



# 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 **Derek and Laurie Parker**, **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 M94 LOT 30**, known municipally as **14 Cloverhill Crescent** and is zoned "**Residential 1 (R1)**".

The applicant is proposing to construct an Accessory Dwelling Unit (ADU) with an approximate footprint of 84.7 m<sup>2</sup>. The applicant is seeking relief from Section 3.5(j) of the Zoning By-law which permits a maximum ADU footprint of 50m<sup>2</sup> if located the rear yard.

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: <a href="https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx">https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx</a>

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.

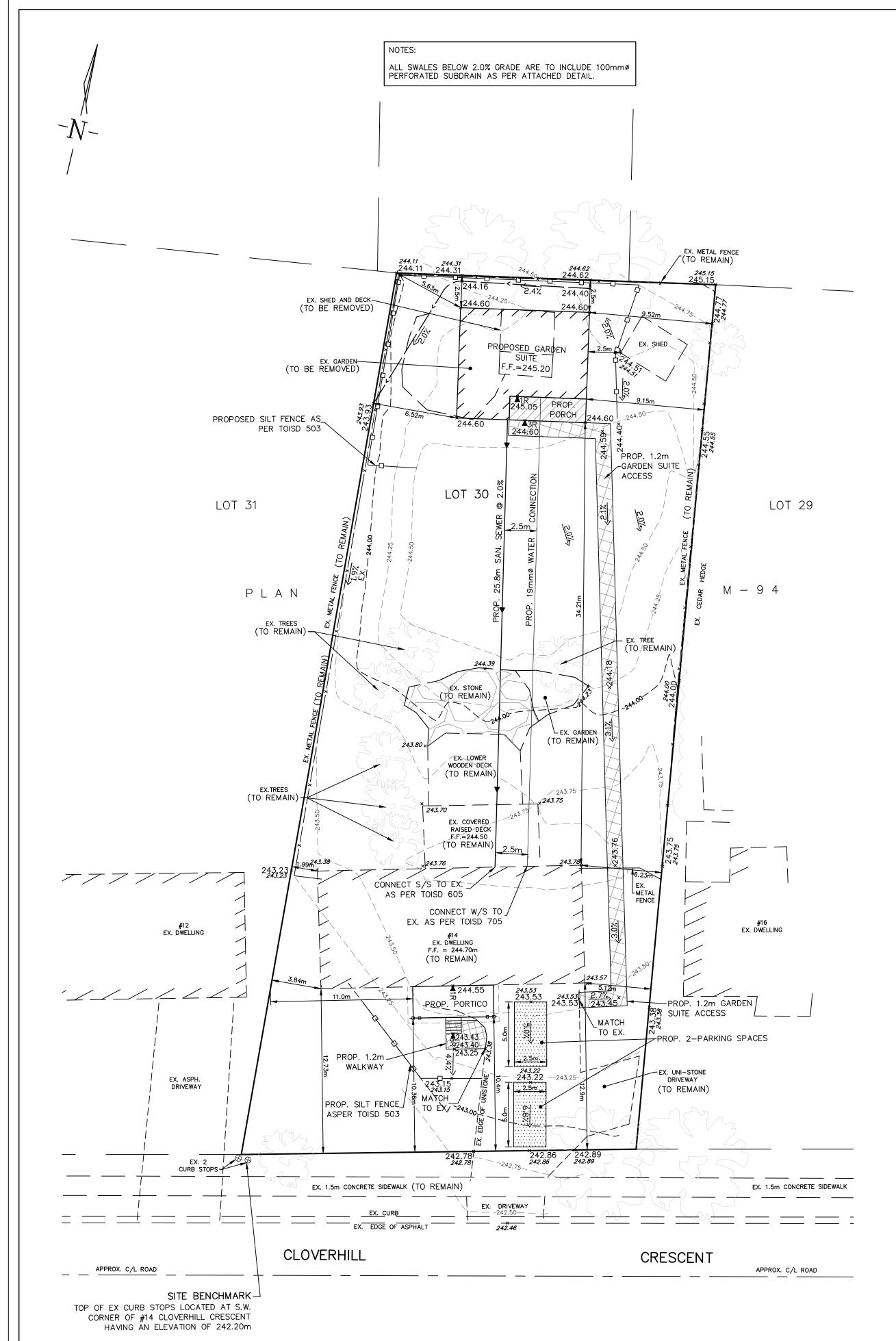
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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 thaghshenas@innisfil.ca 705-436-3710 ext. 3316



