



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-013-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Kristine Loft, applicant**, on behalf of **SanDiego Homes Inc., 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 1016 LOT 18** and is known municipally as **3544 Crescent Harbour Rd** and is zoned as **“Residential 1 (R1)”** and **“Environmental Protection (EP)”**.

The applicant is proposing to construct a new dwelling with an approximate proposed height of 9.6m. The applicant is seeking relief from Table 4.2(a) of the Zoning By-law which permits a maximum building height of 9m for structures in R1 zones.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, November 21, 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: **November 5, 2024**

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



LEFT SIDE



RIGHT SIDE

DRAWING INDEX	
SHEET	DRAWING TITLE
A0.0	TITLE SHEET
A1.0	FND. & BASEMENT PLAN
A1.1	MAIN & UPPER FLOOR PLANS
A1.2	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	SECTIONS
A4.0	DETAILS



PROJECT SYNOPSIS

LOT COVERAGE	
PROPOSED:	3454 SF
FLOOR AREA SUMMARY	
BASEMENT AREA	2275 SF
MAIN FLOOR AREA	2270 SF
GARAGE	366 SF
UPPER FLOOR AREA	1471 SF
TOTAL FLOOR AREA	6888 SF
BUILDING HEIGHT	
PROPOSED HEIGHT	
TOTAL =	11.42m
MEAN =	4.54m
GEODETIC HEIGHTS	
ROOF PEAK	236.40 m
ROOF MEAN	234.51 m
T.O. UPPER FLR.	224.91 m
T.O. MAIN FLR.	225.53 m
T.O. GARAGE SLAB @ ENTRY	225.25 m
T.O. BSMT	223.54 m

GENERAL NOTES

- CONTRACTOR TO ASSURE ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING CODE. BEAM SIZES, SPANS AND BEARING POINTS TO BE VERIFIED AND REVIEWED
- ANY DISCREPANCIES ON PLANS TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING WORK
- ALL WINDOWS TO BE VINYL FRAME, DOUBLE GLAZED
- PROVIDE RAINSCREEN BEHIND ALL EXTERIOR GLAZING AS REQUIRED ACCORDING TO THE LOCAL BUILDING CODE.
- ALL EXTERIOR FOUNDATION WALLS MUST BE DAMPROOFED
- ALL FOUNDATION WALLS & FOOTINGS TO BE IN COMPLIANCE WITH THE LOCAL BUILDING CODE.
- ASSURE ALL PAD FOOTING SIZES ARE OF ADEQUATE SIZE ACCORDING TO THE LOCAL BUILDING CODE.
- ALL BEARING POINTS IN BEARING WALLS TO BE SOLID STUDDING
- PROVIDE BEAM POCKETS IN FOUNDATION WHERE REQUIRED
- ALL OPENINGS IN STRUCTURAL WALLS (OVER WINDOWS/DOORS) TO HAVE STRUCTURAL HEADER ABOVE
- ALL WOOD USED IS TO BE S.P.F. KD. NO. 12 OR BETTER
- ALL FLOOR JOISTS TO BE NAILED AND GLUED TO SUBFLOOR W/ BRIDGING WHERE NECESSARY ACCORDING TO THE LOCAL BUILDING CODE.
- ALL EXTERIOR DOORS - METAL INSULATED, PAINTED (U.N.O.)

REVISIONS

LEWISTON

SU CASA
DESIGN

PROJECT	
TITLE	TITLE SHEET
SCALE	As indicated
DATE	9/25/2024 10:24:24 AM
SHEET NUMBER	A0.0

ADDRESS: 2546 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 854-4303 EMAIL: INFO@SU.CASADESIGN.CA

LAMINATED WOOD BEAM
E = 2.0 x 10⁶ PSI

- B1: 1 - 1 3/4" x 11 3/8" LVL
- B2: 2 - 1 3/4" x 11 3/8" LVL
- B3: 3 - 1 3/4" x 11 3/8" LVL
- B4: 4 - 1 3/4" x 11 3/8" LVL - BOLTED w/ 1/2" Ø THRU BOLTS EVERY 24" O.C.
- B5: 5 - 1 3/4" x 11 3/8" LVL - BOLTED w/ 1/2" Ø THRU BOLTS EVERY 24" O.C.
- B6: 2 - 1 3/4" x 9 1/2" LVL
- B7: 1 - 1 3/4" x 9 1/2" LVL

COLUMN SCHEDULE

- STEEL COLUMNS WITHIN EXT. WALLS TO BE TIED TO ADJACENT WOOD FRAMING USING WELDED METAL STRIPS w/ NAILS
- C1: HSS 4X4 (14") TOP PLATE 5X5X(3/8") WELDED TO SEEL BEAM ABOVE BOTTOM PLATE 10X10X(1/2") + 4 1/2" Ø A. BOLTS
- C2: HSS 5X5X(1/4") TOP PLATE 6X6X(3/8") WELDED TO SEEL BEAM ABOVE BOTTOM PLATE 8X10X(1/2") + 4 1/2" Ø A. BOLTS
- EMBEDDED INTO CONC. WALL
- P1: 3-2x6 SUPPORTING 2 4 5 PLY LVL OR GIRDER TRUSS
- P2: 4-2x6 SUPPORTING 4 PLY LVL OR GIRDER TRUSS
- P3: 5-2x6 SUPPORTING 5 PLY LVL OR GIRDER TRUSS

FLOOR JOIST SCHEDULE

- 3/4" T&G PLYWOOD GLUED & NAILED
- J1: 11 1/2" TJI 831 @ 16" O.C.
- J2: 11 1/2" TJI 847 @ 12" O.C.

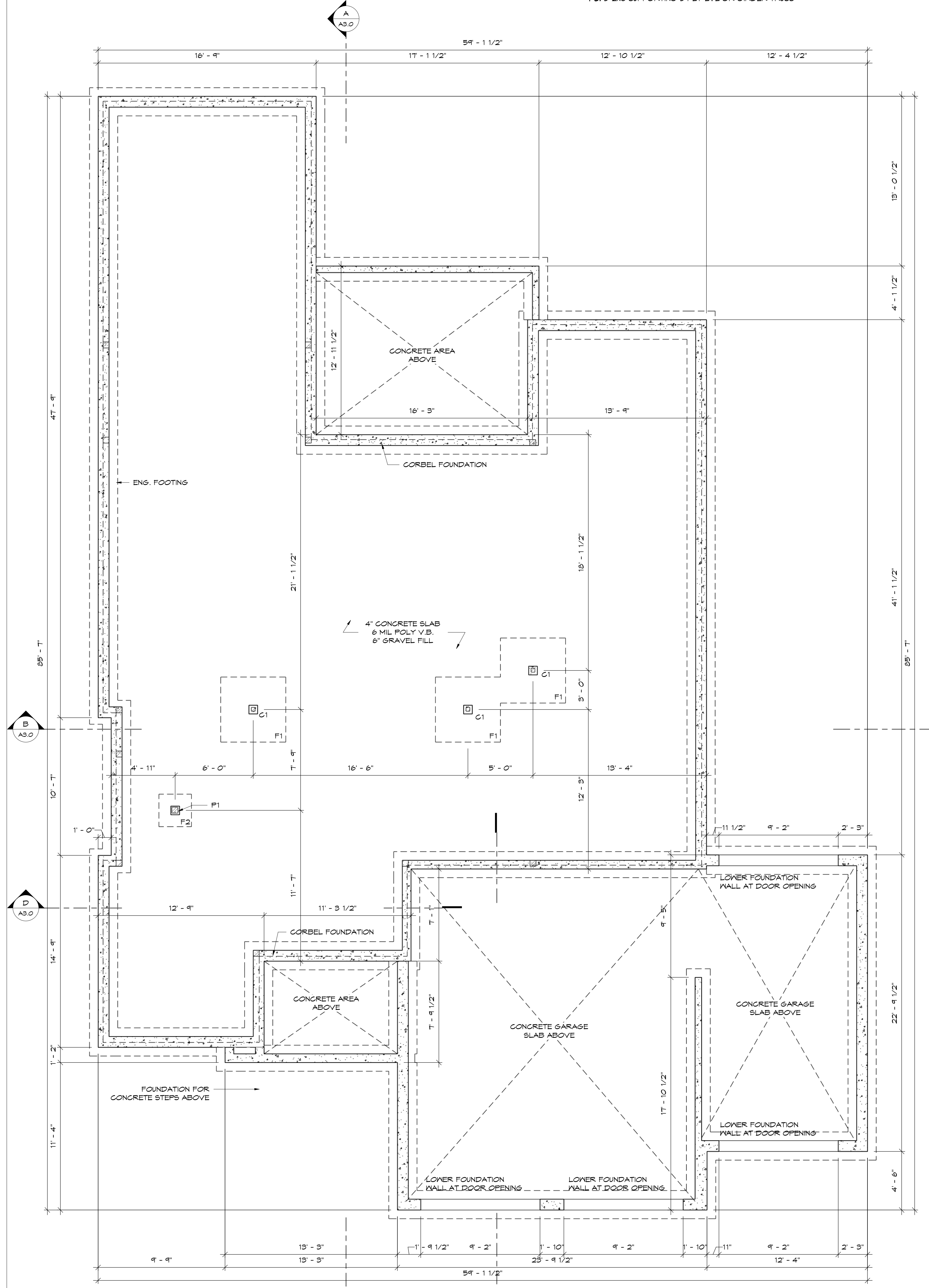
LINTEL SCHEDULE

- L1: 2-2X10 SPRUCE
- L2: 3-2X10 SPRUCE
- L3: 3-2X12 SPRUCE
- L4: 3-2X12 SPRUCE
- S1: L 3 1/2" x 3 1/2" x 1/4"
- S2: L 5" x 3 1/2" x 3/8"
- S3: L 6" x 4" x 3/8"

