



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-041-2024**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Scott Dallimore**, applicant, on behalf of **Barb Dallimore, 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 10 N PT LOT 25**, known municipally as **2858 25<sup>th</sup> Sideroad** and is zoned “**Environmental Protection (EP)**” and “**Commercial Neighbourhood (CN)**”.

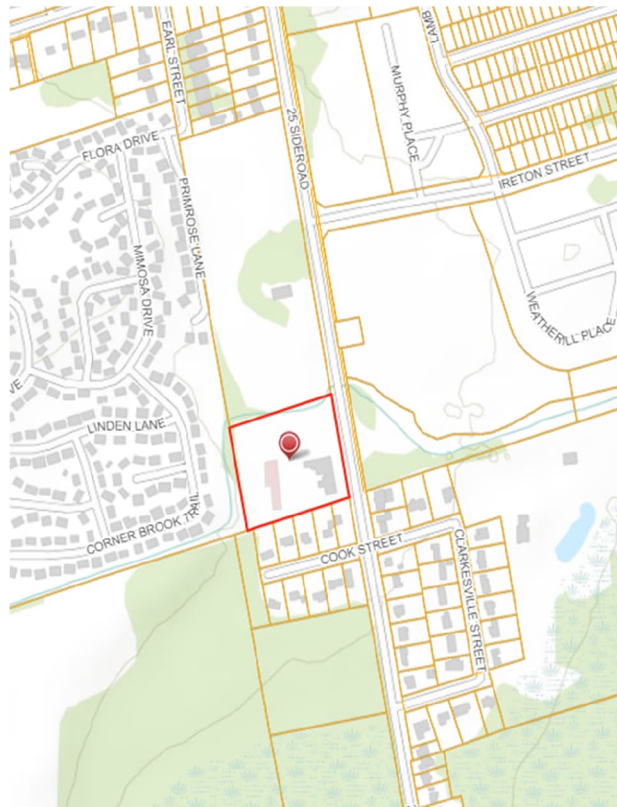
**The applicant is proposing to construct storage structure. The applicant is seeking relief from Section 3.27(a) of the Zoning By-law for the expansion of a legally existing, non-conforming use.**

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, 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](mailto: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.

