



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-009-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Addison Milne-Price, Applicant**, on behalf of **Rock Solid Development Ltd., Owner**, for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property.

The subject property is described legally as **I PLAN 587 LOTS 130 TO 132 & PT LT 133 RP 51R5923 PART 2** known municipally as **823 Cedarvale Drive** and is zoned “**Residential 1 (R1)**”.

The applicant is proposing to sever a portion of the subject lands for the purpose of creating three new residential lots. The first severed lands will have an approximate lot area of 881.3 m² and a lot frontage of 15.10 m. The second severed lands will have an approximate lot area of 857 m² and an approximate frontage of 15.10 m. The third severed lands will have an approximate lot area of 832.8 m² and a lot frontage of 15.10 m. The retained parcel will have an approximate lot area of 1600.3m² and an approximate lot frontage of 30.42 m.

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 consent, 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 Land Tribunal (OLT).



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.

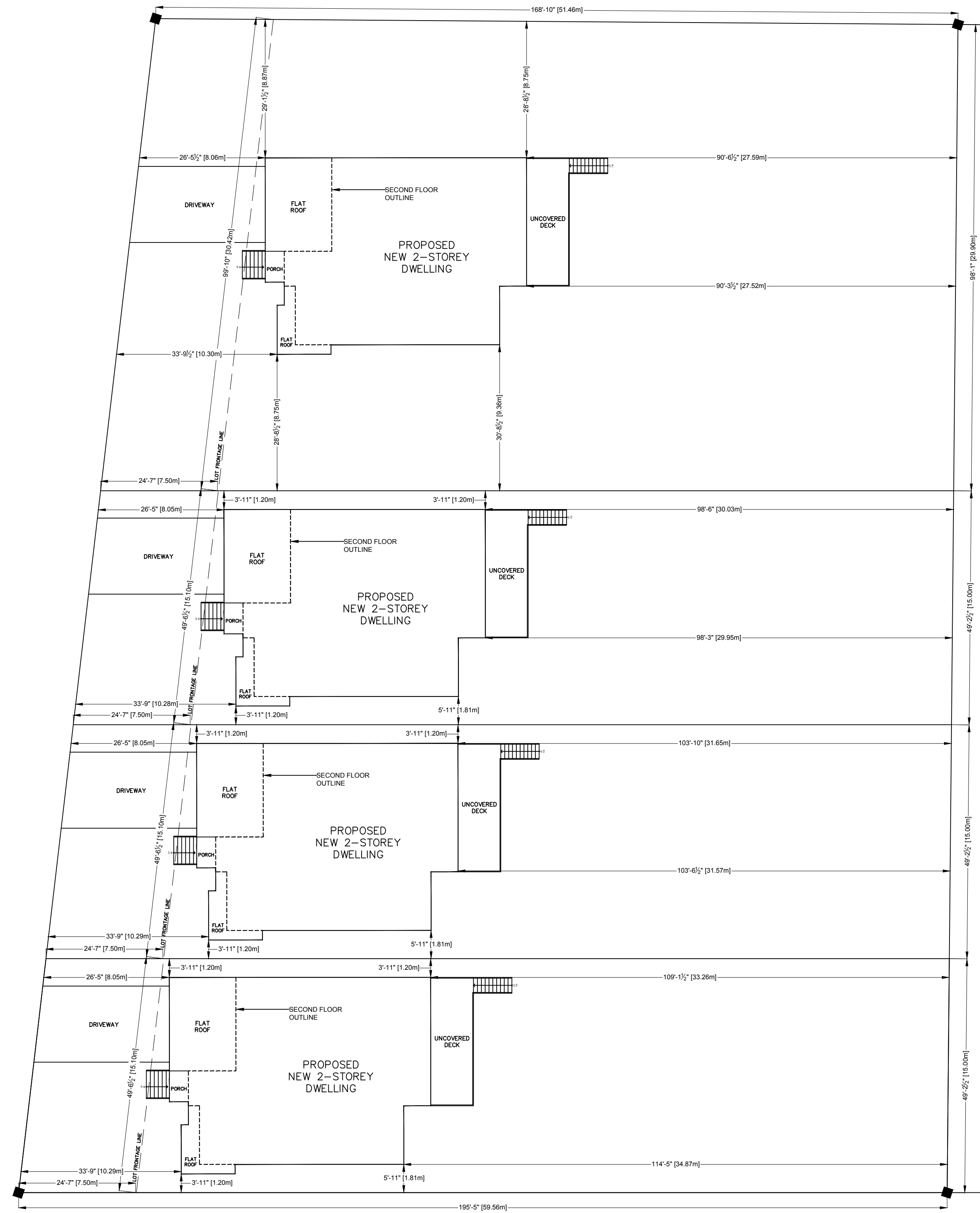
Dated: **October 1, 2024**

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

CEDARVALE DRIVE

TOTAL AREA= 44,871.63 sq.ft. (4168.71 m²)

