



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-048-2024**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Tony Tersigni, Applicant**, on behalf of **Jose Dourado, 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 96 E PT LOT 548 & 549** and is known municipally as **1014 Emily Street** and is zoned as **“Residential 1 (R1)”**.

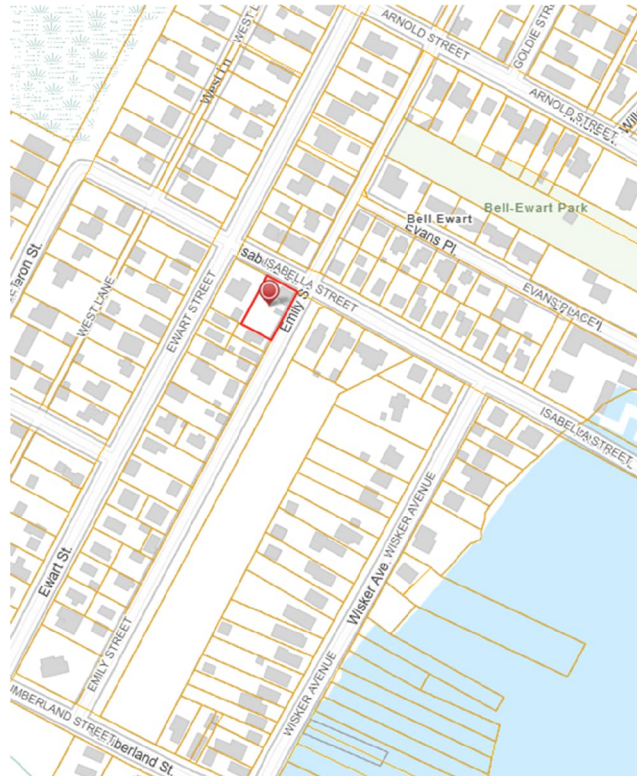
**The applicant is proposing to construct a new single detached dwelling with a deficient front yard setback of 6m. The applicant is seeking relief from Table 4.2(a) of the Zoning By-law which requires a minimum front yard setback of 8m.**

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](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.