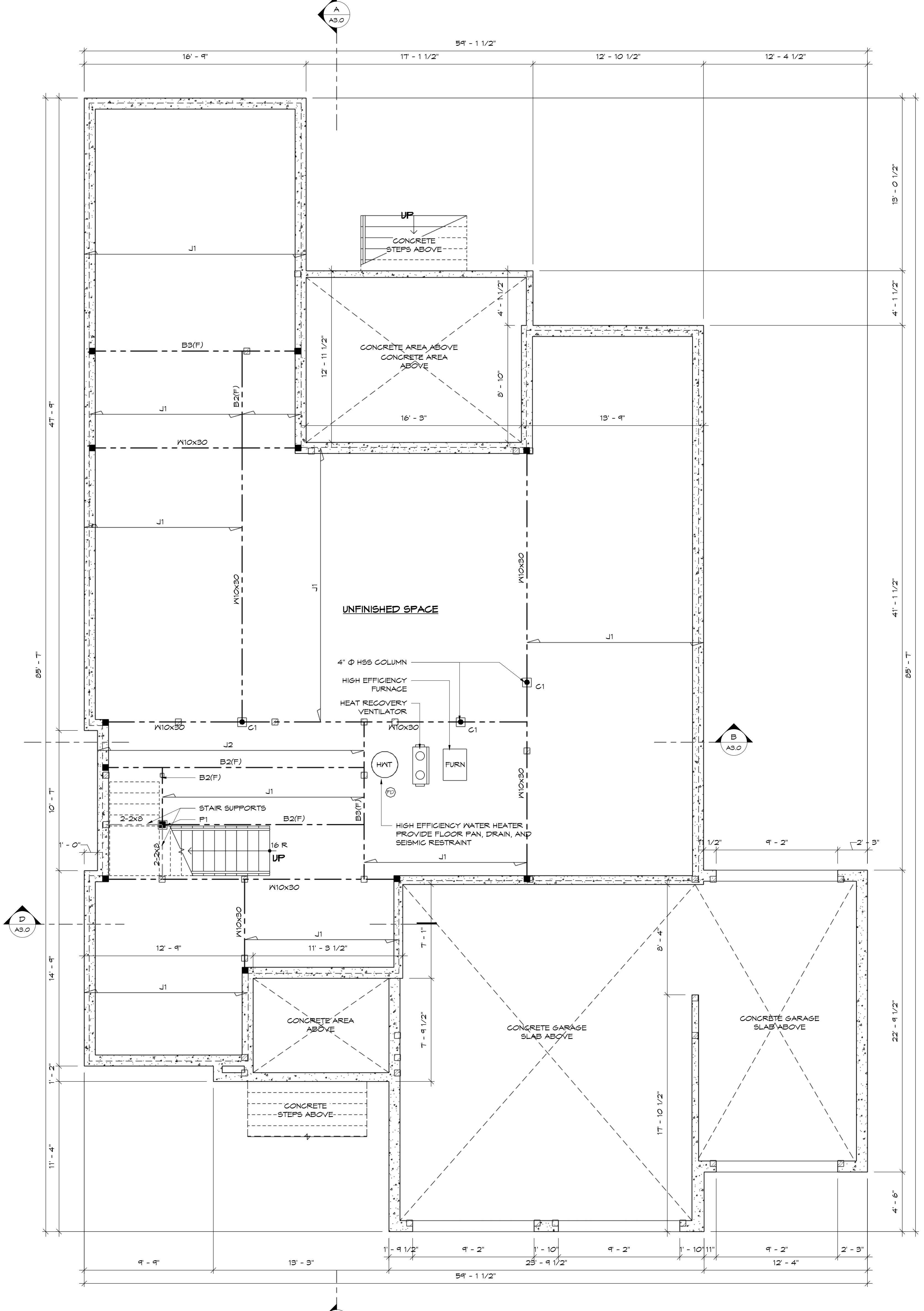
TYPICAL FLOOR PLAN NOTES

- ALL INTERIOR DOOR ARE 4" FROM WALL (UNO)
- PROPOSED STRUCTURE SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR BEAM LOCATION/SIZE & JOIST DIRECTION
- PROPOSED TRUSSES SHOWN FOR REFERENCE ONLY. REFER TO TRUSS MANUFACTURER DRAWINGS FOR TRUSS LOCATIONS
- POINT LOAD FROM ABOVE
- POINT LOAD CARRIED TO FLOOR BELOW

REVISIONS



FOUNDATION PLAN
1/4" = 1'-0"



BASEMENT PLAN
1/4" = 1'-0"
BASEMENT AREA 2279 SF

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ADDRESS: 2646 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 854-4033 EMAIL: INFO@SUCASADESIGN.CA

PROJECT	
TITLE FND. & BASEMENT PLAN	
SCALE As indicated	SHEET NUMBER A1.0
DATE 9/25/2024 10:24:25 AM	

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE INITIATING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORK IS FULFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE LOCAL BUILDING CODE.

LAMINATED WOOD BEAM

- E = 2.0 x 10⁹ PSI
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- B5: 5 - 1 3/4" x 11 3/8" LVL - BOLTED W/ 1/2" Ø THRU BOLTS EVERY 24" O.C.
- B6: 2 - 1 3/4" x 9 1/2" LVL
- B7: 1 - 1 3/4" x 9 1/2" LVL

COLUMN SCHEDULE

- STEEL COLUMNS WITHIN EXT. WALLS TO BE TIED TO ADJACENT WOOD FRAMING USING WELDED METAL STRIPS W/ NAILS
- C1: HSS 4X4 (14") TOP PLATE 5X5X3/8" WELDED TO SEEL BEAM ABOVE BOTTOM PLATE 10X10X1/2" + 4 1/2" Ø A. BOLTS
- C2: HSS 5X5 (14") TOP PLATE 6X6X3/8" WELDED TO SEEL BEAM ABOVE BOTTOM PLATE 6X10X1/2" + 4 1/2" Ø A. BOLTS
- EMBEDDED INTO CONC. WALL
- P1: 3-2x6 SUPPORTING 2 4 5 PLY LVL OR GIRDER TRUSS
- P2: 4-2x6 SUPPORTING 4 PLY LVL OR GIRDER TRUSS
- P3: 5-2x6 SUPPORTING 5 PLY LVL OR GIRDER TRUSS

FLOOR JOIST SCHEDULE

- 3/4" T&G PLYWOOD GLUED & NAIL
- J1: 11 3/8" TJI S31 @ 16" O.C.
- J2: 11 3/8" TJI S47 @ 12" O.C.

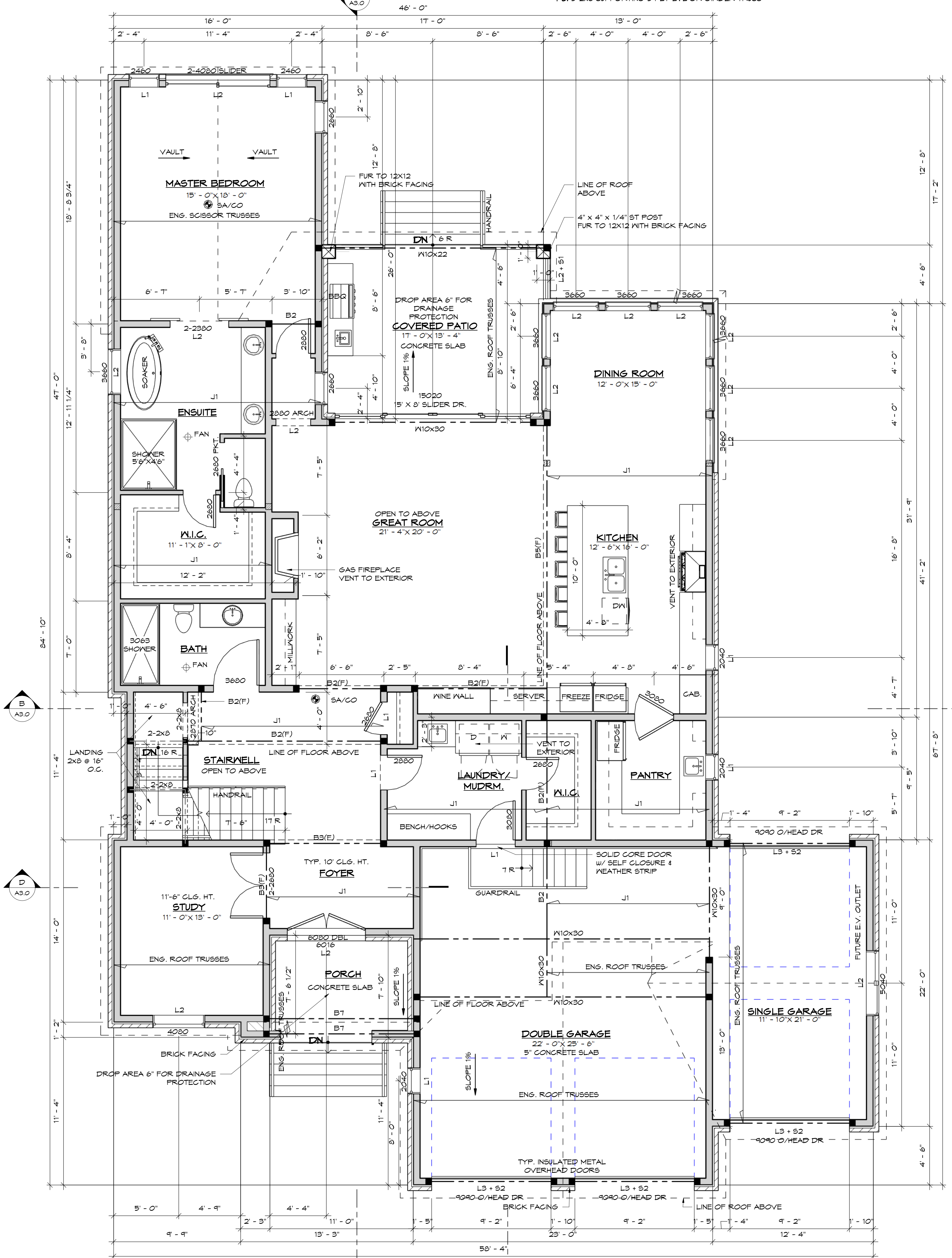
LINTEL SCHEDULE

- L1: 2-2x10 SPRUCE
- L2: 3-2x10 SPRUCE
- L3: 2-2x12 SPRUCE
- L4: 3-2x12 SPRUCE
- S1: L 3 1/2" x 3 1/2" x 1/4"
- S2: L 5 x 3 1/2" x 3/8"
- S3: L 6 x 4 x 3/8"