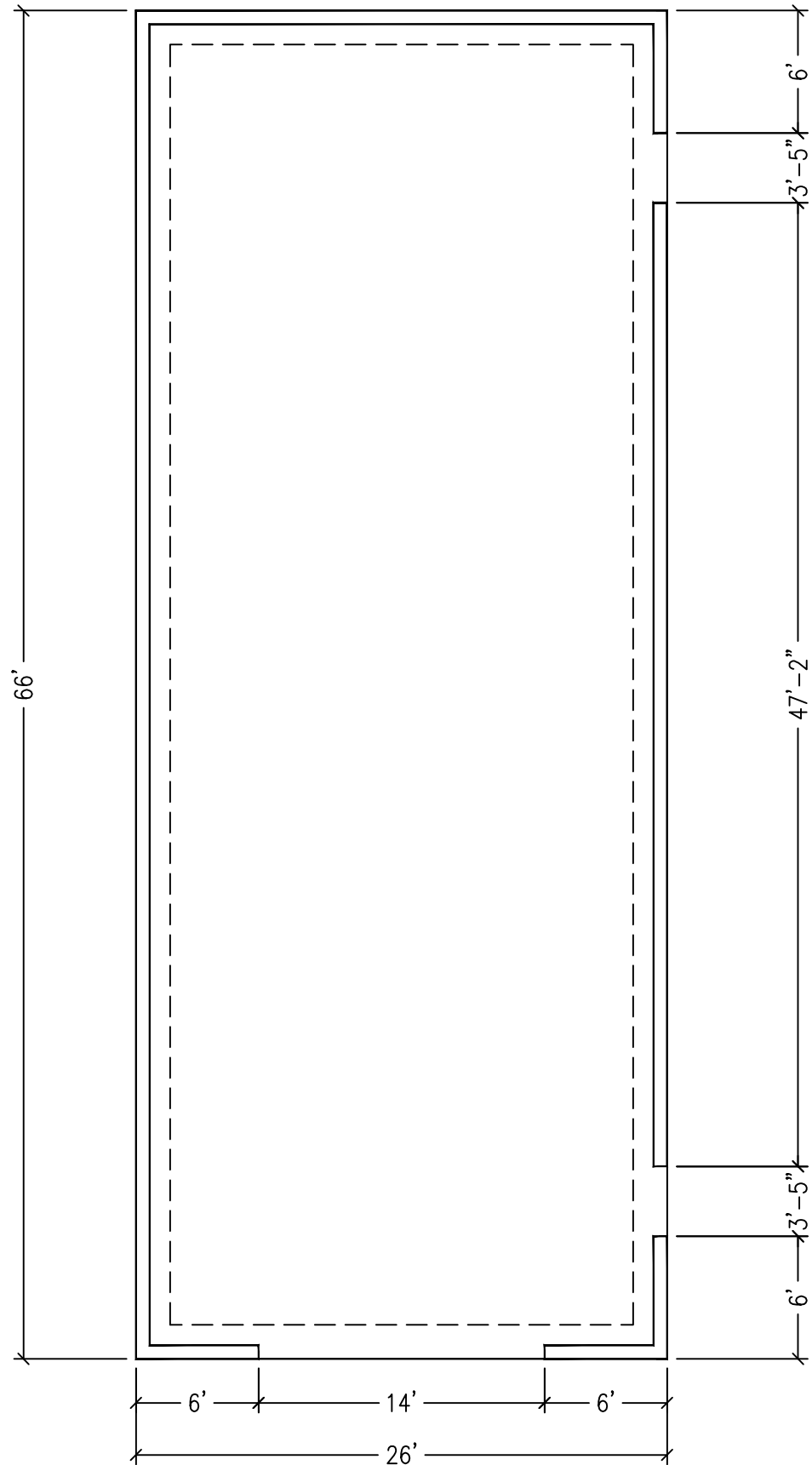


Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

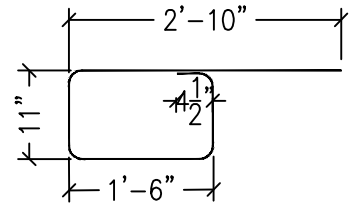
Dated: **October 1, 2024**

Toomaj Haghshenas,  
Secretary-Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316

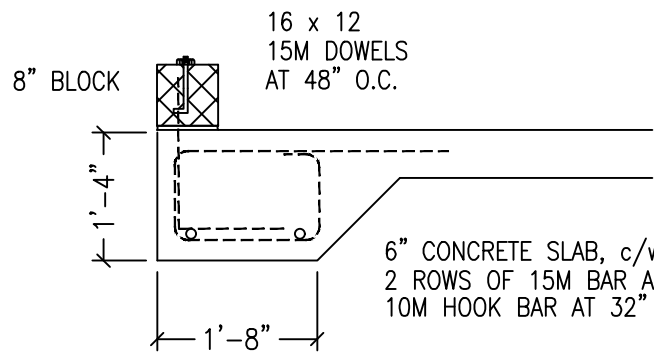
STAMP:



**Concrete Slab Plan**  
SCALE: 1/8"=1'-0"



**3 10M Rebar Detail**  
S1 SCALE: 1/2"=1'-0"



**2 Slab Edge Detail**  
S1 SCALE: 1/2"=1'-0"

ENSURE BASE PAD IS EVEN THICKNESS AND LEVEL. EXTEND THE BASE PAD TO NATIVE BEARING.

6" CONCRETE SLAB, c/w FIBRE MESH  
2 ROWS OF 15M BAR AT SLAB THICKENING EDGE  
10M HOOK BAR AT 32" O.C.

**GENERAL NOTES:**

- THESE NOTES APPLY TO ALL DRAWINGS
1. ALL DRAWING ARE THE PROPERTY OF THE ENGINEER, REPRODUCTION OF THE DRAWINGS WITHOUT PRIOR PERMISSION OF THE ENGINEER IS PROHIBITED.
  2. DO NOT SCALE THE DRAWINGS. USE ONLY NOTED DIMENSIONS.
  3. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS AND ON SITE PRIOR TO COMMENCEMENT OF ANY WORK AND SHALL REPORT AND DISCREPANCIES TO THE ENGINEER.
  4. DIMENSIONS ON DRAWINGS ARE NOMINAL ONLY AND SHALL BE ADJUSTED TO SUIT ON-SITE CONDITIONS.
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE ONTARIO BUILDING CODE AND ALL APPLICABLE LAW.