MOYER AVENUE



CORNER LOT STATISTICS								
ZONING: R1	PROPOSED		LOT AREA: 1628.34m ²		LOT FRONTAGE: 30.42 m		LOT DEPTH: 54.72 m	
DESCRIPTION	PROPOSED	%	MAXIMUM	%	SETBACKS	PROPOSED	REQUIRED	
LOT COVERAGE	192.92m ²	12.05	550.11 m ²	35.00	FRONT YARD	8.05 m	8 m	
					REAR YARD	27.52 m	8 m	
FLOOR AREA	1ST FLOOR	190.72 m ²			INTERIOR YARD LEFT	8.75 m	1.20 m	
	2ND FLOOR	103.58 m ²			INTERIOR YARD RIGHT	8.75 m	1.20 m	
	TOTAL	294.30 m ²			HEIGHT	9.27 m	9 m	

NOTES: COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE
GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS

INTERIOR LOT STATISTICS								
ZONING: R1	PROPOSED		LOT AREA: 832.8 m ²		LOT FRONTAGE: 15.10 m		LOT DEPTH: 54.72 m	
DESCRIPTION	PROPOSED	%	MAXIMUM	%	SETBACKS	PROPOSED	REQUIRED	
LOT COVERAGE	192.92m ²	23.16	291.48 m ²	35.00	FRONT YARD	8.05 m	8 m	
					REAR YARD	28.34 m	8 m	
FLOOR AREA	1ST FLOOR	190.72 m ²			INTERIOR YARD LEFT	1.20 m	1.20 m	
	2ND FLOOR	103.58 m ²			INTERIOR YARD RIGHT	1.20 m	1.20 m	
	TOTAL	294.30 m ²			HEIGHT	8.27 m	9 m	

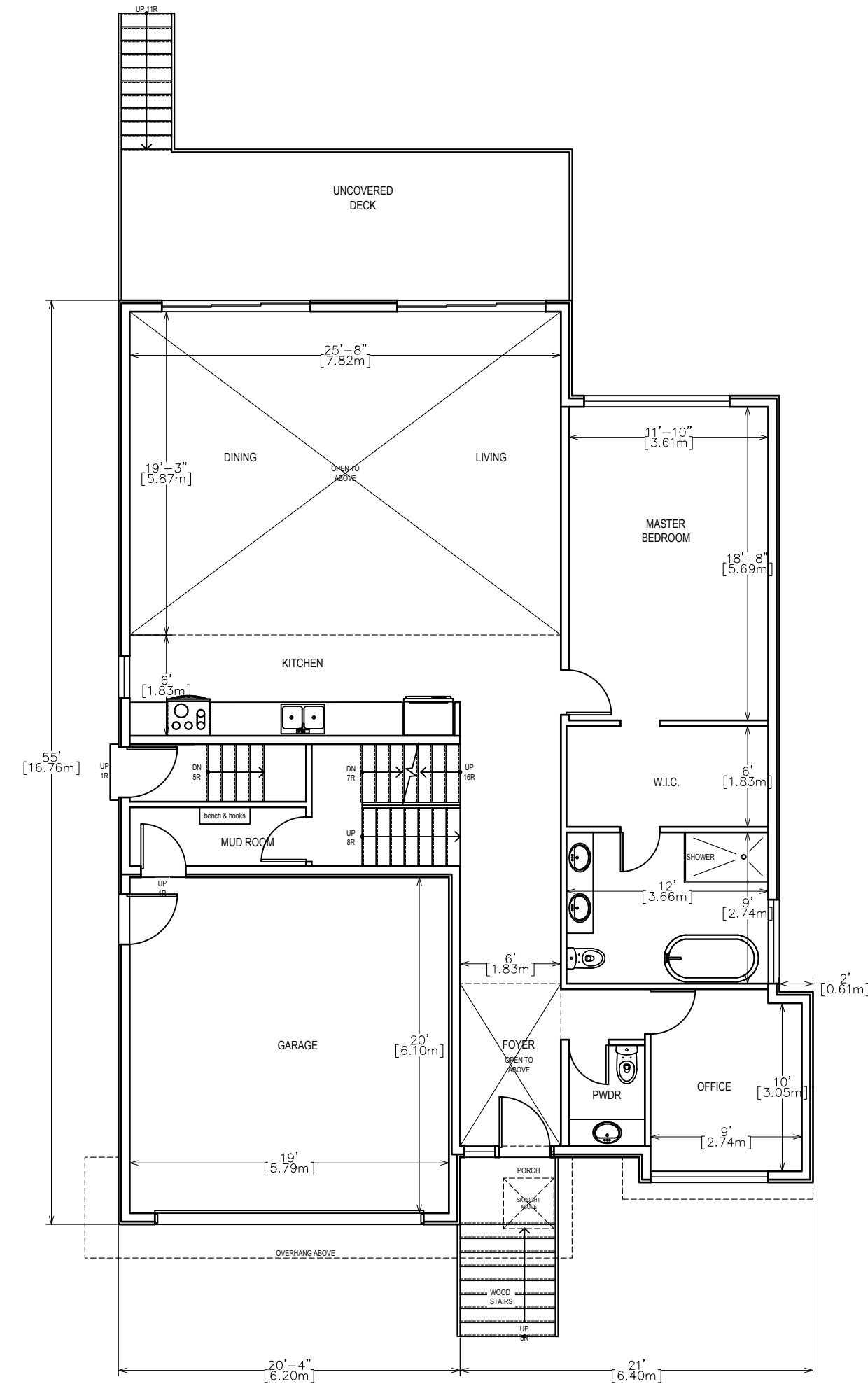
NOTES: COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE
GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS

INTERIOR LOT STATISTICS								
ZONING: R1	PROPOSED		LOT AREA: 857.0 m ²		LOT FRONTAGE: 15.10 m		LOT DEPTH: 57.94 m	
DESCRIPTION	PROPOSED	%	MAXIMUM	%	SETBACKS	PROPOSED	REQUIRED	
LOT COVERAGE	192.92m ²	22.51	299.95 m ²	35.00	FRONT YARD	8.05 m	8 m	
					REAR YARD	31.07 m	8 m	
FLOOR AREA	1ST FLOOR	190.72 m ²			INTERIOR YARD LEFT	1.20 m	1.20 m	
	2ND FLOOR	103.58 m ²			INTERIOR YARD RIGHT	1.20 m	1.20 m	
	TOTAL	294.30 m ²			HEIGHT	8.27 m	9 m	

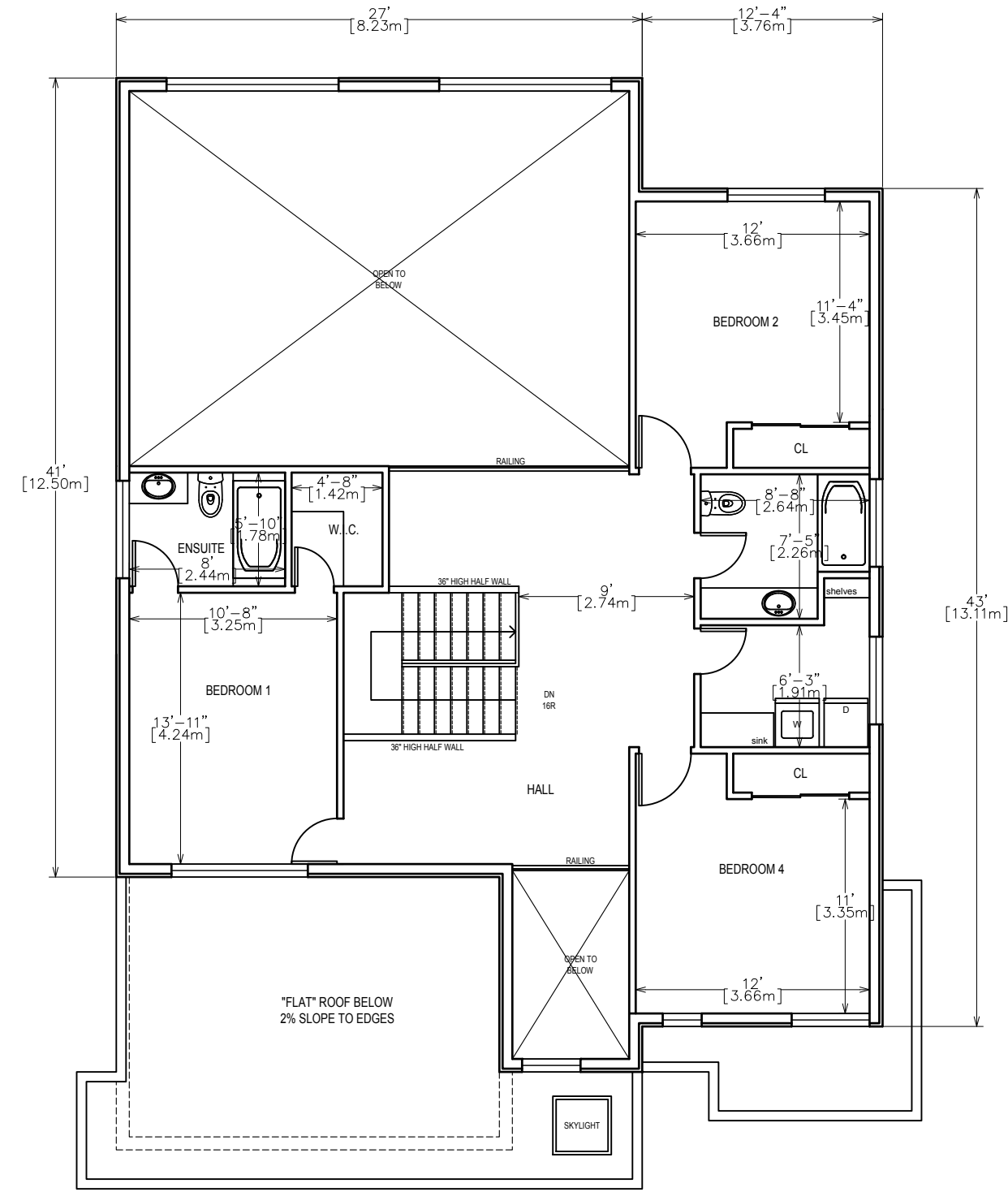
NOTES: COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE
GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS

INTERIOR LOT STATISTICS								
ZONING: R1	PROPOSED		LOT AREA: 881.26m ²		LOT FRONTAGE: 15.10 m		LOT DEPTH: 58.33 m	
DESCRIPTION	PROPOSED	%	MAXIMUM	%	SETBACKS	PROPOSED	REQUIRED	
LOT COVERAGE	192.92m ²	21.89	308.44 m ²	35.00	FRONT YARD	8.05 m	8 m	
					REAR YARD	33.28 m	8 m	
FLOOR AREA	1ST FLOOR	190.72 m ²			INTERIOR YARD LEFT	1.20 m	1.20 m	
	2ND FLOOR	103.58 m ²			INTERIOR YARD RIGHT	1.20 m	1.20 m	
	TOTAL	294.30 m ²			HEIGHT	8.27 m	9 m	

NOTES: COVERAGE CALCULATION INCLUDES COVERED PORCHES AND GARAGE
GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS



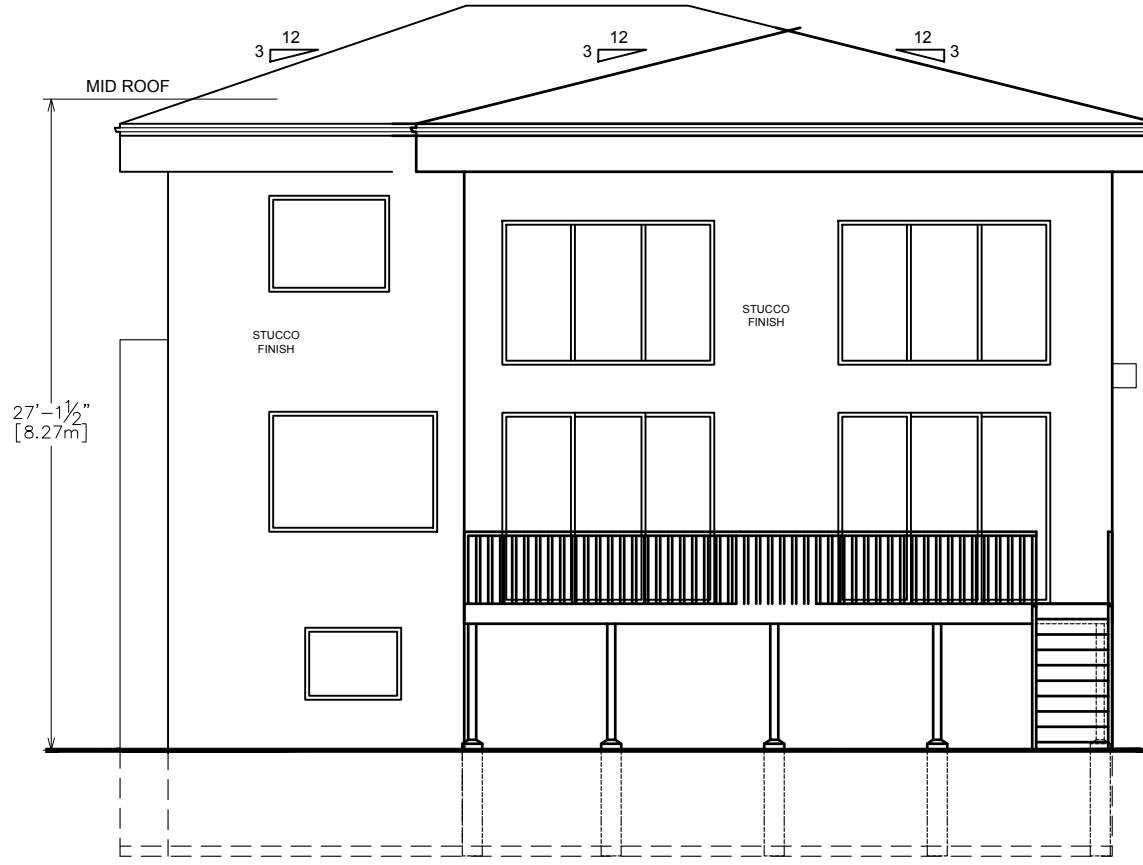
MAIN FLOOR
(2053sq.ft. garage included)