ZONING BY-LAW 043-21 GARDEN SUITE				
	REQUIRED	PROVIDED		
MAX. HEIGHT (m)	6.0m	<60		
MIN. REAR/SIDE YARD(m)	1.2m	2.5		
MAX. DISTANCE TO SFD (m)	60.0m	34.21m		
MIN. 2.5m x 5.0m PARKING SPACES	2	2		

GARDE	N SUITE	ELEVATIO	NS
F.F.		245.20	
T.F.W	<b>'.</b>	244.75	
T.B.S.		243.76	
U.S.F	•	243.38	

# LOT GRADING NOTES

- 1. ALL DIMENSIONS AND GRADE ELEVATIONS ARE EXPRESSED IN
- SI UNITS.

  2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS AND DRAINAGE PRIOR TO COMMENCEMENT OF CONSTRUCTION
- 3. UNDERSIDE OF FOOTING SHOWN IS TAKEN FROM ARCHITECTURAL PLANS AND MAY NOT REPRESENT ACTUAL FOOTING DEPTH.
- 4. FOOTINGS MUST BEAR ON NATIVE, UNDISTURBED SOIL OR ROCK,
- AND BE A MINIMUM OF 1.22m BELOW FINISHED GRADE.

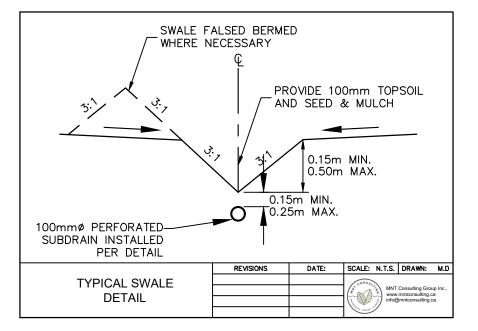
  5. EXTERIOR CLADDING, THRESHOLDS, AND WINDOW SILLS SHALL
- BE A MINIMUM OF 150mm ABOVE FINISHED GRADE.
- 6. DRIVEWAYS MUST BE CLEAR OF LIGHT STANDARDS AND OTHER UTILITIES BY A MIN. OF 1.0m.
- 7. ANY ABOVE GROUND UTILITIES NOT MEETING THE ABOVE NOTED MINIMUM CLEARANCES FROM A PROPOSED DRIVEWAY ARE TO BE RELOCATED AT THE BUILDERS EXPENSE.
- 8. EAVES DOWNSPOUTS MUST DISCHARGE ONTO SPLASH-PADS; CONNECTIONS TO SEPTIC SYSTEM ARE NOT PERMITTED.
- PROPOSED STORM SERVICE IS TO DISCHARGE VIA SUMP PUMP. DISCHARGE PIPE TO BE LOCATED 0.30m ABOVE FINISHED GRADE.