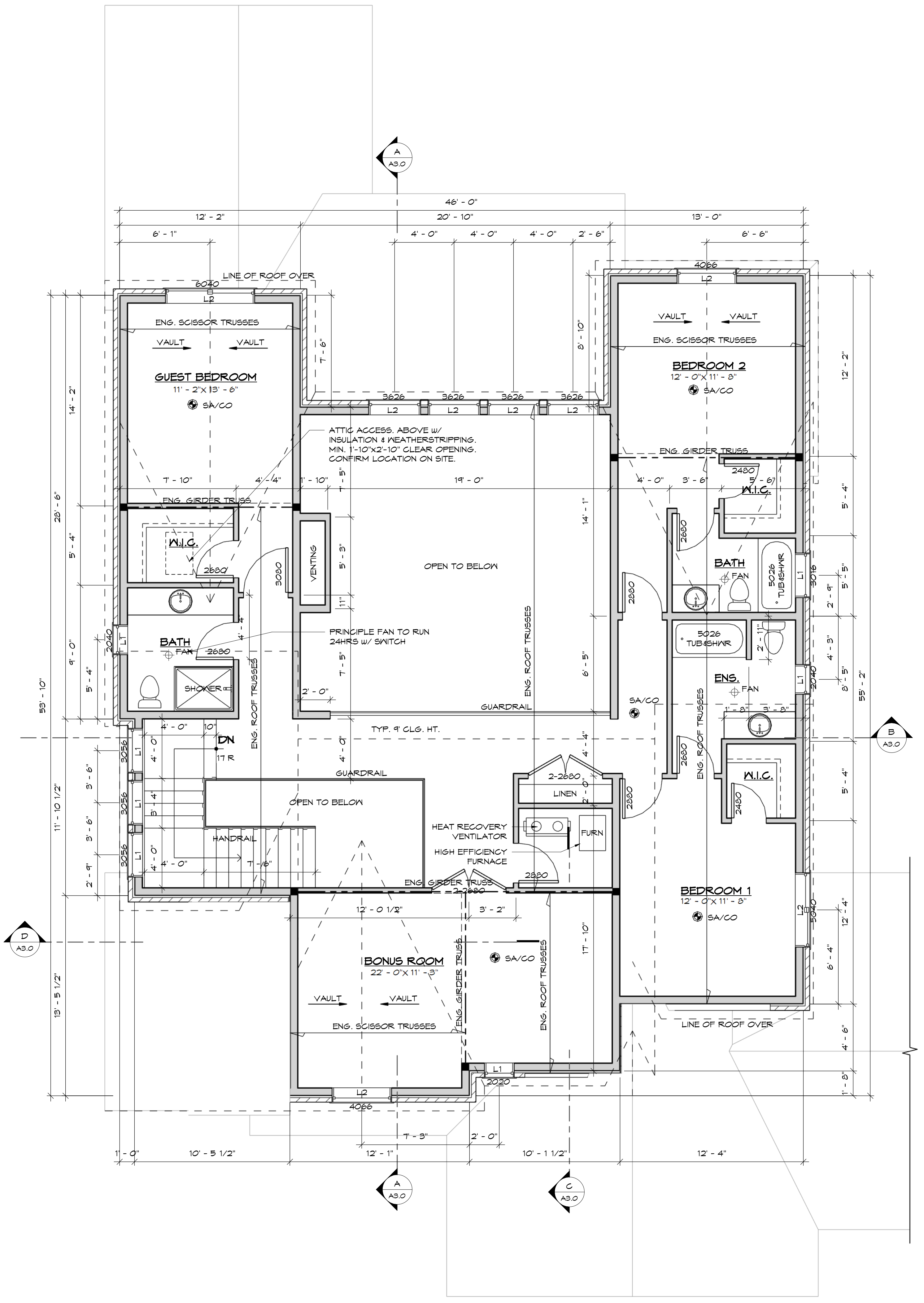
TYPICAL FLOOR PLAN NOTES

- ALL INTERIOR DOOR ARE 4" FROM WALL (UNC)
- PROPOSED STRUCTURE SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR BEAM LOCATION/SIZE & JOIST DIRECTION
- PROPOSED TRUSSES SHOWN FOR REFERENCE ONLY. REFER TO TRUSS MANUFACTURER DRAWINGS FOR TRUSS LOCATIONS
- POINT LOAD FROM ABOVE
- POINT LOAD CARRIED TO FLOOR BELOW

REVISIONS



MAIN FLOOR PLAN
1/4" = 1'-0"
MAIN FLOOR AREA 2270 SF
GARAGE 586 SF
TOTAL MAIN FLOOR AREA 3136 SF



UPPER FLOOR PLAN
1/4" = 1'-0"
UPPER FLOOR AREA 1471 SF

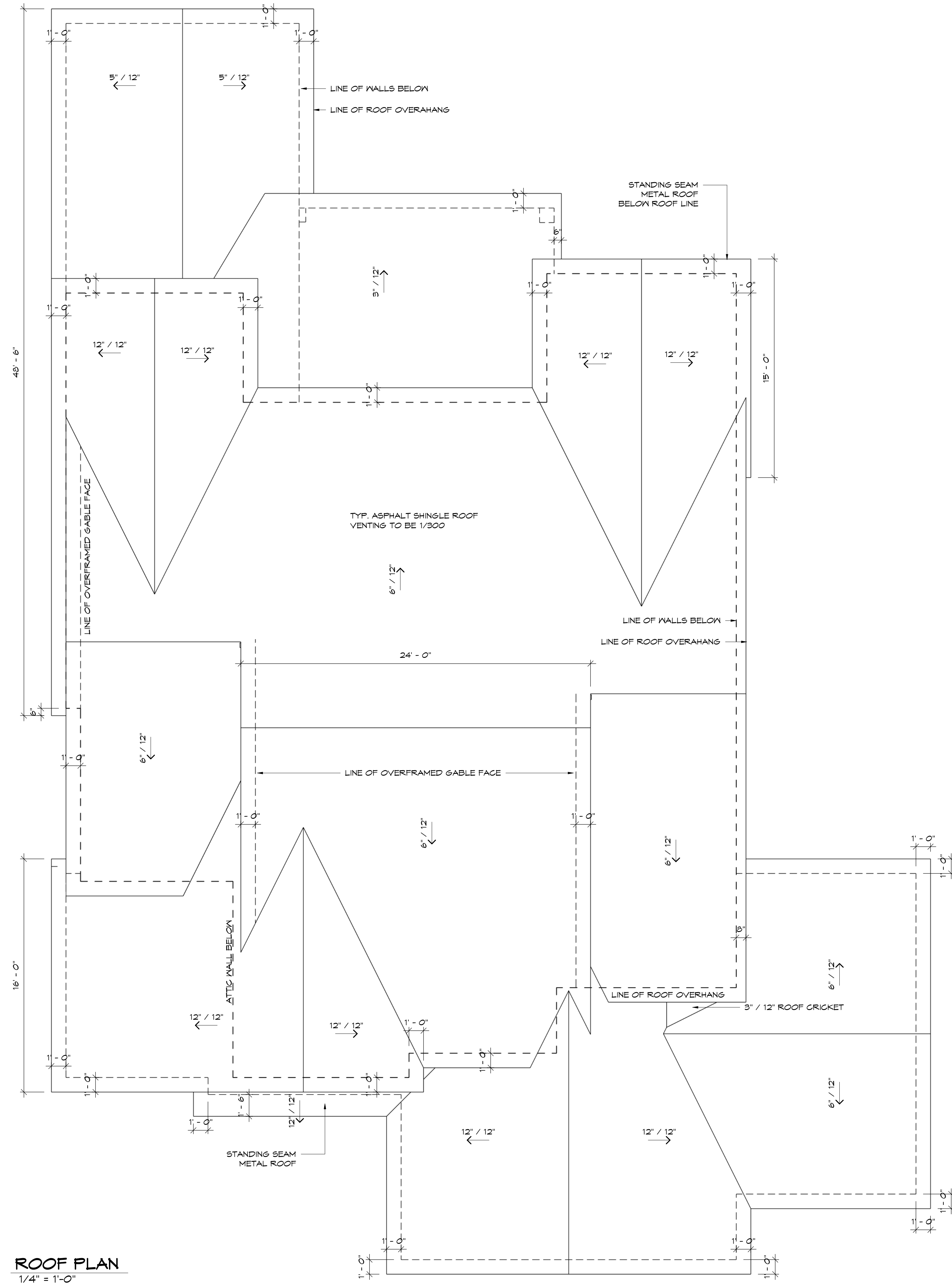
LEWISTON

SU CASA
DESIGN

ADDRESS: 2546 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 854-4303 EMAIL: INFO@SUCASADESIGN.CA

PROJECT	
TITLE MAIN & UPPER FLOOR PLANS	
SCALE As indicated	SHEET NUMBER A1.1
DATE 9/25/2024 10:24:27 AM	

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE INITIATING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORK IS FULFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE LOCAL BUILDING CODE.