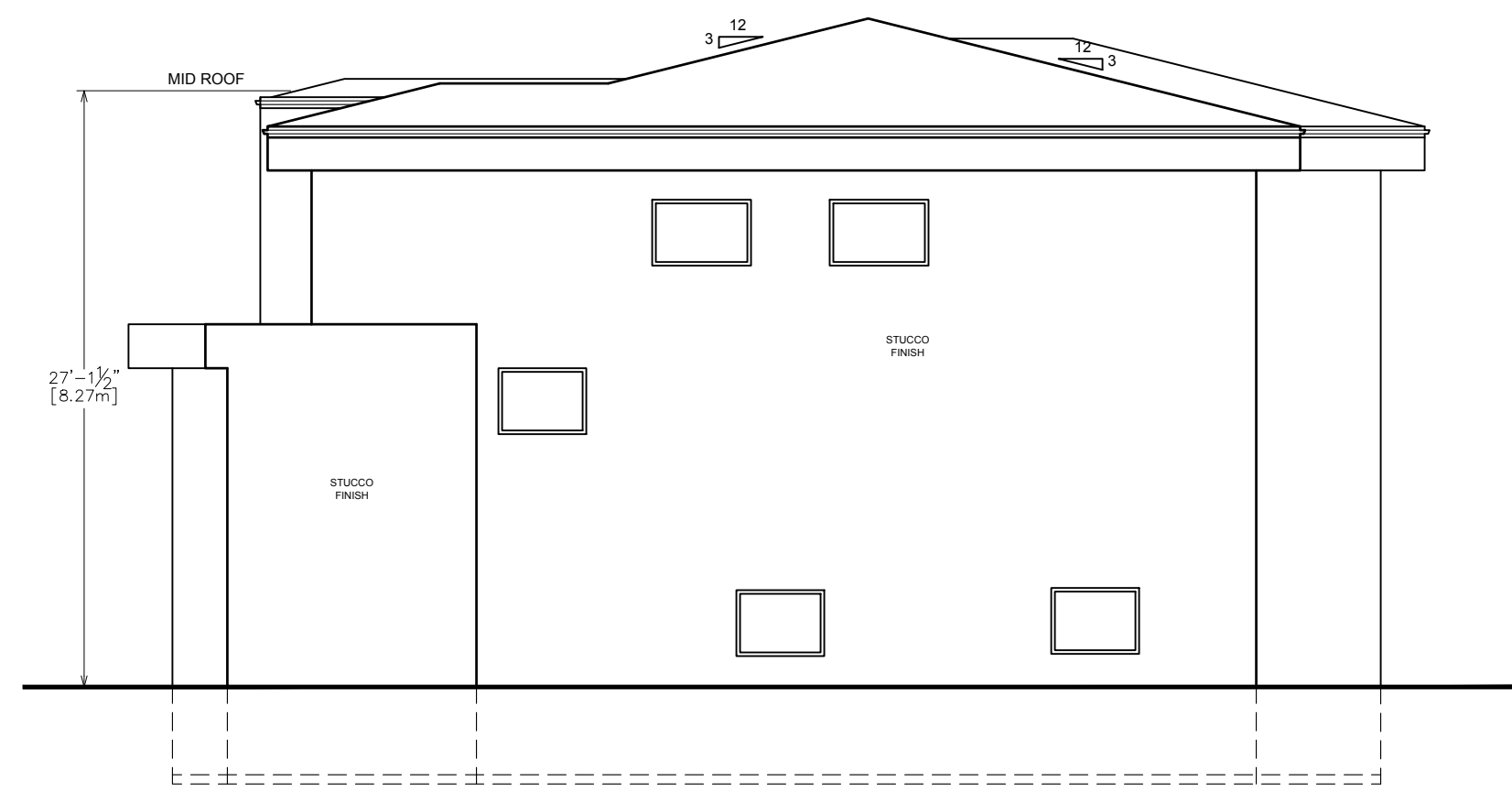
SECOND FLOOR
(1115sq.ft. open to below areas not included)