REVISION: DATE: November 17 2022  
Issued for Permit

REVISION: DATE: November 16 2022  
Issued for Review

**Springwater**  
Engineering Limited  
3367 BALDWICK LANE  
RR #2 UTOPIA ONTARIO L0M 1T2  
TEL 705.721.7228

OWNER:  
**Sandy Cove Marine**

LOCATION:  
**2858 25th Sideroad  
Innisfil On**

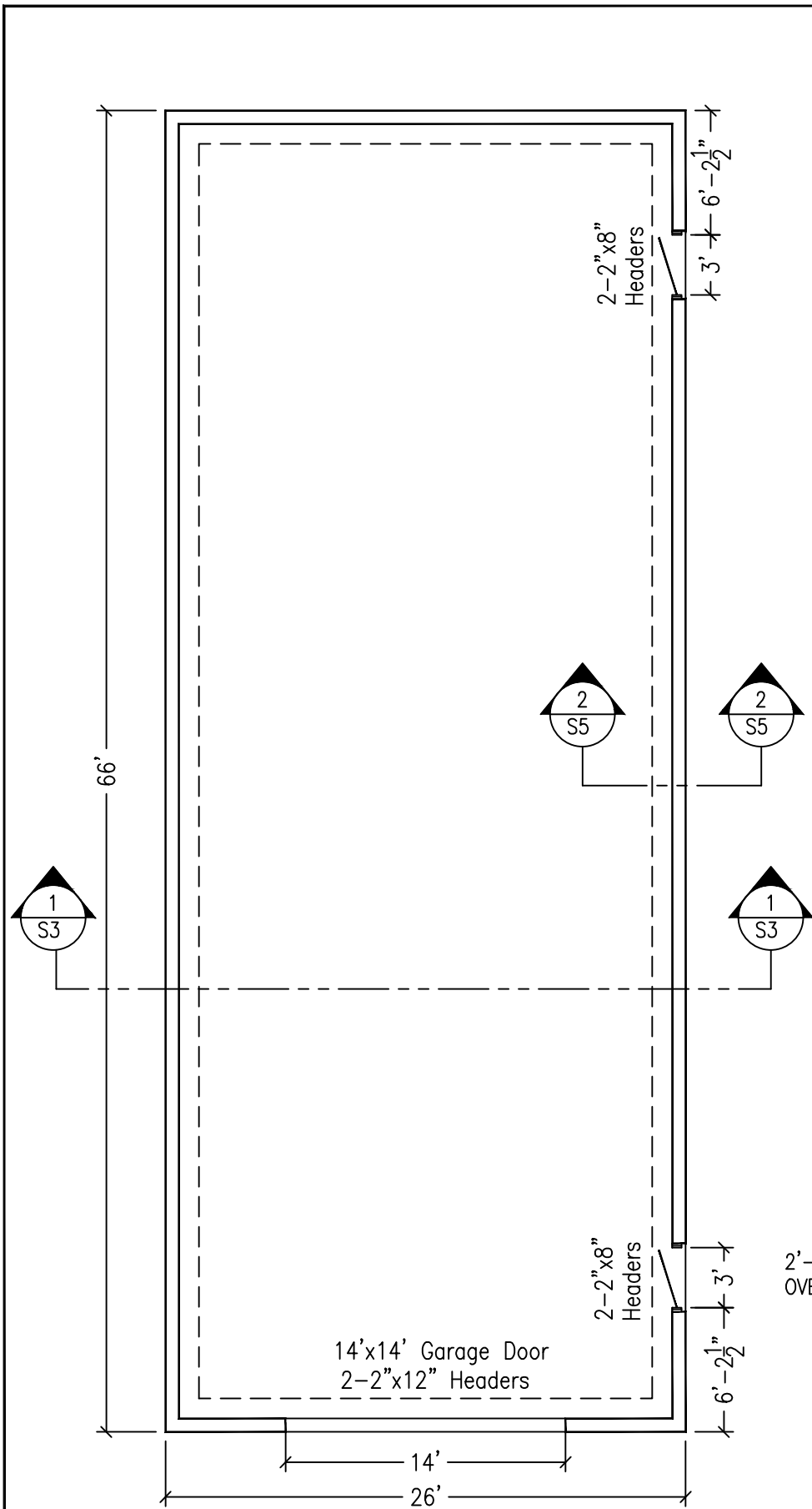
PROJECT:  
**26' x 66' Building**

DRAWING:  
**Foundation Plan**

DRAWN BY: SD DRAWING NO:  
DATE: November 16 2022  
JOB NUMBER: Sel 1985  
SCALE: 1/4" = 1'-0"