ROOF PLAN
1/4" = 1'-0"

REVISIONS

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ADDRESS: 2646 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 854-4838 EMAIL: INFO@SUCASADDESIGN.CA

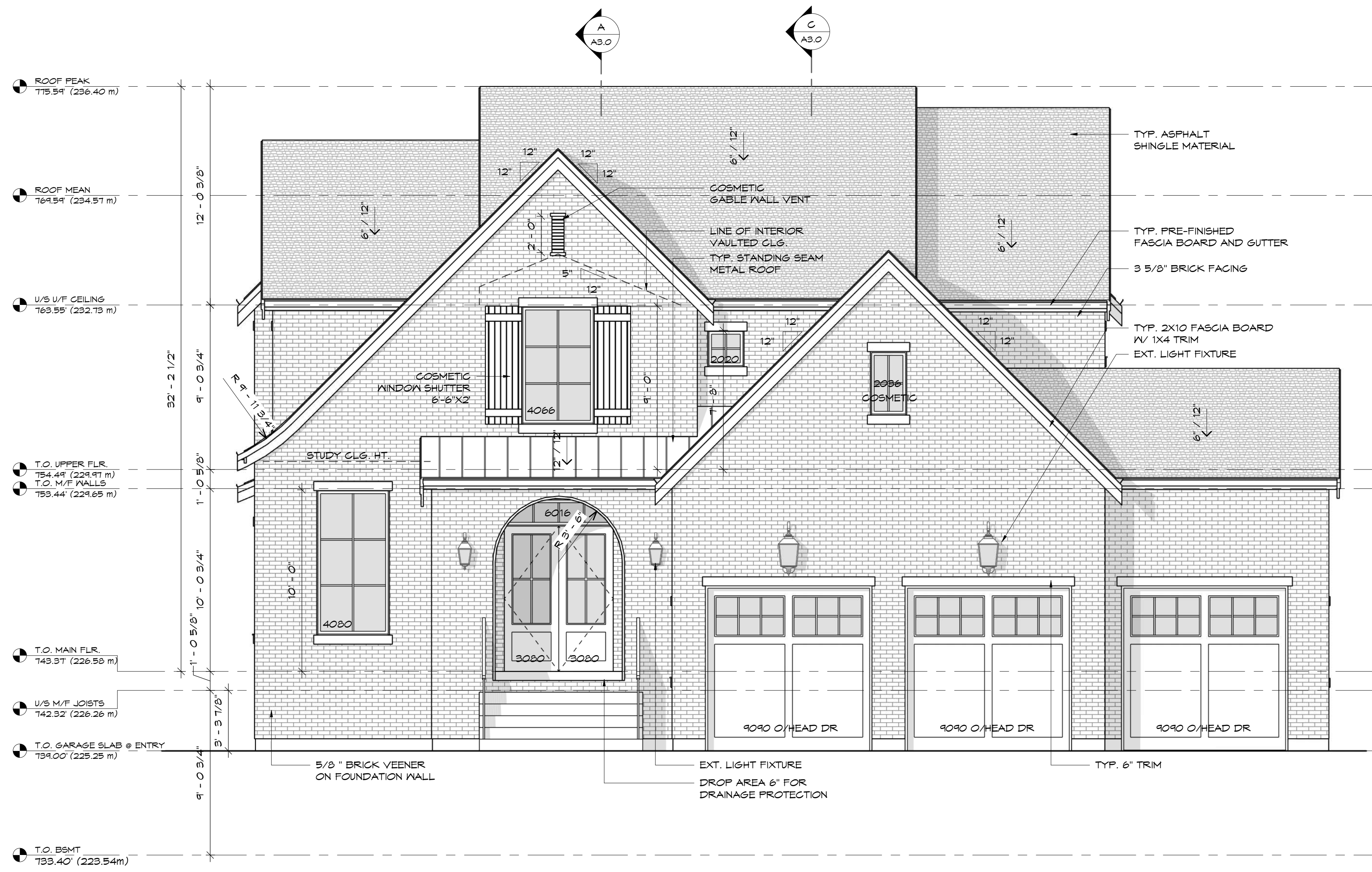
PROJECT	
TITLE ROOF PLAN	
SCALE 1/4" = 1'-0"	SHEET NUMBER A1.2
DATE 9/25/2024 10:24:27 AM	

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE INITIATING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORK IS FULFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE LOCAL BUILDING CODE.

EXTERIOR NOTES

- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
- CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
- REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS
- DOOR & WINDOW STYLING IS APPROXIMATE, FINAL STYLING TO BE AS PER DOOR & WINDOW MANUFACTURERS' DRAWINGS/SPECIFICATIONS.
- EGRESS WINDOWS ARE SHOWN WHERE REQUIRED, WINDOW MANUFACTURER TO CONFIRM OPENINGS MEET MINIMUM EGRESS REQUIREMENTS AS PER THE LOCAL BUILDING CODE.
- CONFIRM ALL WINDOW OPENERS WITH OWNER.

REVISIONS



FRONT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION



REAR ELEVATION
1/4" = 1'-0"



REAR ELEVATION

GEODETIC HEIGHTS

ROOF PEAK	236.40 m
ROOF MEAN	234.57 m
T.O. UPPER FLR.	229.47 m
T.O. MAIN FLR.	226.58 m
T.O. GARAGE SLAB @ ENTRY	225.25 m
T.O. BSMT	223.50 m

LEWISTON

SU CASA
DESIGN

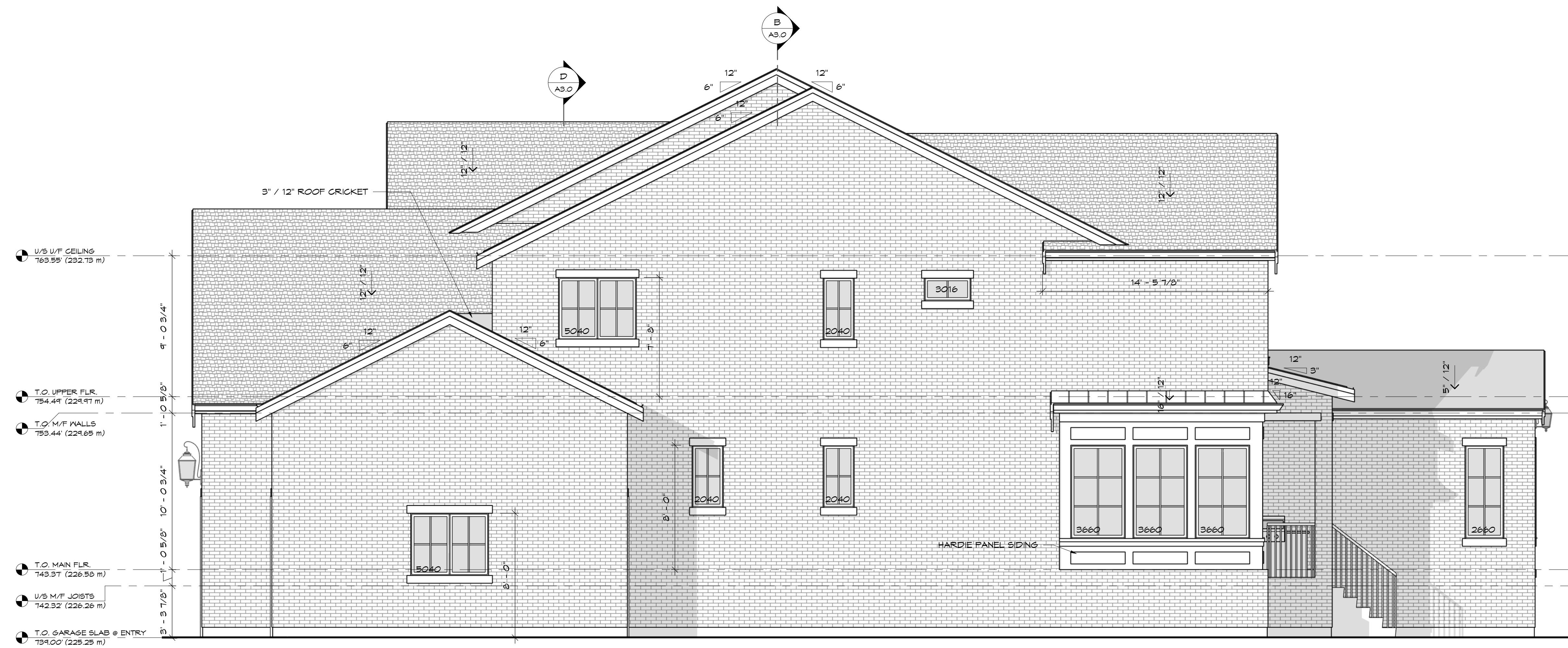
PROJECT	
TITLE	EXTERIOR ELEVATIONS
SCALE	As indicated
DATE	9/25/2024 10:24:30 AM
SHEET NUMBER	A2.0

ADDRESS: 2546 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 854-4303 EMAIL: INFO@SUCASADESIGN.CA

EXTERIOR NOTES

- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
- CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
- REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS
- DOOR & WINDOW STYLING IS APPROXIMATE. FINAL STYLING TO BE AS PER DOOR & WINDOW MANUFACTURER'S DRAWINGS/SPECIFICATIONS.
- EGRESS WINDOWS ARE SHOWN WHERE REQUIRED. WINDOW MANUFACTURER TO CONFIRM OPENINGS MEET MINIMUM EGRESS REQUIREMENTS AS PER THE LOCAL BUILDING CODE.
- CONFIRM ALL WINDOW OPENERS WITH OWNER.