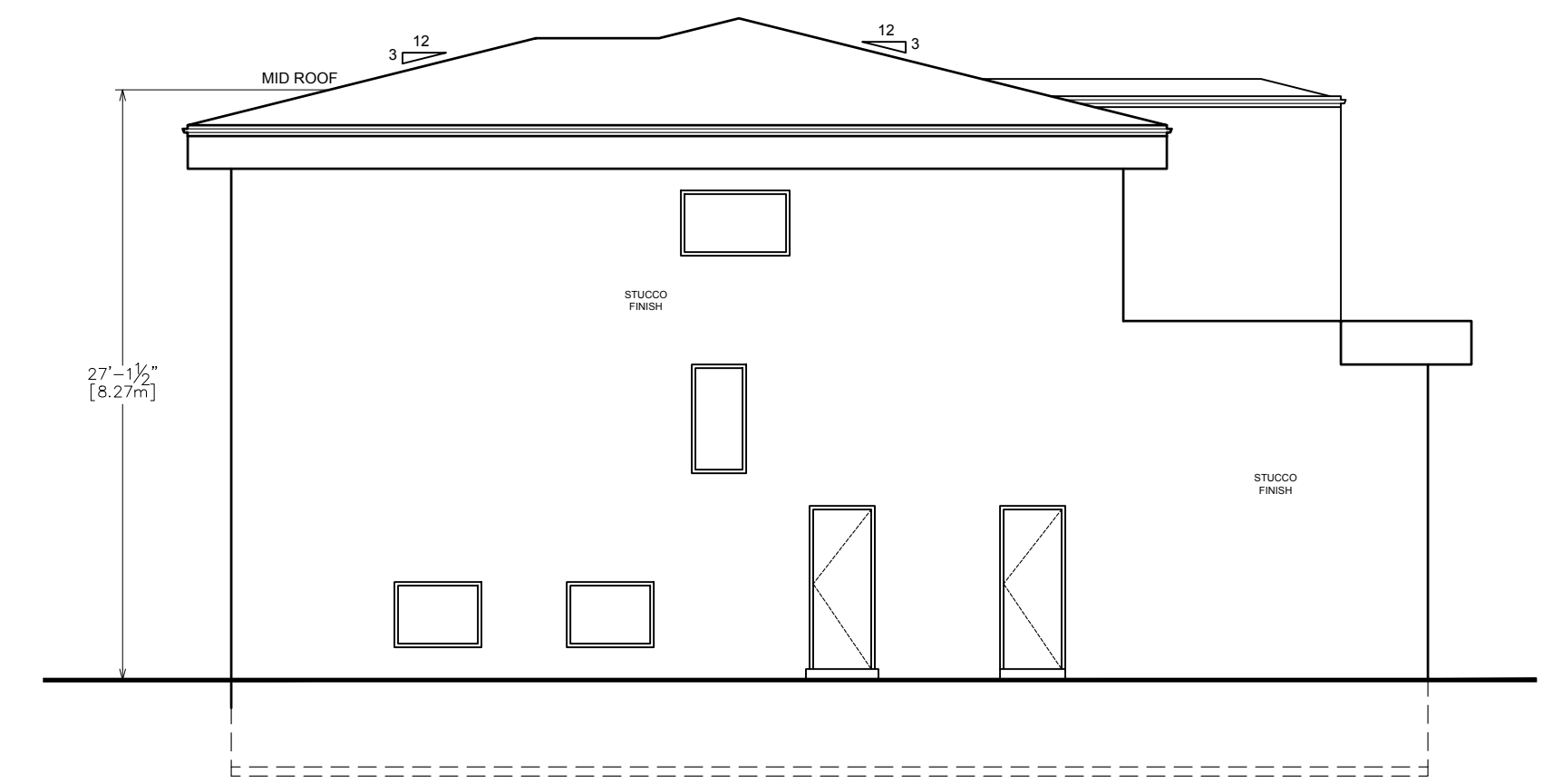
FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

PLAN AND FIELD NOTES OF SURVEY OF:
 LOTS 130, TO 136, INCLUSIVE, REGISTERED PLAN 587,
 TOWNSHIP OF INNISFIL,
 COUNTY OF SIMCOE.
 SCALE: 50 FT. = 1 INCH.

1976
ROBERT P. LEEPER - 832

PARTS - 1 AND 2:

(INSTRUMENT NO. 475860) LOTS 130, 131, 132, 133, 134, 135, AND 136;
 PLAN 587.

I REQUIRE THIS PLAN TO
 BE DEPOSITED UNDER PART
 II OF THE REGISTRY ACT.

RECEIVED AND DEPOSITED
 AS:

PLAN 51-R-5923

DATED: 22, June, 1976

DATED: JULY 9 1976

Robert P. Leeper
 ROBERT P. LEEPER (832)
 ONTARIO LAND SURVEYOR

J.G. Baker
 Dep. LAND REGISTRAR FOR
 THE REGISTRY DIVISION OF
 SIMCOE (51)

CAUTION:

THIS PLAN IS NOT A PLAN OF SUBDIVISION
 WITHIN THE MEANING OF SECTIONS 29, 32
 OR 33, OF THE PLANNING ACT: R.S.O. 1970.

SURVEYOR'S CERTIFICATE:

- I hereby certify that:
1. This plan and survey are correct and in accordance with the surveys Act, and the Registry Act, and the regulations made thereunder.
 2. The survey was completed on the 22nd day of June 1976.