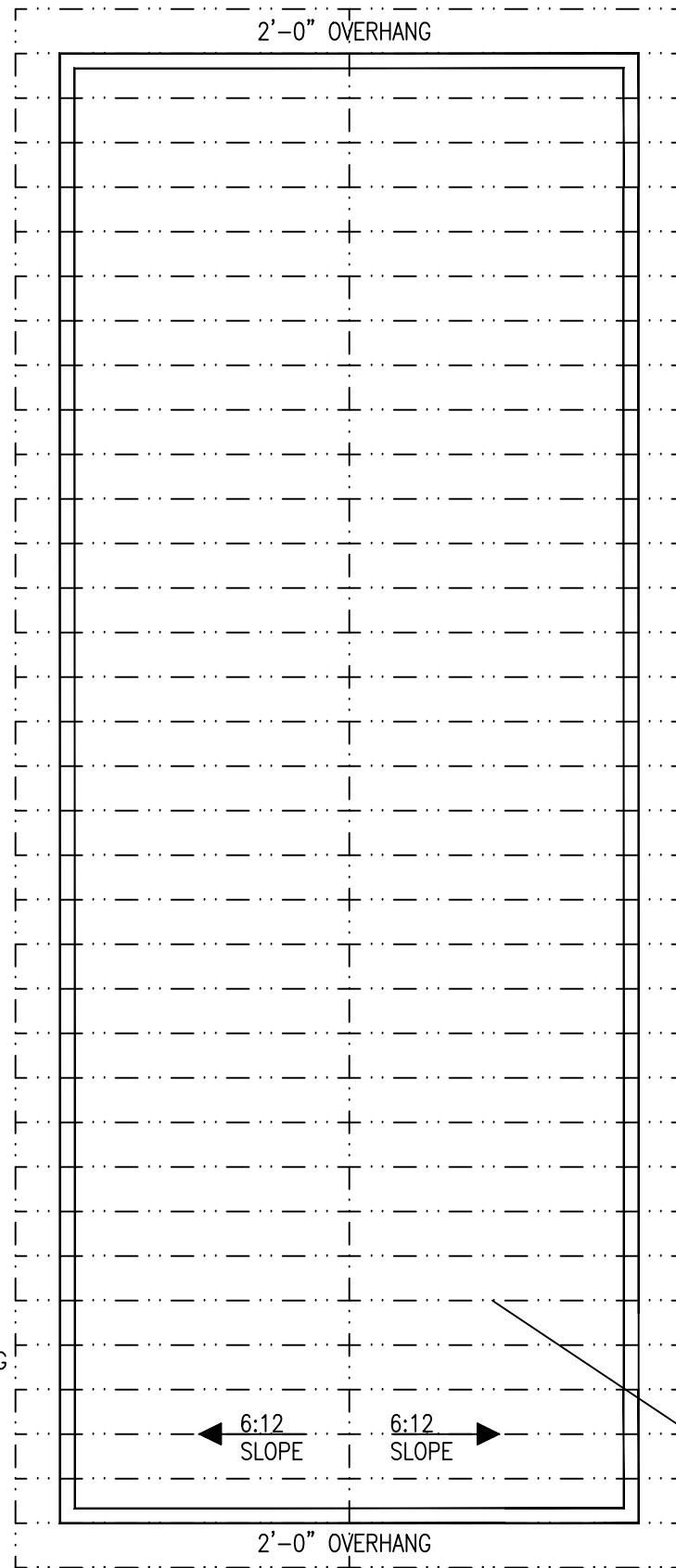
**S1**

STAMP:



**Floor Plan**

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



**Truss Layout Plan**

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

**STRUCTURAL NOTES:**

- All work shall confirm to latest edition of the OBC 2012
- Submit Shop Drawings for wood truss roof system stamped and signed by a Professional Engineer licensed in the Province of Ontario, to be part of permit application
- snow load =  $((2.5\text{kPa} \times 59) + 0.4) = 39.4 \text{ psf}$
- dead load = 15psf

**GENERAL NOTES**

**Excavation and Backfill:**

- remove all topsoil and deleterious materials from below building structure
- excavate to native undisturbed sub grade
- fill required to bring areas to grade must be clean, excavated material free from waste materials compact fill
- backfilling and compacting shall be in layers not greater than 8 inches
- Ensure positive drainage on all sides to prevent water collection

**Concrete:**

- the ultimate 28 day compressive strength shall not be less than 32 MPa for floor (air entrainment) if applicable

**Lumber:**

- wood truss to be designed for loading conditions of Innisfil
- provide tie down clips to sustain the uplift loads
- limit the load deflection to L/240
- all framing members shall be No. 1 or No. 2 Spruce unless otherwise noted
- all framing members shall conform to the requirements of the Standard Grading rules for Canadian Lumber of National Lumber Grades Authority (NLGA)