REVISIONS



RIGHT ELEVATION
1/4" = 1'-0"



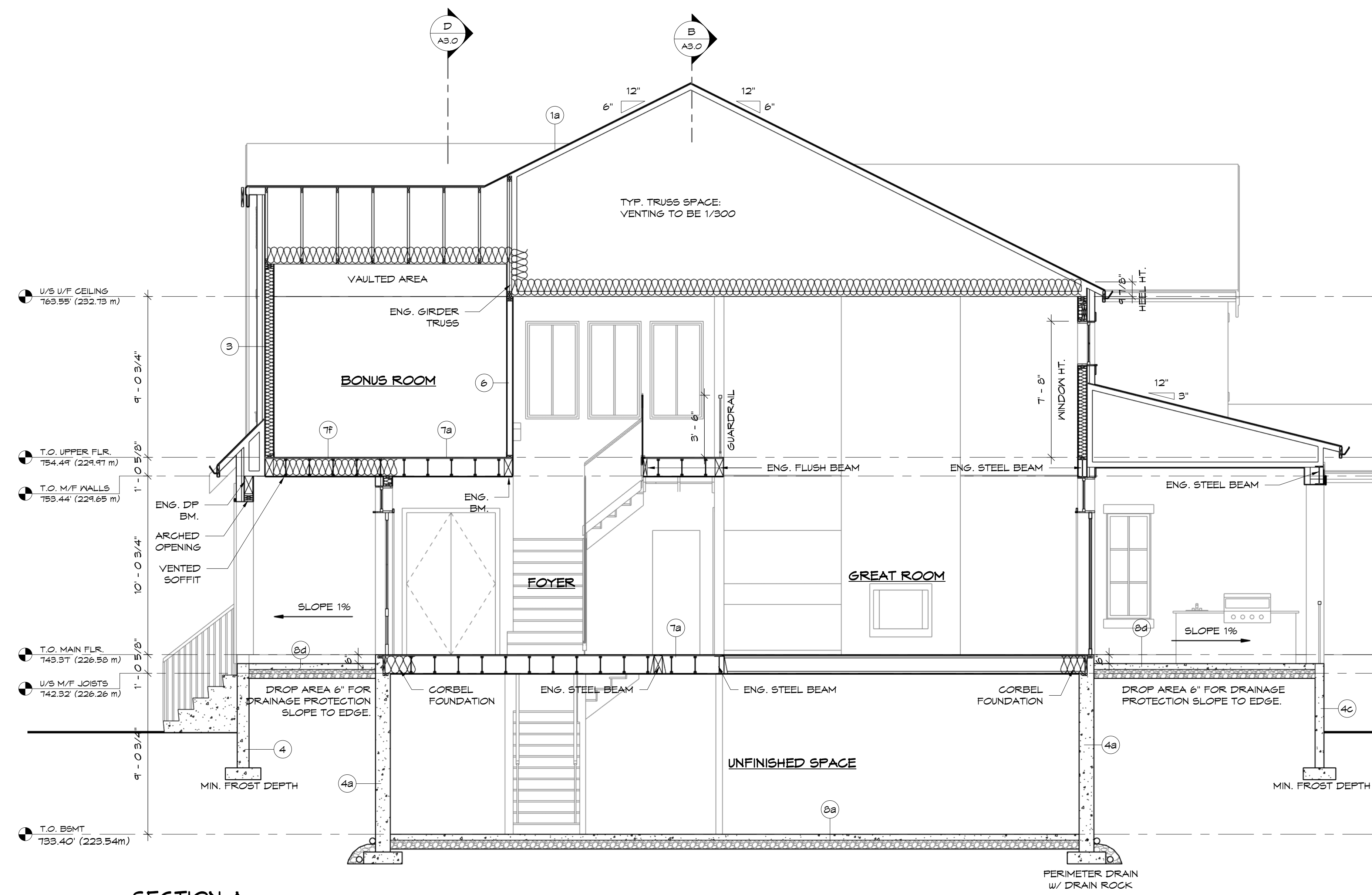
LEFT ELEVATION
1/4" = 1'-0"

LEWISTON

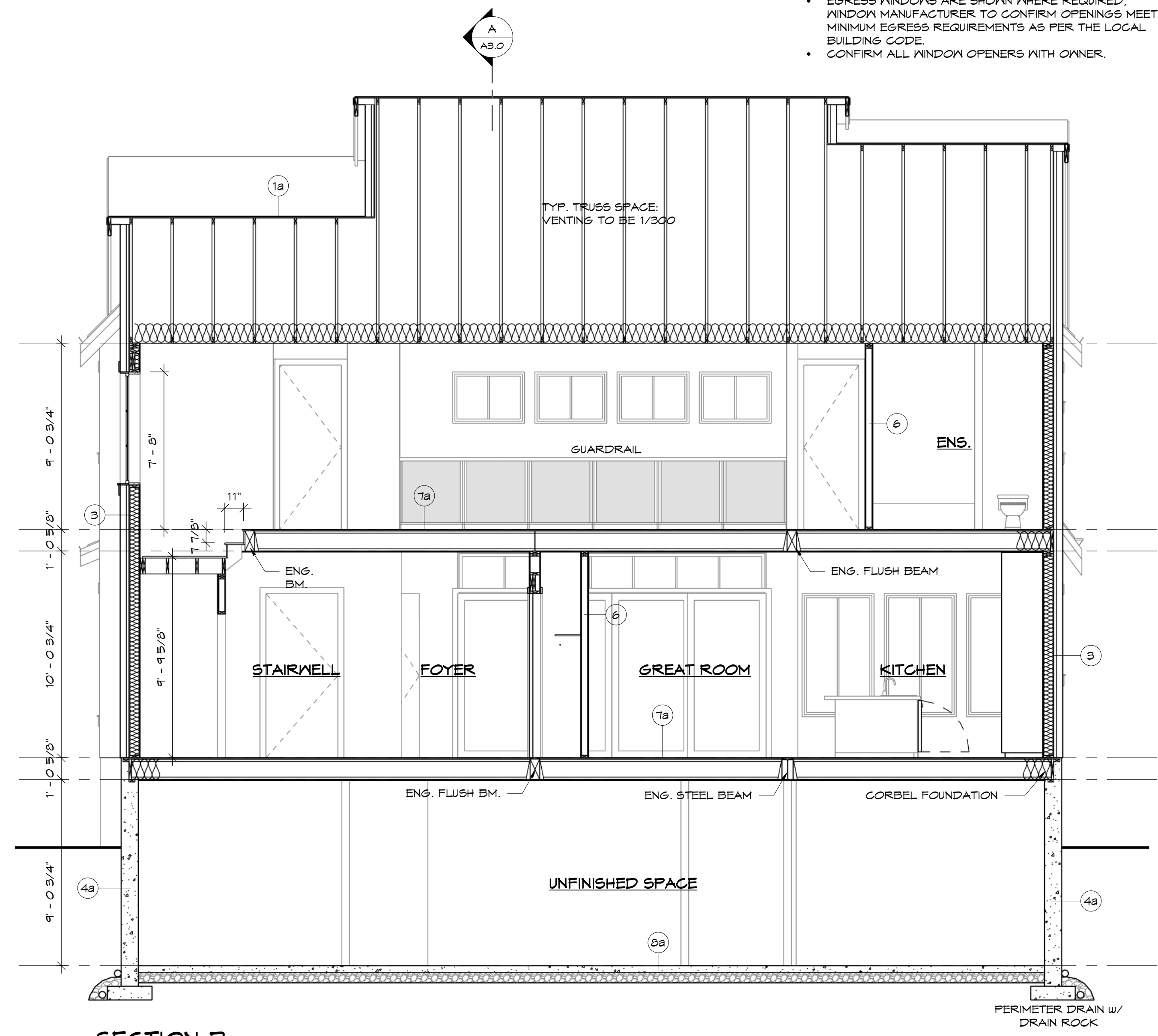
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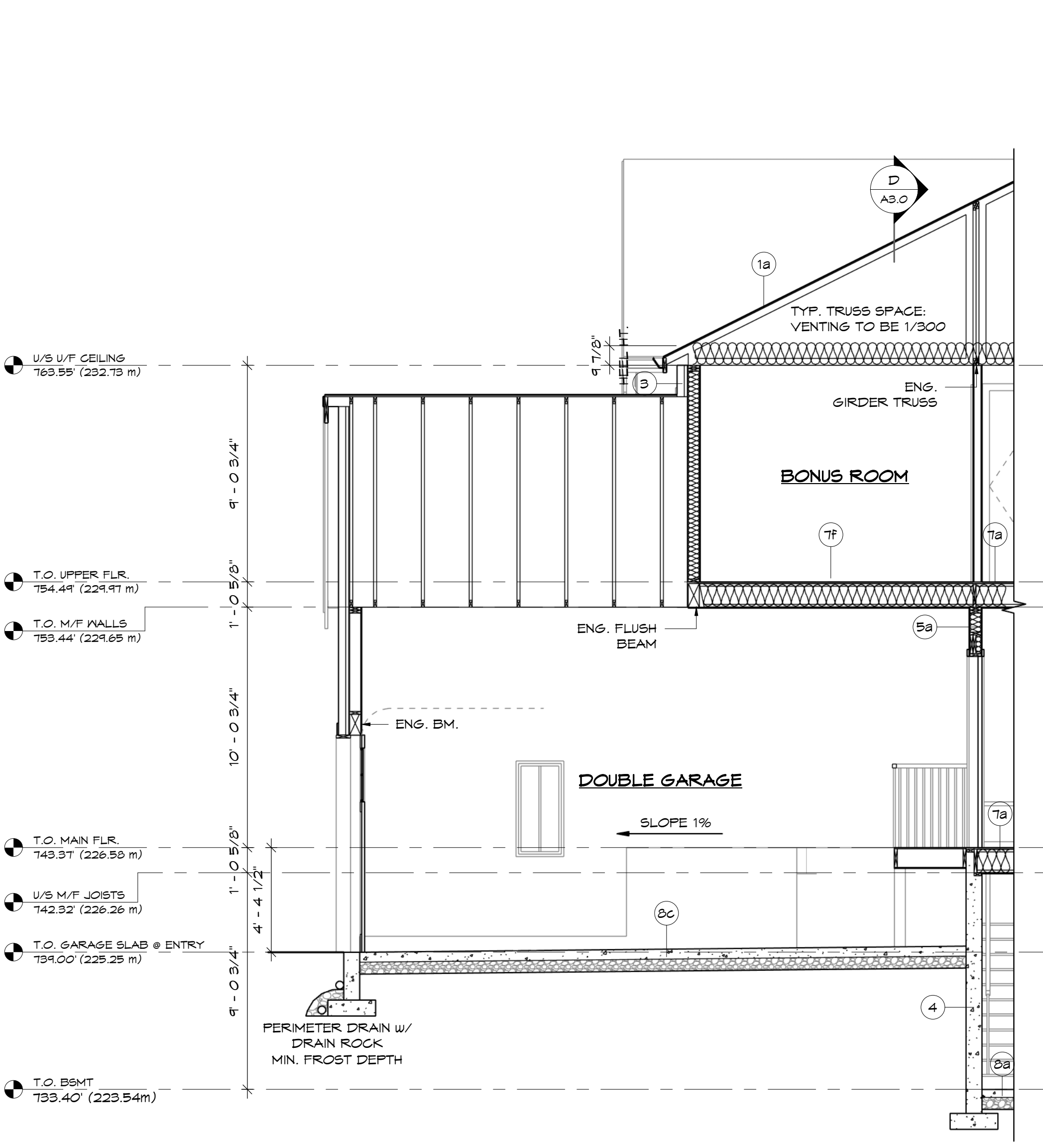
PROJECT	
TITLE EXTERIOR ELEVATIONS	
SCALE As indicated	SHEET NUMBER A2.1
DATE 9/25/2024 10:24:32 AM	