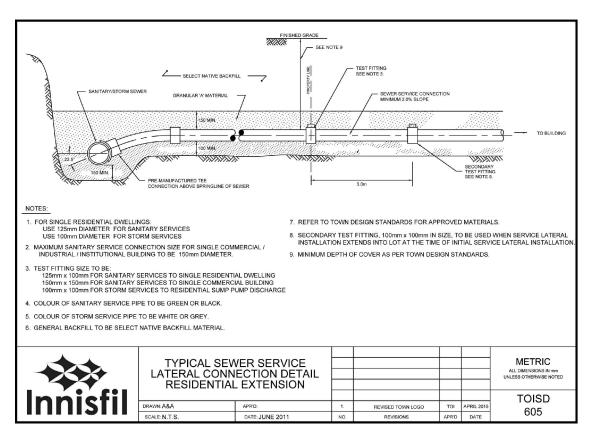
#### WATER & SANITARY SERVICING

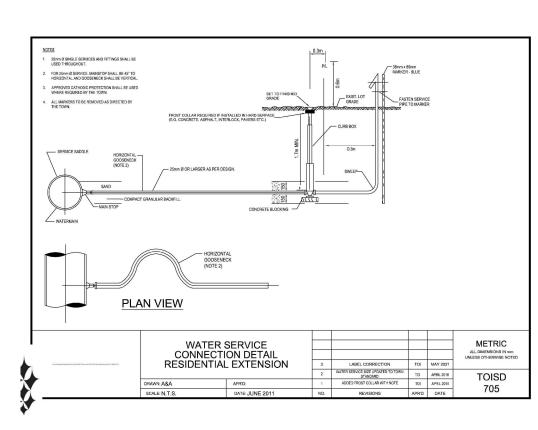
1. EXISTING MUNICIPAL SERVICES.

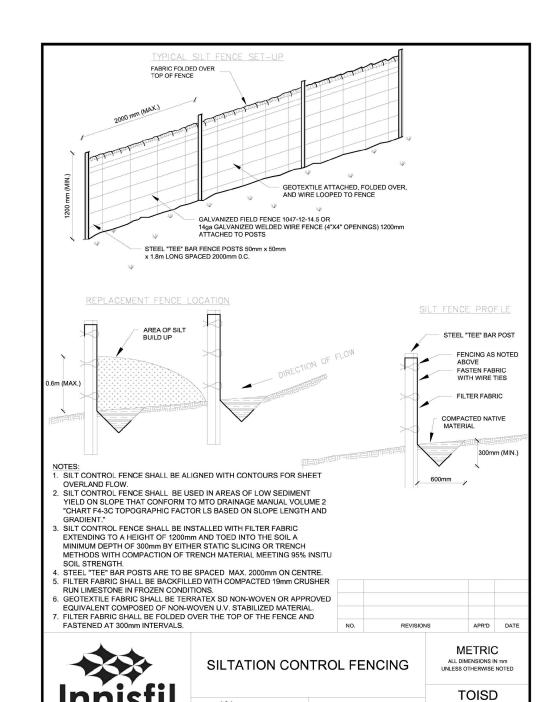
## EROSION CONTROL NOTES

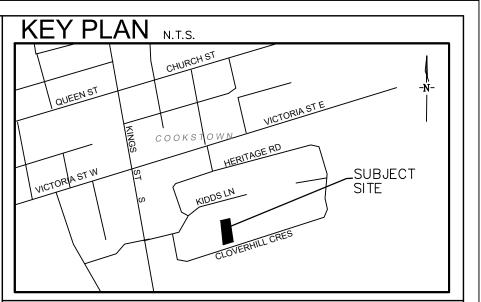
- 1. ALL TEMPORARY SEDIMENTATION FENCING, DRAINAGE SWALES, MUD MATS AND ROCK CHECK DAMS ON THE SITE SHALL BE CONSTRUCTED PRIOR TO COMMENCEMENT OF SITE WORKS.
- 2. ALL SEDIMENTATION CONTROL MEASURES TO BE INSPECTED REGULARLY AND MAINTAINED IN PROPER WORKING ORDER DURING SITE GRADING AND TO REMAIN IN PLACE UNTIL COMPLETION OF RESTORATIVE MEASURES.
- 3. MAXIMIZE SITE DRAINAGE TO SWALES VIA SHEET DRAINAGE OR SWALES IF NECESSARY AS SITE GRADES ARE COMPLETED.
- 4. ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 30 DAYS SHALL BE STABILIZED BE SEEDING (IF SEEDING IS APPROPRIATE DURING CURRENT SEASON).
- 5. ALL DISTURBED AREAS TO BE RESTORED WITH A MIN. 100mm TOPSOIL, THEN MULCHED AND SEEDED WITH NATIVE GRASSES IMMEDIATELY FOLLOWING COMPLETION OF GRADING.