ENGINEERED SCISSOR ROOF TRUSSES  
@ 24" O.C. AS PER TRUSS SHOP  
DRAWINGS

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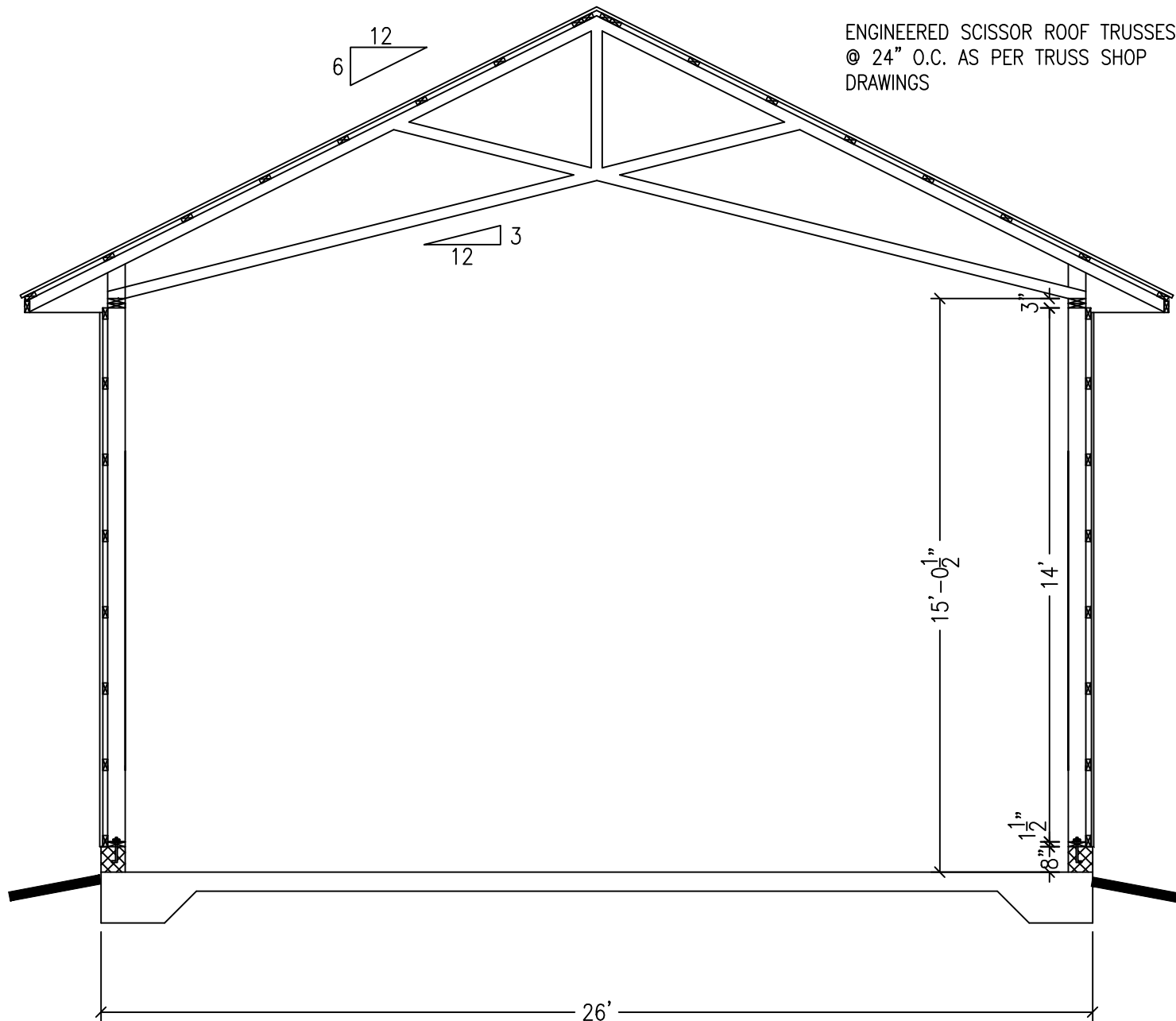
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**Sandy Cove Marine**

LOCATION:  
**2858 25th Sideroad  
Innisfil On**

PROJECT:  
**26' x 66' Building**

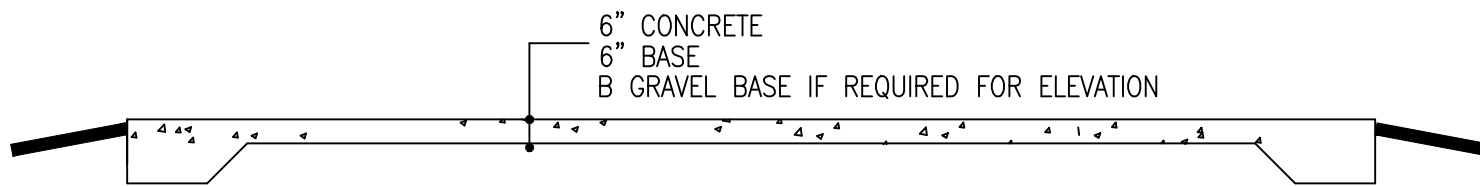
DRAWING:  
**Foundation Plan**

DRAWN BY: SD	DRAWING NO:
DATE: November 16 2022	<b>S2</b>
JOB NUMBER: Sel 1985	
SCALE: 1/4" = 1'-0"	