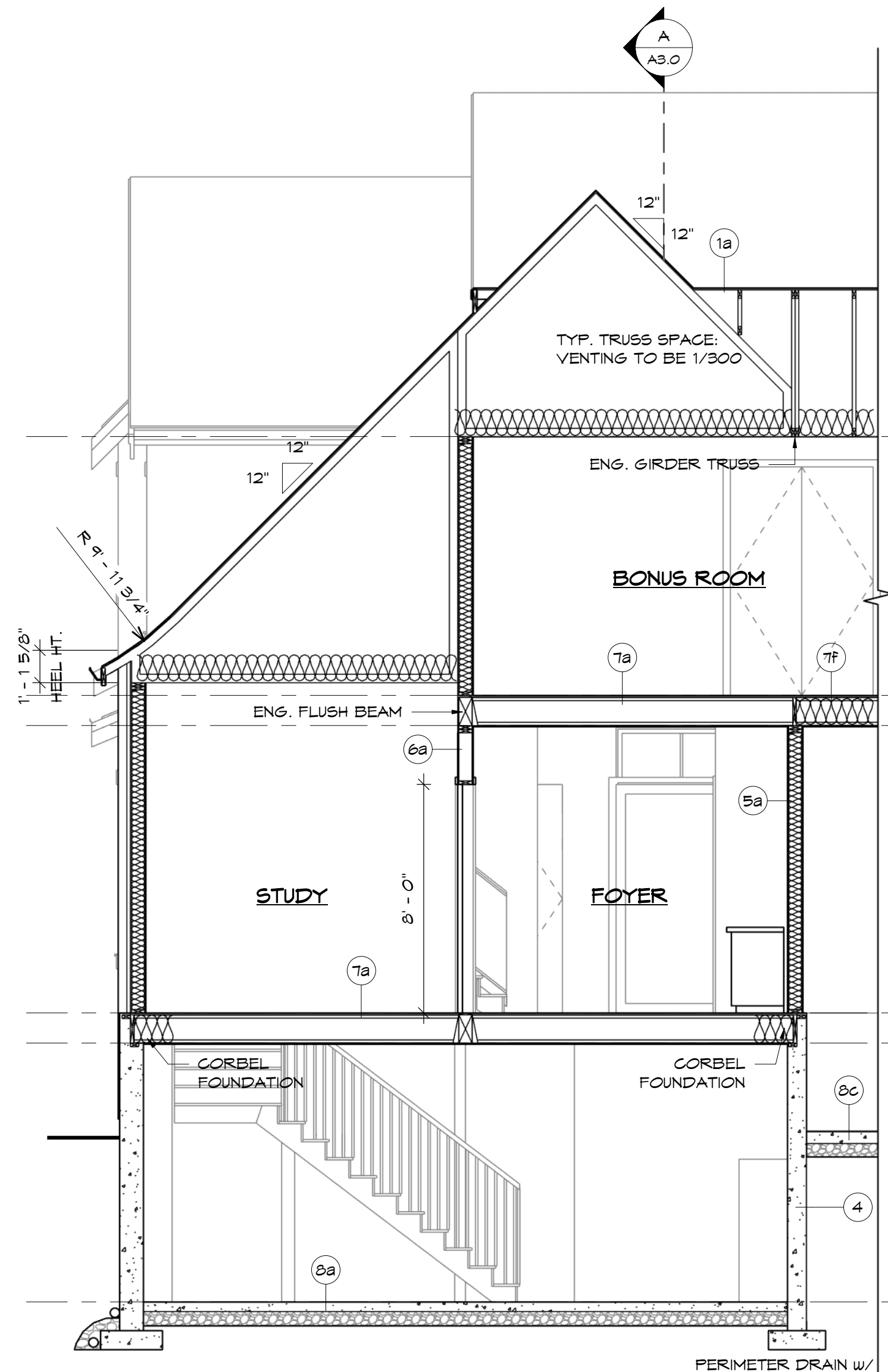
SECTION A
1/4" = 1'-0"



SECTION B
1/4" = 1'-0"



SECTION C
1/4" = 1'-0"



SECTION D
1/4" = 1'-0"

- EXTERIOR NOTES**
- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
 - CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
 - REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS
 - DOOR & WINDOW STYLING IS APPROXIMATE FINAL STYLING TO BE AS PER DOOR & WINDOW MANUFACTURERS' DRAWINGS/SPECIFICATIONS
 - EGRESS WINDOWS ARE SHOWN WHERE REQUIRED. WINDOW MANUFACTURER TO CONFIRM OPENINGS MEET MINIMUM EGRESS REQUIREMENTS AS PER THE LOCAL BUILDING CODE.
 - CONFIRM ALL WINDOW OPENERS WITH OWNER.

BUILDING SPECIFICATIONS

- 1a** TYPICAL TRUSS ROOF
ROOF MATERIAL (SEE ELEVATIONS)
15# BREATHER TYPE ROOFING FELT
1/2" PLYWOOD ROOF SHEATHING
PROVIDE EAVE PROTECTION TO CODE
ENG. TRUSSES
BATT INSULATION
6 MIL POLY V.B.
GYPSUM CEILING BOARD
- 3** TYPICAL EXTERIOR WALLS
EXTERIOR FINISH
REQUIRED RAINSCREEN
BUILDING PAPER
1/2" PLYWOOD SHEATHING
2x6 STUDS @ 16" O.C.
BATT INSULATION
6 MIL POLY V.B.
GYPSUM WALL BOARD
- 4** TYPICAL FOUNDATION WALLS
ASPHALT EMULSION (DAMP-PROOFING)
ENG. CONCRETE FOUNDATION WALL
ENG. CONCRETE STRIP FOOTING w/ REBAR
(SEE STRUCTURAL FOR SPECS.)
6" MIN. DRAIN ROCK
4" PERIMETER DRAIN
- 4a** FOUNDATION WALL - 10"
ASPHALT EMULSION (DAMP-PROOFING)
ENG. CONCRETE FOUNDATION WALL
ENG. CONCRETE STRIP FOOTING w/ REBAR
(SEE STRUCTURAL FOR SPECS.)
6" MIN. DRAIN ROCK
4" PERIMETER DRAIN
- 4c** FOUNDATION CURB WALL - 6"
ENG. CONCRETE CURB WALL
ENG. CONCRETE STRIP FOOTING w/ REBAR
(SEE STRUCTURAL FOR SPECS.)
- 5a** TYPICAL GARAGE WALL
1/2" GYPSUM WALL BOARD
2x6 STUDS @ 16" O.C.
BATT INSULATION
6 MIL UV POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD
- 6** TYPICAL INTERIOR WALLS
1/2" GYPSUM WALL BOARD
2x4 STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD
- 6a** TYPICAL INTERIOR WALLS
1/2" GYPSUM WALL BOARD
2x6 STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD
- 7a** TYPICAL FLOOR (11 7/8")
FINISH FLOORING
3/4" T&G PLYWOOD SHEATHING (NAILED & GLUED)
11 7/8" ENG. FLOOR JOISTS TO ENGR'S SPECS.
GYPSUM CEILING BOARD
- 7c** TYPICAL FLOOR
FINISH FLOORING
5/8" T&G PLYWOOD SHEATHING (NAILED & GLUED)
2x10 FLOOR JOISTS TO ENGR'S SPECS
GYPSUM CEILING BOARD
- 7f** TYPICAL FLOOR (11 7/8") OVER UNCONDITIONED SPACE
FINISH FLOORING
3/4" T&G PLYWOOD SHEATHING (NAILED & GLUED)
6 MIL UV POLY VAPOUR BARRIER
11 7/8" ENG. FLOOR JOISTS TO ENGR'S SPECS.
BATT INSULATION
GYPSUM CEILING BOARD
- 8a** TYPICAL BASEMENT FLOOR (UNHEATED, UNINSULATED)
4" CONC. SLAB
6 MIL POLY V.B.
6" MIN. COMPACT GRANULAR FILL
- 8c** TYPICAL GARAGE SLAB
5" CONCRETE SLAB (SEE STRUCTURAL FOR SPECS.)
6" MIN. COMPACT GRANULAR FILL
1% MIN. SLOPE TO ENTRY
- 8d** TYPICAL EXTERIOR SLAB
FINISH AS PER OWNER
4" CONCRETE SLAB
6" MIN. COMPACT GRANULAR FILL
1% MIN. SLOPE AWAY FROM HOUSE
- 10a** TYP. INTERIOR STAIR
11" TREAD
10" RUN
3-2x12 STRINGER
32"-36" HANDRAIL @ STAIRS w/ 3 OR MORE RISERS
PROVIDE 6'-8" MIN. FINISHED HEADROOM
- 11a** C.I.P. CONC. STAIR
11" TREAD
10" RUN
1" RAKEBACK ON RISERS (OR NOSING AS PER OWNER)
32"-36" HANDRAIL @ STAIRS w/ 3 OR MORE RISERS
PROVIDE 6'-8" MIN. FINISHED HEADROOM

REVISIONS

LEWISTON

SU CASA
DESIGN

PROJECT: _____

TITLE: **SECTIONS**

SCALE: As indicated

DATE: 9/25/2024 10:24:33 AM

SHEET NUMBER: **A3.0**

ADDRESS: 2546 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 854-4033 EMAIL: INFO@SUCASADESIGN.CA

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BUILDING PAPER LAPS OVER STARTER PAPER AND S.A. MEMBRANE SEALANT
 RANSCREEN WALL
 LAP S.A. MEMBRANE OVER VENT FLANGE

ROD & CAULK
 FRESH AIR INTAKE - WALLGAP COMBO
 VENT IV DRIP FLANGE BY EGGO OR APPROVED EQUAL

SEAL TO EXIST. DUCT
 ROD & CAULK
 SEALANT
 TUCK BUILDING PAPER UNDER BUILDING PAPER STARTER

VENT FLANGE
 S.A. MEMBRANE
 VENT
 SEAL FLANGE TO BUILDING PAPER IV FLASH
 CAULKING ALL SIDES. SEAL ANY EXPOSED FASTENER
 10'X10' SQUARE OF BUILDING PAPER STARTER

ROOF VENT DETAIL
 1" = 1'-0"

RANSCREEN WALL SYSTEM
 EXTERIOR GLADDING
 3/4"X2" TREATED EXTERIOR GRADE PLYWOOD STRAPPING @ 8' OR 16' O.C.
 2 LAYERS 30MIN. RATED BUILDING PAPER
 1/2" PLYWOOD SHEATHING
 2X6 WOOD STUDS
 BATT INSULATION
 6 MIL. POLY V.B.
 1/2" G.V.B.