#### **SURVEY NOTES:**

BOUNDARY INFORMATION OBTAINED FROM R.C. KIRKPATRICK SURVEYING INC - DATED JUNE 22/83 - FILE NO RK7936.
 TOPOGRAPHIC INFORMATION BY MNT CONSULTING GROUP - MAY/24

## BENCHMARK: 242.20m

TOP OF EX CURB STOPS LOCATED AT S.W. CORNER OF #14 CLOVERHILL CRESCENT HAVING AN ELEVATION OF 242.20m

#### GENERAL NOTES:

- . DO NOT SCALE DRAWINGS.
- 2. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- 3. ANY DISCREPANCIES, OMISSIONS, OR ERRORS ARE TO BE REPORTED TO THE CONSULTANT. NO WORK IS TO PROCEED BEFORE CLARIFICATION OF THE DISCREPANCIES, ERRORS, OR OMISSIONS IS RECEIVED FROM THE
- 4. ALL EXISTING CONDITIONS TO BE CHECKED AND VERIFIED ON SITE
- PRIOR TO CONSTRUCTION.

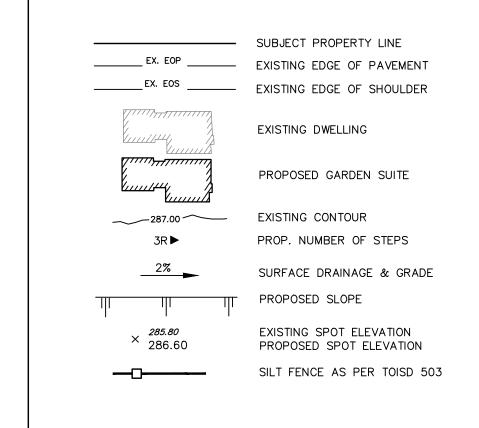
  5. ONLY LATEST APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION.
- 6. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE CONSULTANT, AND SHALL BE RETURNED TO THE CONSULTANT UPON REQUEST. IN NO WAY SHALL THE DRAWINGS AND/OR SPECIFICATIONS
- PERMISSION OF THE CONSULTANT.

  PRIOR TO ANY WORKS ON MUNICIPAL PROPERTY A ROAD OCCUPANCY

IN WHOLE OR IN PART BE REPRODUCED OR DISTRIBUTED WITHOUT THE

- PERMIT SHALL BE OBTAINED FROM THE TOWN OF INNISFIL.
- 8. PRIOR TO ANY WORKS ON COUNTY PROPERTY A ROAD OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE COUNTY OF SIMCOE.
- 9. CONTRACTOR TO VERIFY ALL INFORMATION PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ENGINEER OF ANY DESCREPANCIES.

## LEGEND:



1	1ST SUBMISSION	June 13-24	GEMCAD INC	M.D.	
ITEM	DESCRIPTION	DATE	BY	APPR'D	
SCHEDULE OF REVISIONS					



PROJECT:

LOT 30

PLAN M-94

# 14 CLOVERHILL CRESCENT

TOWN OF INNISFIL

# GARDEN SUITE PLAN



MNT Consulting Group Inc., www.mntconsulting.ca info@mntconsulting.ca

ENGINEER'S SEAL



503

TOWN OF INNISFIL

PLANNING AND DEVELOPMENT DEPARTMENT ENGINEERING DIVISION

DRAWN: GEMCAD INC.

DESIGNED: M.D.

CHECKED: M.D.

PLANNING AND DEVELOPMENT DEPARTMENT ENGINEERING DIVISION

SCALE:

1: 200

SP-1