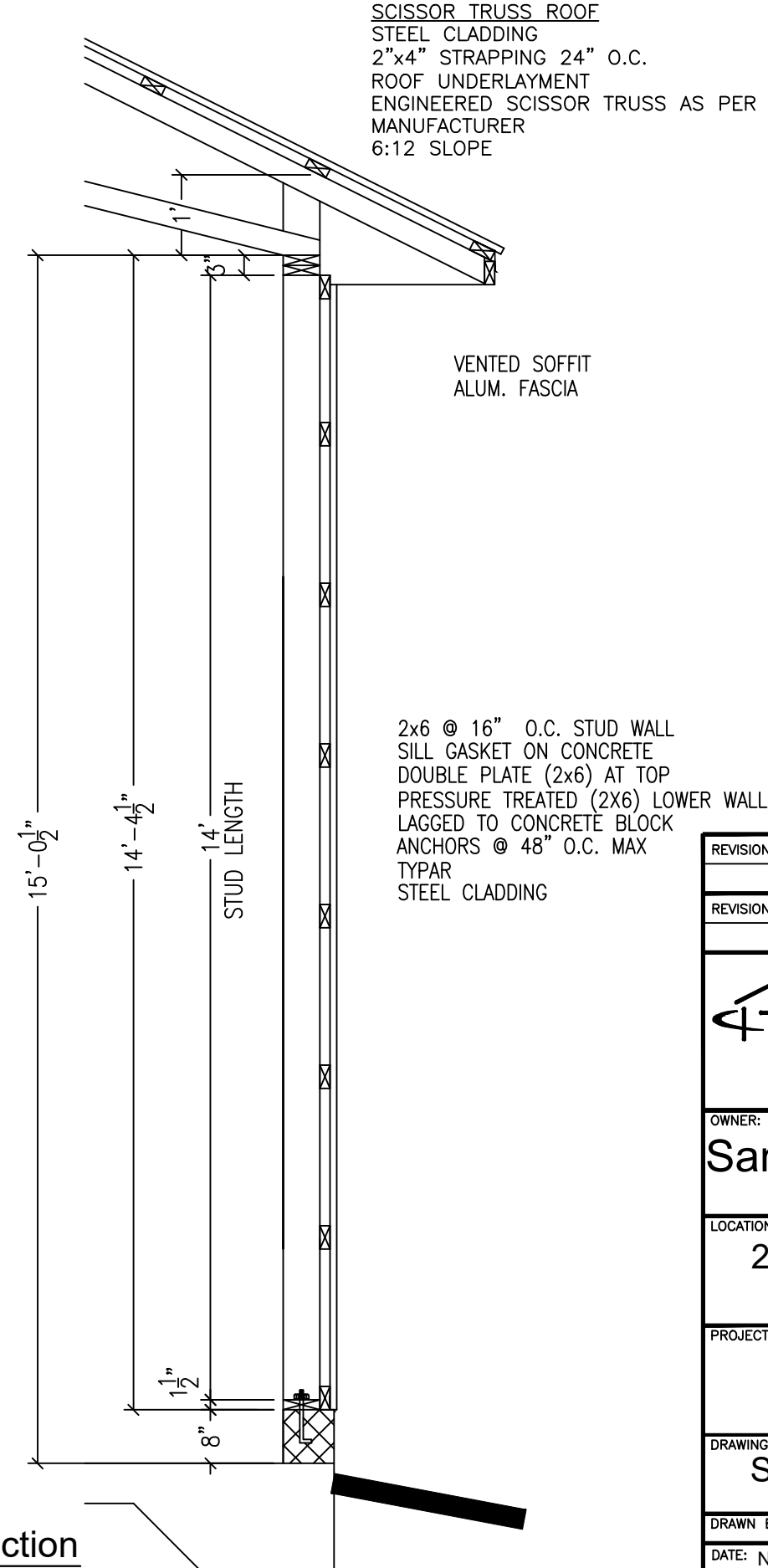


ENGINEERED SCISSOR ROOF TRUSSES  
 @ 24" O.C. AS PER TRUSS SHOP  
 DRAWINGS

1 Cross Section  
 S3 SCALE: 1/4" = 1'-0"



Base Prep  
 SCALE: 1/4" = 1'-0"



SCISSOR TRUSS ROOF  
 STEEL CLADDING  
 2"x4" STRAPPING 24" O.C.  
 ROOF UNDERLAYMENT  
 ENGINEERED SCISSOR TRUSS AS PER  
 MANUFACTURER  
 6:12 SLOPE

VENTED SOFFIT  
 ALUM. FASCIA

2x6 @ 16" O.C. STUD WALL  
 SILL GASKET ON CONCRETE  
 DOUBLE PLATE (2x6) AT TOP  
 PRESSURE TREATED (2X6) LOWER WALL PLATE  
 LAGGED TO CONCRETE BLOCK  
 ANCHORS @ 48" O.C. MAX  
 TYPAR  
 STEEL CLADDING