TYP. EXTERIOR WALL
 1" = 1'-0"

GARAGE WALL SYSTEM
 1/2" G.V.B.
 2X6 WOOD STUDS
 BATT INSULATION
 6 MIL. POLY V.B.
 1/2" G.V.B.

TYP. GARAGE WALL
 1" = 1'-0"

3/4" AIR GAP
 EXTERIOR FINISH MATERIAL

FINISHED FLOORING
 PLYWOOD SHEATHING

BATT INSULATION
 ENG. FLOOR JOISTS

G.V.B. FINISH

TYP. ENG. FLOOR @ EXTERIOR WALL
 1" = 1'-0"

SEE SECTION FOR HEAD HT.
 7/16" MIN.

EXTERIOR AIR FILM
 2X4 TRUSS CHORD
 PROVIDE INSULATION
 BAFFLE AT EAVES
 INSULATION
 6 MIL. POLY V.B.
 1/2" G.V.B.
 INTERIOR AIR FILM

TYP. CEILING/ROOF EAVE
 1" = 1'-0"

ENGINEERED BEAM 4X

MIN. 2.78 RSI
 INSUL. VALUE

INSULATION TO BE 4X BEAM WIDTH
 WHEN BEAM CONTACTS EXTERIOR SHEATHING

BEAM / WALL - PLAN DETAIL 1
 1" = 1'-0"

ENGINEERED BEAM

MIN. 1.67 RSI
 RIGID INSULATION TO MEET 60% OF REQUIRED THERMAL RESISTANCE

STRUCTURAL ENGINEER MUST REVIEW AND COMMENT ON THIS SCENARIO DUE TO THE REDUCED BEARING ON THE EXTERIOR WALL.

BEAM / WALL- PLAN DETAIL 2
 1" = 1'-0"

FLOOR SYSTEM
 3/4" PLYWOOD SUBFLOOR
 6 MIL. POLY V.B.
 11 1/2" TJI ROOF JOIST
 BATT INSULATION
 1/2" G.V.B.

TYP. ENG. UNCONDITIONED FLOOR
 1" = 1'-0"

ROOF VENTING

ALUMINUM FASCIA GUTTER

MIN. 11MM THICK SOLID WOOD SOFFIT

EXTERIOR WALL AS PER DETAIL

TYP. SOFFIT PROTECTION
 1" = 1'-0"

RANSCREEN WALL SYSTEM
 EXTERIOR GLADDING
 KEENE DRYWALL RANSCREEN
 TYVEK RATED BUILDING PAPER
 1/2" PLYWOOD SHEATHING
 2X6 WOOD STUDS
 6 MIL. POLY AIR BARRIER
 1/2" G.V.B.

ANCHOR BOLTS
 4'-0" O.C. (TYP.)
 SILL PLATE
 FOAM SILL GASKET
 SLOPE

FLOOR ASSEMBLY
 4" CONCRETE SLAB
 6 MIL. POLY V.B.
 6" GRAVEL FILL

EXPANSION JOINT

CONC. SLAB
 COMPACTED GRANULAR FILL
 FOUNDATION PROTECTION

TYP. GARAGE SLAB @ EXTERIOR WALL
 1" = 1'-0"

RANSCREEN WALL SYSTEM
 EXTERIOR GLADDING
 KEENE DRYWALL RANSCREEN
 TYVEK RATED BUILDING PAPER
 1/2" PLYWOOD SHEATHING
 2X6 WOOD STUDS
 BATT INSULATION
 6 MIL. POLY AIR BARRIER
 1/2" G.V.B.

SILL PLATE
 FOAM SILL GASKET
 SLOPE

FLOOR ASSEMBLY
 FINISH FLOORING
 3/4" T&G PLYWOOD SHEATHING
 ENG. FLOOR JOISTS
 BATT INSULATION
 1/2" G.V.B.

ENG. FLOOR JOISTS

CONC. SLAB
 COMPACTED GRANULAR FILL
 BACKFILL
 CORBEL INSIDE OF FOUNDATION WALL TO ACCOMMODATE JOISTS
 FOUNDATION PROTECTION

TYP. ENTRY STOOP @ CORBEL - ENG. JOISTS
 1" = 1'-0"

NOTES PERTAINING TO LEAKAGE PATHS IN PROBLEMATIC AREAS

- FOUNDATION TO SILL PLATE AND RIM JOISTS
 ALL JOISTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR-TIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

- INTERIOR WALL INTERFERENCE
 INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR FLANE OF AIR TIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL.

- RIM JOIST
 ALL JOISTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

- CANTILEVERED FLOOR
 CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES/EXTERIOR SPACE MUST BE MADE AIRTIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

- WINDOW HEAD
 THE INTERFACE BETWEEN THE HEAD/JAMS AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.

- WINDOW SILL
 THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.

- MECHANICAL FLUES AND CHIMNEYS
 STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL SEALANT CAPABLE OF WITHSTANDING HIGH TEMPERATURES.

- PLUMBING STACKS
 PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIR TIGHTNESS AND SEALING IT TO THE TOP PLATE.

- SKYLIGHTS
 THE INTERFACE BETWEEN THE SKYLIGHT AND THE WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT.

- WALL TO CEILING
 ALL JOISTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.

- WALL VENTED DUCTS
 DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL.

- ELECTRICAL PENETRATIONS IN WALL
 ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHES, AND RECESSED FIXTURES THROUGH THE PLANE OF AIR TIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

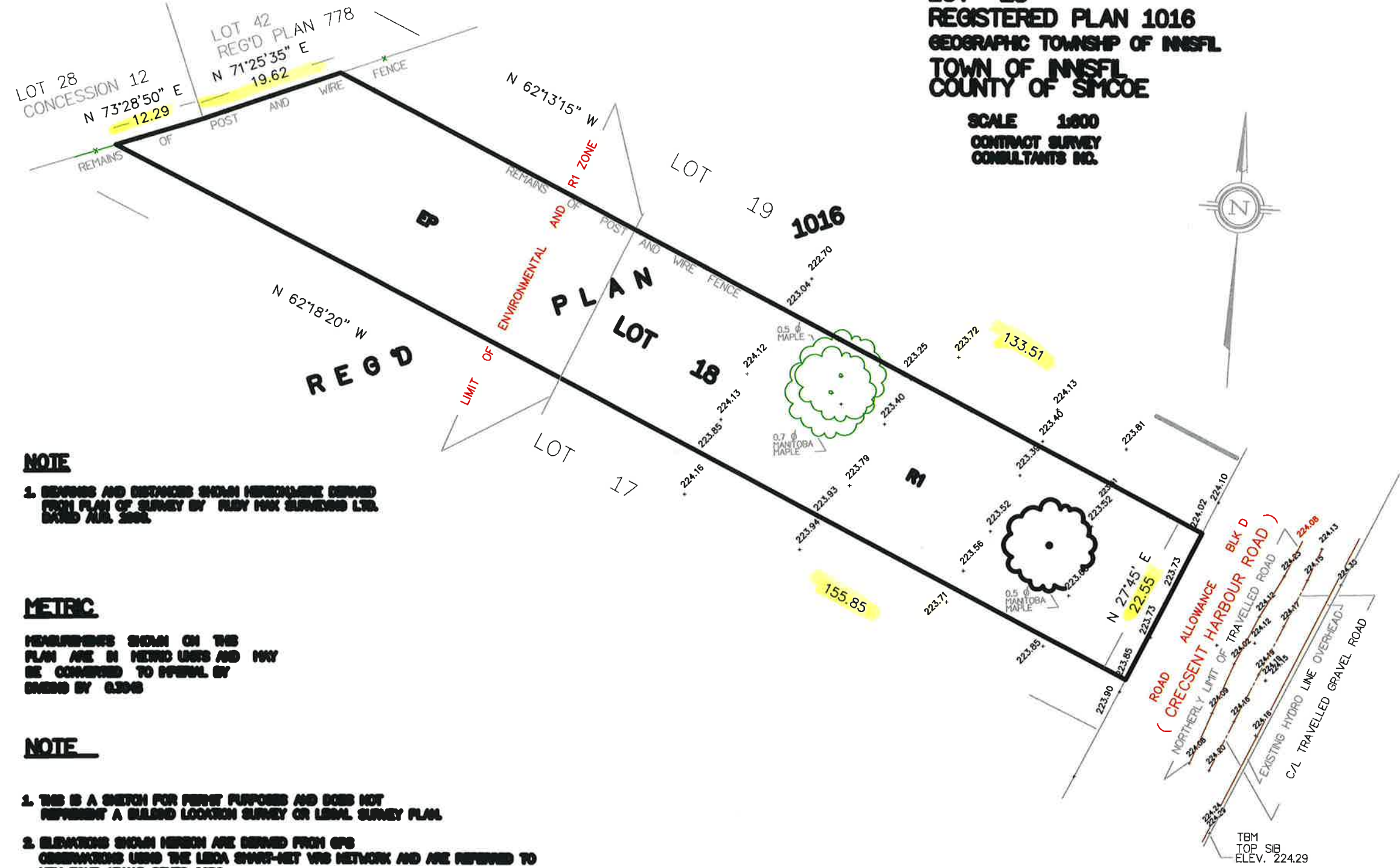
LEWISTON

SU CASA
 DESIGN

PROJECT: _____
 TITLE: DETAILS
 SCALE: As indicated
 DATE: 9/25/2024 10:25:11 AM
 SHEET NUMBER: **A4.0**
 ADDRESS: 2546 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 854-4033 EMAIL: INFO@SUCASADESIGN.CA

**SKETCH FOR PERMIT
SHOWING EXISTING CONDITIONS
LOT 18
REGISTERED PLAN 1016
GEOGRAPHIC TOWNSHIP OF NNSFL
TOWN OF NNSFL
COUNTY OF SIMCOE**

**SCALE 1:800
CONTRACT SURVEY
CONSULTANTS INC.**



NOTE

1. BEARINGS AND DISTANCES SHOWN HEREON WERE DERIVED FROM PLAN OF SURVEY BY FLEY HOK SURVEYS LTD. DATED JUL. 2004.

METRIC

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRIC UNITS AND MAY BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

NOTE

1. THIS IS A SKETCH FOR PERMIT PURPOSES AND DOES NOT REPRESENT A BOUNDARY LOCATION SURVEY OR LEGAL SURVEY PLAN.
2. ELEVATIONS SHOWN HEREON ARE DERIVED FROM GPS OBSERVATIONS USING THE LEICA SMART-NET VBS NETWORK AND ARE REFERRED TO UTM ZONE 17JUNG 84M20 CGRS.