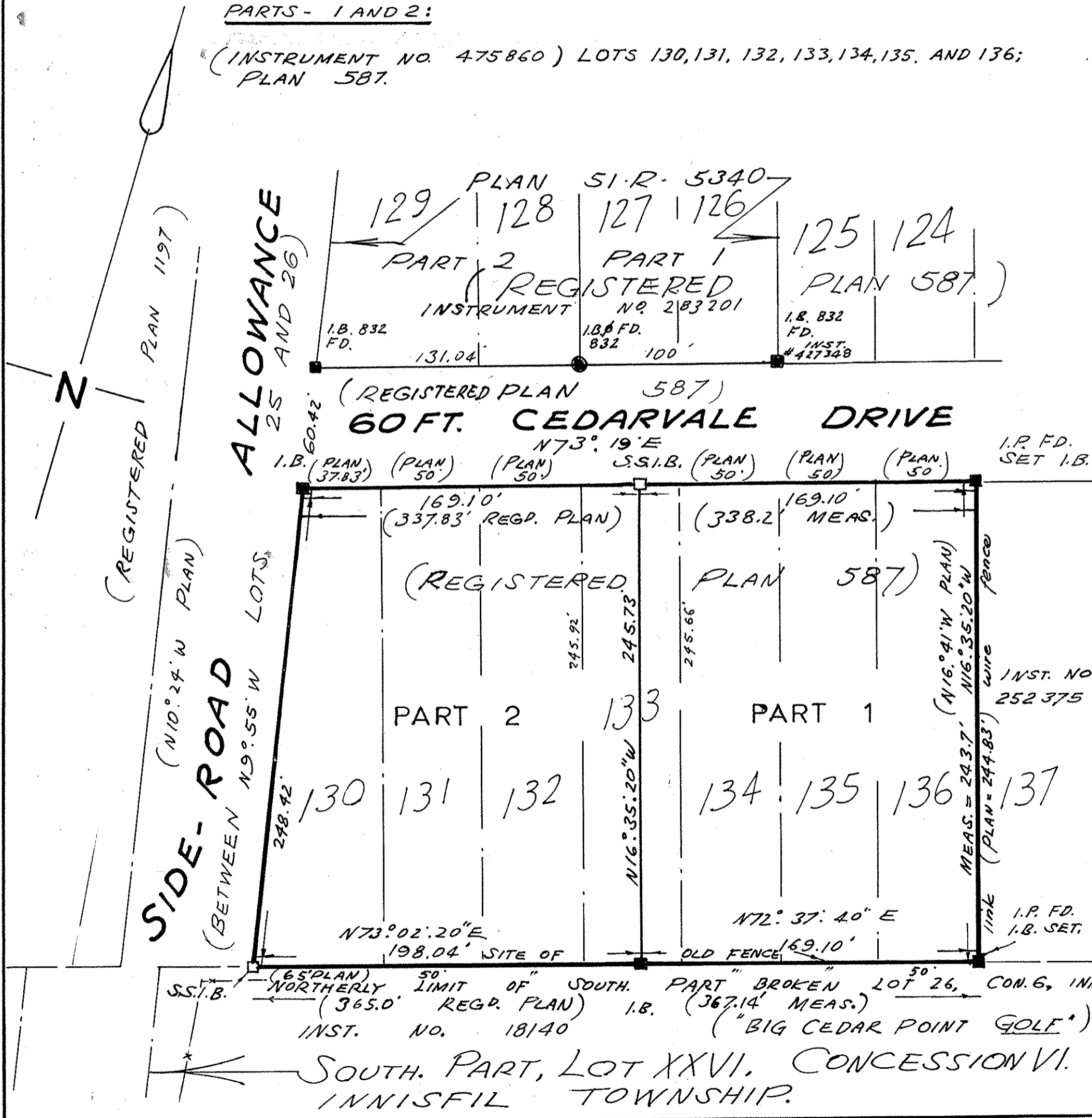
BARRIE ONTARIO 22, June, 1976 Robert P. Leeper
 Robert P. Leeper
 Ontario Land Surveyor

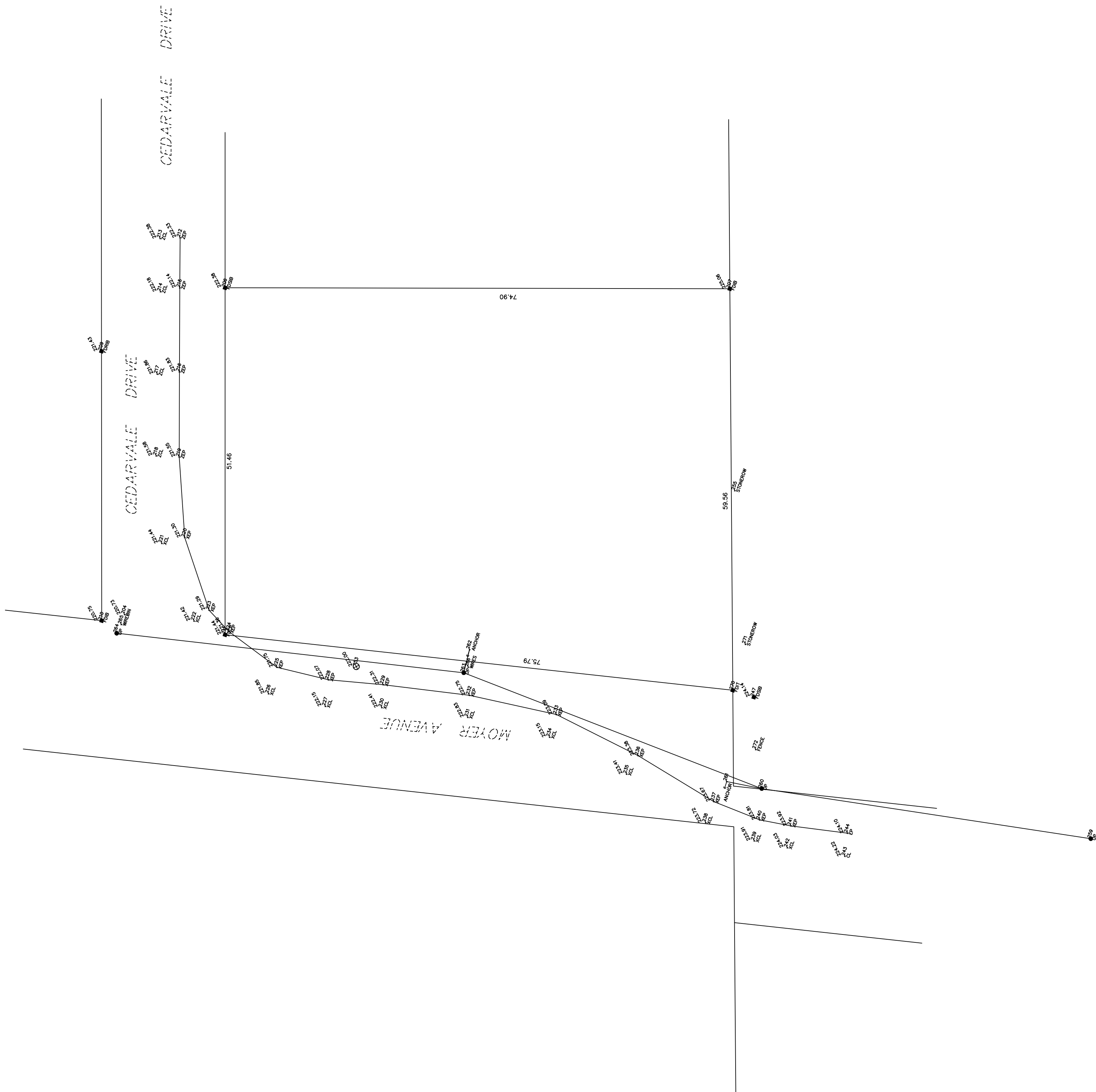
NOTE:

Bearings are referred to the southerly limit of "Cedarvale Drive", according to Registered Plan 587, which is assumed to have an astronomic course: North 73° 19' East.

ALL HANGING LINES; have been verified.
DISTANCES; are in feet and decimals thereof.

Iron bars 1" sq. X 2' long shown: □ S.S.I.B.
 Iron bars 5/8" square 2' long shown: ■ I.B.





Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON
L9S 1A1



September 10th, 2024

DPS File: 24167

RE: 823 CEDARVALE DRIVE
Town of Innisfil
Consent to Server Applications
Cover Letter

On behalf of our clients, the property owners of 823 Cedarvale Drive (as per the Town of Innisfil’s Interactive map), we Design Plan Services (“DPS”), are pleased to submit a cover letter as part of our formal submission for the subject Committee of Adjustment Applications. This letter details the documents and plans included with the Consent to Sever applications for this Subject Property.

Site and Area Description

The Subject Property is legally known as “Plan 51-R – 5923, Part 2” (refer to Survey). The Subject Property is located within Ward 2, within the Town of Innisfil and is generally located, north of 6th Line, east of St. Johns Road, south of 7th Line and west of Big Cedar Point. The Subject Property has a total lot area of 4168.71 sq.m., with a total frontage of 75.72m. The Subject Property is generally rectangular in shape and is currently vacant. The immediate context consists of primarily low-density residential uses in the form of mostly single-detached dwellings. The Subject Property is not located within the Lake Simcoe Region Conservation Authority (“LSRCA”) and is zoned as “R1” as per Zoning By-law 080-13. The Subject Property is within the urban settlement boundary, known as Alcona.

Proposal Description:

The proposal consists of a severance application wherein the existing parcel at 823 Cedarvale Drive is severed into four parcels (3 new lots will be created and the existing lot will be retained, for a total of 4 lots). 823 Cedarvale Drive (proposed “Part 1”) will be the retained lot and is situated at the corner of Cedarvale Drive and Moyer Avenue. The respective frontages and lot areas for each parcel have been summarized below in Table 1. The proposal is to construct a new two-storey dwelling on Parts 1, 2, 3 and 4. It is our

understanding that the proposed lots and dwellings are compliant under Zoning By-law 080-13, based on a preliminary review. The proposed dwellings will front onto Moyer Avenue.

Proposed Lot	Required Minimum Lot Frontage (m) <i>Exterior & Interior Lots</i>	Proposed Lot Frontage (m)	Required Minimum Lot Area (sq.m.) <i>Exterior & Interior Lots</i>	Proposed Lot Area (sq.m.)
Part 1	15.00m	30.42m	600.00 sq.m.	1600.34 sq.m.
Part 2		15.10m		832.8 sq.m.
Part 3		15.10m		857.0 sq.m.
Part 4		15.10m		881.26 sq.m.

Table 1. (shown above) provides a breakdown of the proposed Lot Frontage and Lot Area for the proposed lots.

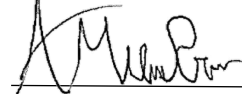
As the current use of the adjacent lots is residential and consists mostly of single-detached dwellings, the proposed new dwellings will be in keeping with the existing character of the neighbourhood. The proposed new dwellings will have access to existing public community services/amenities. The proposed new dwellings will have access to municipal services along Moyer Avenue.

Please find the following within the submission package accompanying this letter:

- One (1) Consent Application Form for 823 Cedarvale Drive;
 - Including the details for Part 3 and Part 4 in Appendix A (attached to the Consent Application Form)
- Survey and Survey Sketch;
- Site Plan; and
- Plans for the proposed new single-detached dwelling on Part 1-4 (Floor Plans, and Elevations).

Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,



Addison Milne-Price, BURPI
Planner

DESIGN PLAN SERVICES INC.

Encl.
AMP/rt