. THE WATER STOP SHALL BE BROUGHT TO FINAL GRADE AND BE LOCATED ON PROPERTY LINE.
- 9. FOR INSPECTION PURPOSES, WORKS AND ENGINEERING SHALL BE CONTACTED IN ADVANCE OF POURING CONCRETE SIDEWALK.
- 10. DRIVEWAY SHALL NOT BE USED AS AN OUTLET FOR ANY SIDEYARD SWALE.
- 11. BUILDER TO ENSURE 1.2m. COVER ON ALL FOOTINGS.
- 12. FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL.
- 13. UNDERSIDE OF FOOTING MAY BE LOWER THAN ELEVATION NOTED DUE TO EXISTING CONDITIONS. EXACT DEPTH OF FOOTING TO BE DETERMINED ON SITE DURING EXCAVATION FOR FOOTING.
- 14. FOR LOTS WITH RLCB, BUILDER MUST VERIFY PRIOR TO POURING FOOTINGS, THE AS-BUILT INVERT ELEVATION OF STORM LEADS ALIGNED ADJACENT TO THE HOUSE, WHERE REAR LOT CATCHBASINS ARE PROVIDED. HOUSE FOOTINGS ADJACENT TO THE RLCB LEAD MUST BE FOUNDED ON UNDISTURBED SOIL, AS PER THE BUILDINGS GEOTECHNICAL CONSULTANT'S RECOMMENDATION.



REGISTERED LOT PLAN No. 891 83

PLAN 51M - 938
 LOT 8
 PROPOSED HOUSE # 660
 GARAGE

PROPOSED SWALE (SEE DETAIL)
 PROPOSED SILT FENCE
 EXISTING BOARD FENCE
 PROPOSED CHAIN LINK FENCE
 PROPOSED STONE WALL (SEE DETAIL)
 PROPOSED SILT FENCE

PROPOSED SWALE (SEE DETAIL)
 PROPOSED GRADES & STONE WALL AS PER APPROVED SITE PLAN DATED OCT 23, 2015
 PROPOSED SILT FENCE
 PROPOSED STONE WALL (SEE DETAIL)
 PROPOSED SILT FENCE

PROPOSED SWALE (SEE DETAIL)
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