PLAN FOR STEPHEN BIELER

Contract Survey Consultants Inc.
 1000 Lakeshore Blvd. East
 Suite 2000
 Scarborough, Ontario M1V 4Y7
 416-291-1111
 1720 Spadina Road, Cambridge N1R 5S5



LOFT PLANNING

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April 8, 2024

Toomaj Haghshenas
Committee of Adjustment
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, Ontario
L9S 1A1

Email only: thaghshenas@innisfil.ca

Dear Mr. Haghshenas:

**RE: Planning Justification Letter (Minor Variance)
LT 18 PL 1016 INNISFIL; T/W RO1346464; INNISFIL
Roll No. 4316010-049112000000
Applicant: San Diego Homes Inc.**

1.0 INTRODUCTION

We have been retained by San Diego Homes Inc. to act as planners for a minor variance that would permit a variance to the permitted height with respect to a proposed single detached dwelling on the subject lands. This Planning Justification Letter is being submitted as part of a complete application for a proposed minor variance.

The following is the Variance Request:

1. To vary the S 4.2 Table 4.2a) where a maximum building height of 9m is permitted and a maximum height of 9.4 m is provided.

2.0 LOCATION

The subject lands are legally known as LT 18 PL 1016; INNISFIL. A civic address has not yet been assigned. The land is located on the west side of Crescent Harbour Road and is located approximately 100 m from the end of the road. The lot is located on the non-shore side of Crescent Harbour Road. The subject lands have a lot area of 3273 square metres and a lot frontage of 20 m onto Crescent Harbour Road. The lands are vacant and are adjacent to existing or proposed residential uses.

3.0 POLICY

The lands are designated Shoreline Residential Area and KNHF and KHF. The lands are zoned Residential (R1) zone and Environmental Protection (EP).



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4.0 VARIANCE REQUEST

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The proposal is to permit the construction of a single detached dwelling. To permit the development a variance is required as follows:

1. To vary Section S 4.2 Table 4.2a) where a maximum building height of 9m is permitted and a maximum of 9.4m is provided/requested.

5.0 FOUR TESTS OF A MINOR VARIANCE

Under Section 45 of the Planning Act, RSO, 1990, the Committee of Adjustment is given the power to approve minor variances to the provisions of the Zoning By-law where it is demonstrated that the proposed variances represent good planning and are desirable for the appropriate development of the land and meet the general intent of the Official Plan and Zoning By-law.

The four tests were considered to determine the appropriateness of the proposed variances based on the impact on adjacent uses and a review of the Town of The Blue Mountains Official Plan and Zoning By-law. The analysis of the Four Tests is summarized as follows:

5.1 FOUR TESTS

1. Are the variances in keeping with the general intent and purpose of the Town of Innisfil Official Plan?

The minor variance maintains the general intent and purpose of the Town of The Blue Mountains Official Plan. The subject lands are designated Shoreline Residential Area. The proposed development is residential, in a residential area. The proposed minor variance is in keeping with the general intent and purpose of the Town of Innisfil Official Plan.

2. Are the variances in keeping with the general intent and purpose of the Town of Innisfil Zoning By-law?

The minor variance maintains the general intent and purpose of the Town of Innisfil Zoning By-law. The lands are zoned Residential Shoreline (R1) zone and Environmental Protection (EP). The location of the proposed dwelling is within the R1 zone. The proposed dwelling is of a typical height – the variance is required due to the high-water table on the property which requires the home to be built at a lesser depth within the ground. The dwelling will have a greater height per the zoning definition in order to maintain property ceiling heights. The Variance is in keeping with the general intent and purpose of the Town of Innisfil Zoning Bylaw.

3. Is the Application minor in nature?

The proposed variance is minor in nature. The review of a Minor Variance application must consider the impact of the proposal on the adjacent properties and the compatibility of the proposal with surrounding land uses. The



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use of the word 'minor' must be reviewed on a site-specific basis relative to the immediate impact the approval of the variance would impose on the surrounding area.

The Variance request will permit an increase in height of 0.4m related to a proposed single detached dwelling. As noted above, the high water is requiring the proposed dwelling to be built out of the ground, therefore increasing the overall height as defined by the zoning by-law. It is not anticipated that the proposed dwelling will have any adverse impacts on the residential land uses that surround the subject land. The proposed variance is considered minor.

4. Is the Application desirable for the appropriate development or use of the land, building, or structure?

The proposed minor variance is desirable for the appropriate development of the subject lands. The lands are appropriately designated and zoned. The proposed variance is desirable for the appropriate development of the land.

6.0 CONCLUSION

This Planning Letter has been prepared in support of an application for Minor Variance. In our opinion the Minor Variance application meets the four tests of the *Planning Act*, R.S.O., 1990.

Respectfully Submitted,

LOFT PLANNING INC.

Kristine A. Loft, MCIP RPP
Principal

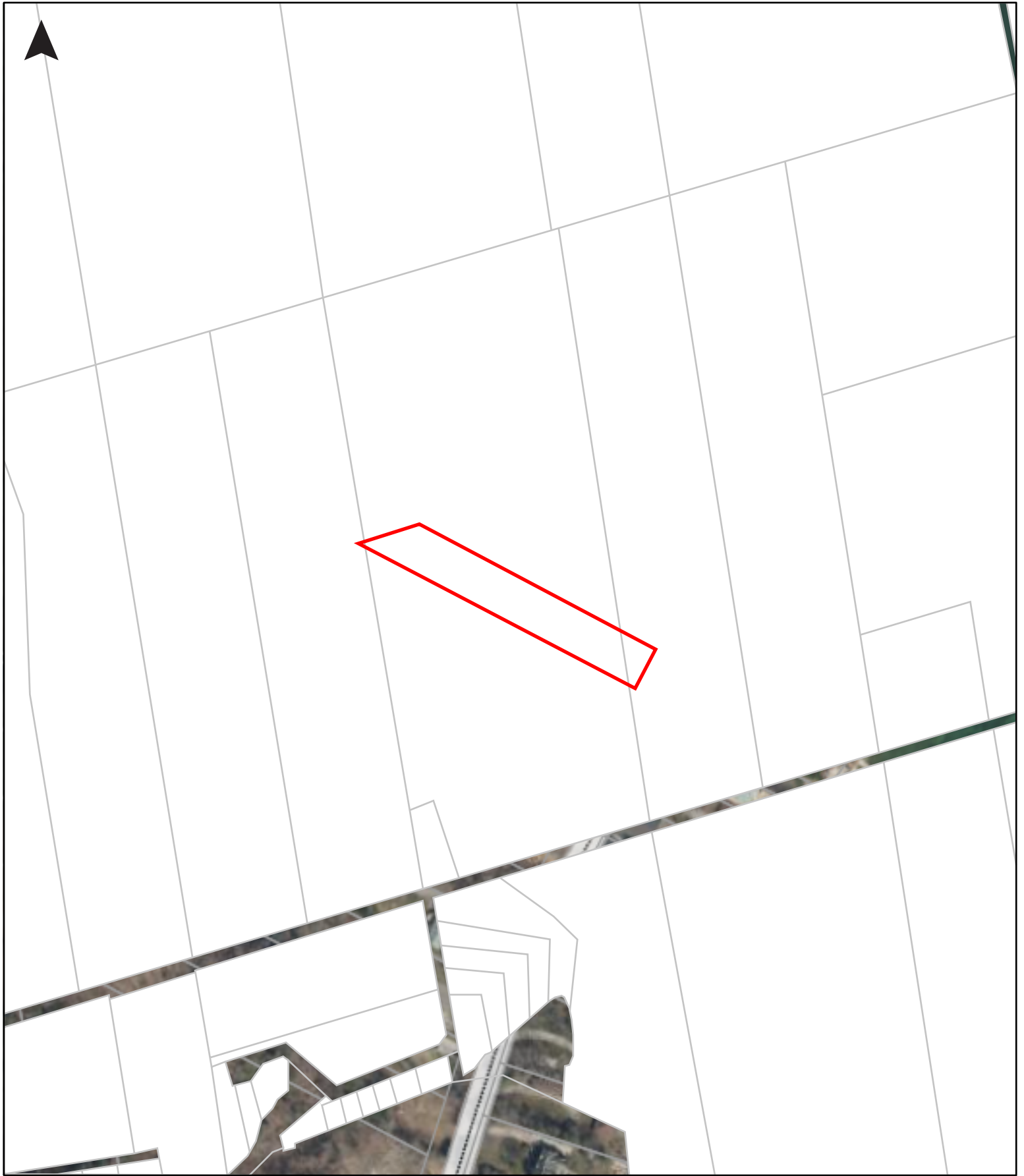


Figure 1
Location
LT 18 PL 1016 INNISFIL; T/W RO1346464; INNISFIL
Town of Innisfil

 Subject Lands