2 Wall Section  
 S3 SCALE: 1/2" = 1'-0"

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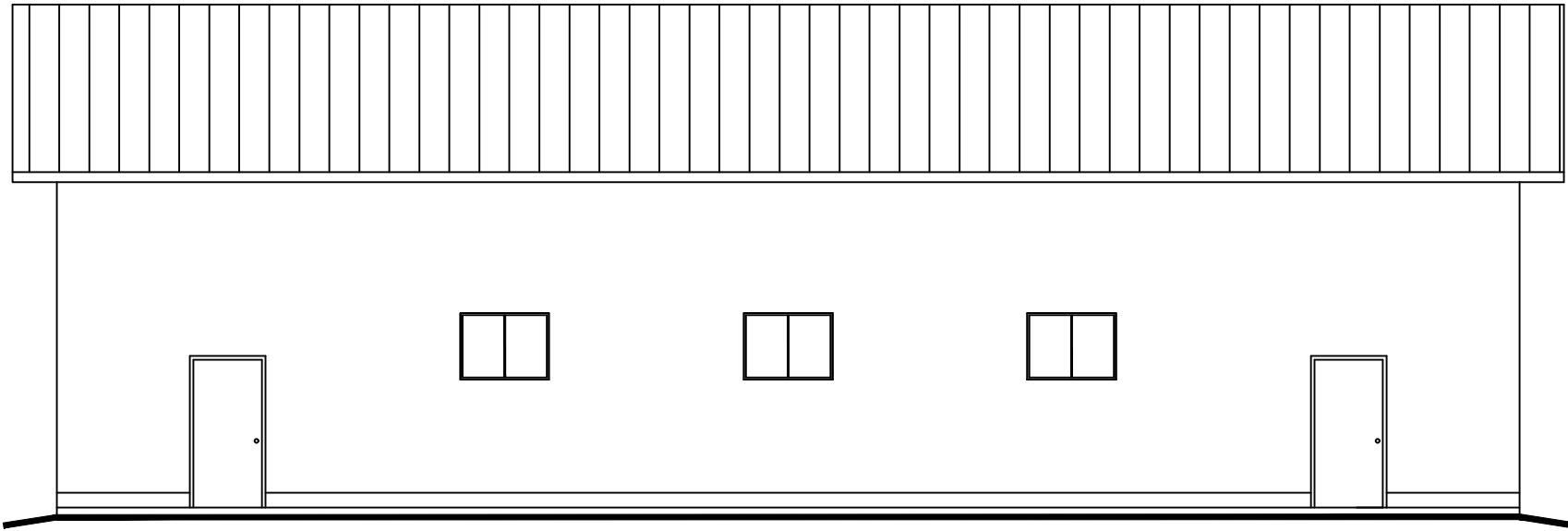
LOCATION:  
 2858 25th Sideroad  
 Innisfil On

PROJECT:  
 26' x 66' Building

DRAWING:  
 Section and Details

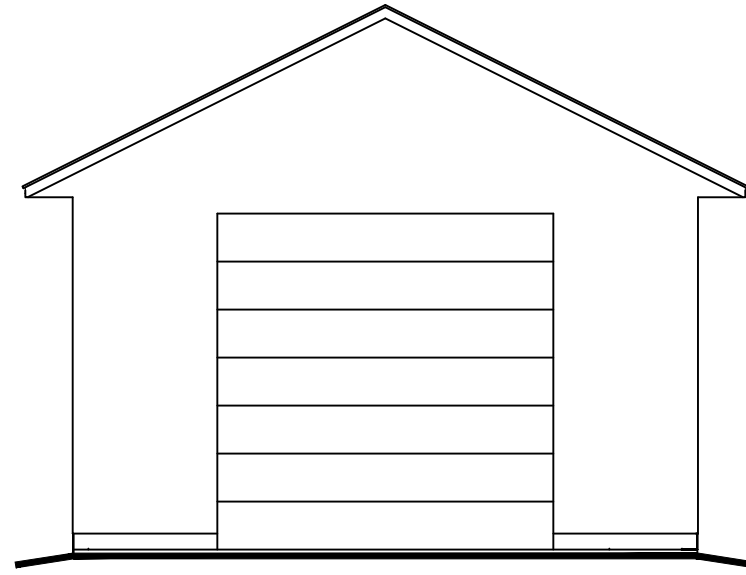
DRAWN BY: SD	DRAWING NO:
DATE: November 16 2022	<b>S3</b>
JOB NUMBER: Sel 1985	
SCALE: 1/4" = 1'-0"	

STAMP:



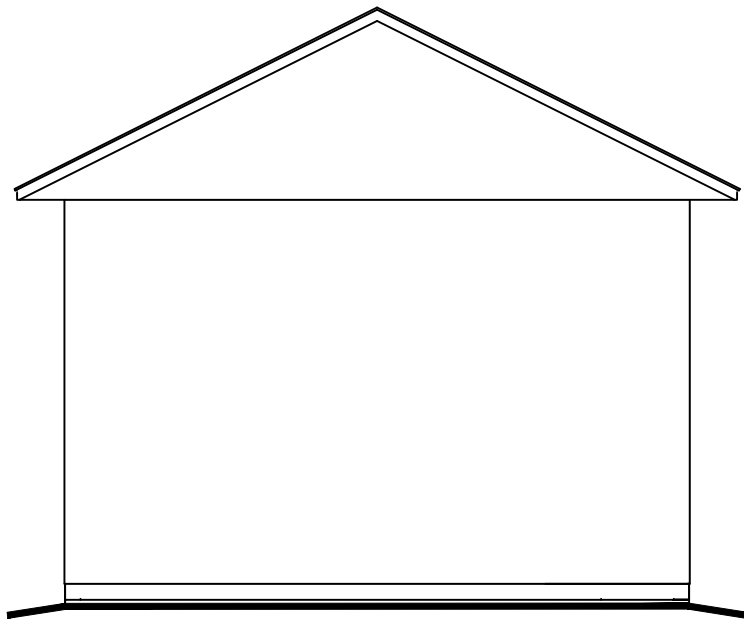
South Elevation

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



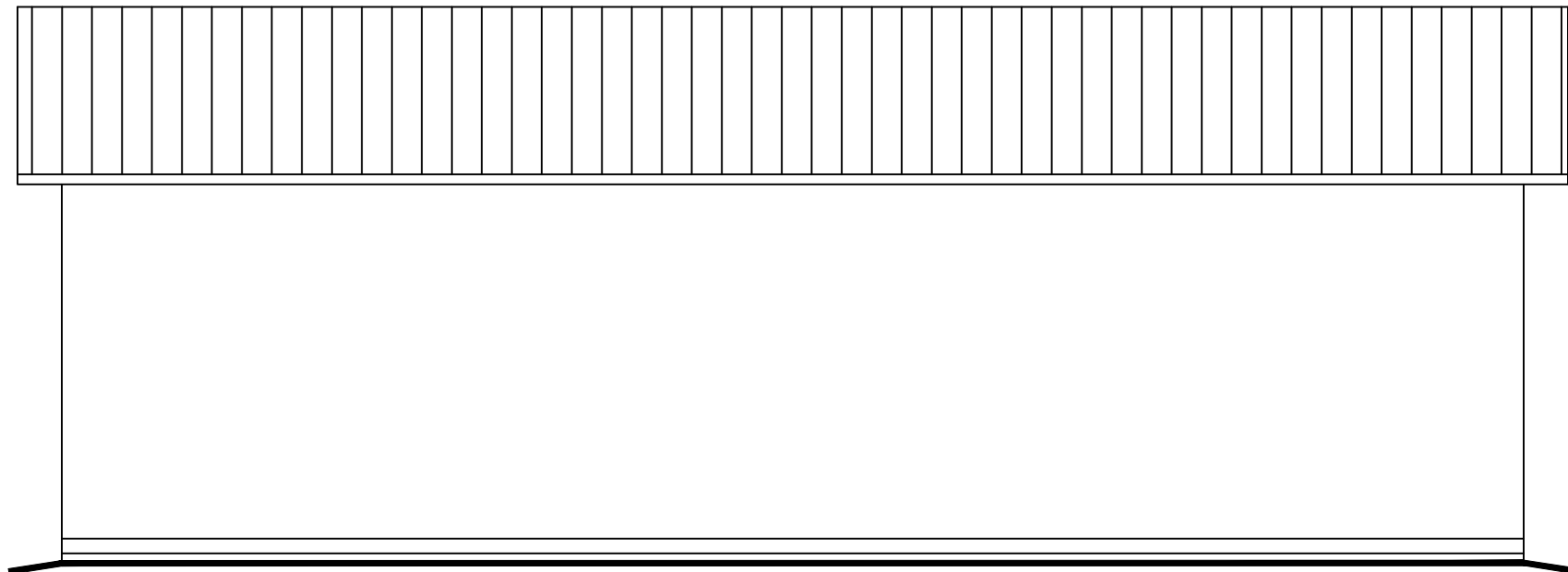
West Elevation

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



East Elevation

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



North Elevation

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

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LOCATION:  
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Innisfil On**

PROJECT:  
**26' x 66' Building**

DRAWING:  
**Elevation**

DRAWN BY: SD DRAWING NO:  
DATE: November 16 2022  
JOB NUMBER: Sel 1985  
SCALE: 1/4" = 1'-0" **S4**

STAMP:



### Scope of Work

THE OWNER WISHES TO REPLACE EXISTING BUILDING AND COVERS WITH A NEW 26FT X 66FT BUILDING.

THE BUILDING IS LOCATED AT THE FOOTPRINT OF THE BUILDING TO BE REMOVED

PROPOSED NEW BUILDING  
26FT X 66FT

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LOCATION:  
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Innisfil On

PROJECT:  
26' x 66' Building

DRAWING:  
Site Plan

DRAWN BY: SD	DRAWING NO:
DATE: November 16 2022	<b>S5</b>
JOB NUMBER: Sel 1985	
SCALE: 1/4" = 1'-0"	