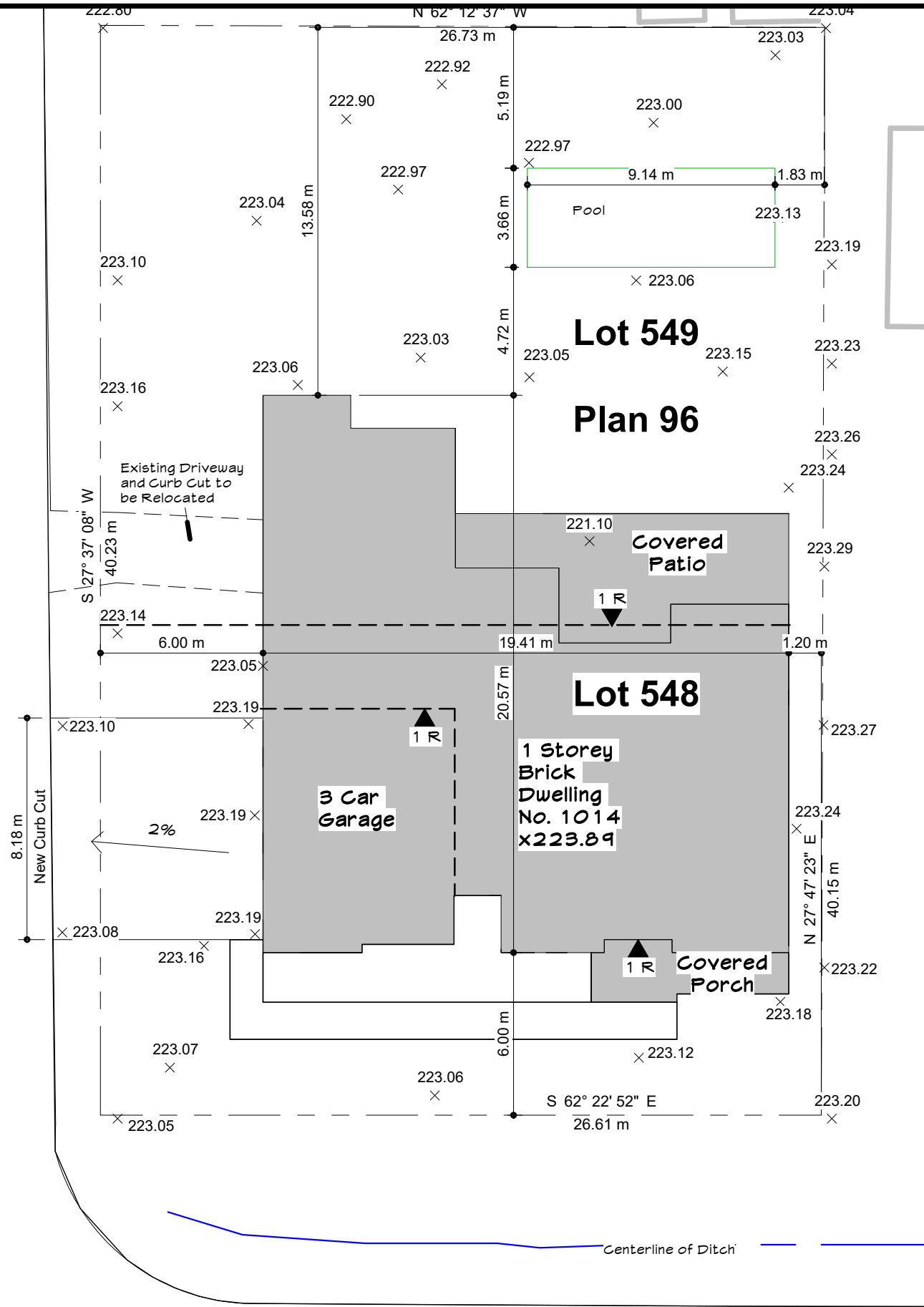


Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

Dated: **November 5, 2024**

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

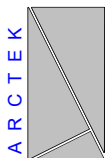
EMILY STREET



1 Site Plan C of A  
1 : 200

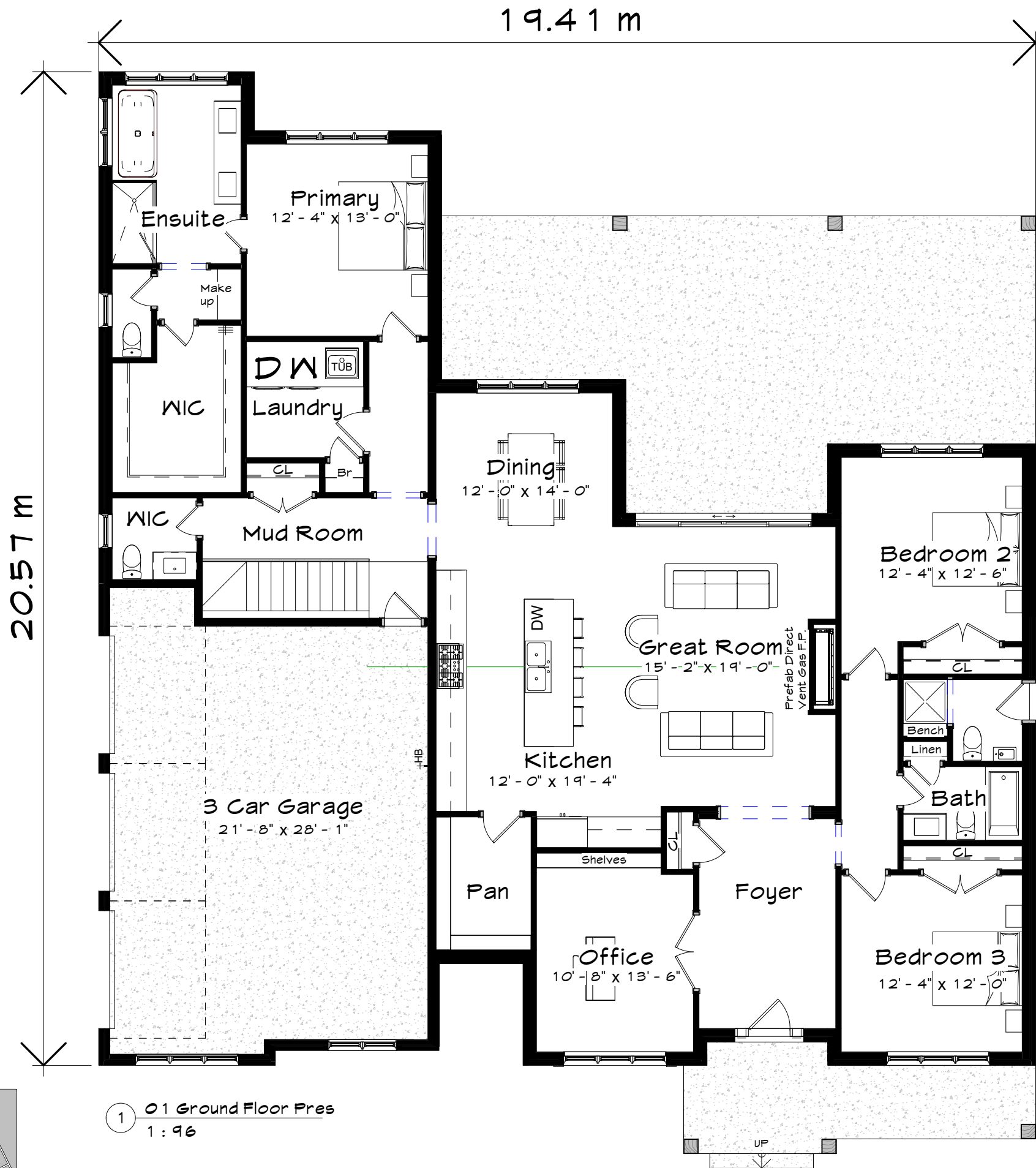
ISABELLA STREET

2024-10-02 2:12:21 PM



ARCHITECTURAL DESIGN CONSULTANTS

Steve Durado



1 01 Ground Floor Pres  
1 : 96



2 Perspective

Level	Name	Area	Area (m)	Floor Index
01 Ground Floor				
01 Ground Floor	Area	2473.29 SF	229.78 m <sup>2</sup>	0.44 SF
		2473.29 SF	229.78 m <sup>2</sup>	0.44 SF

Comments	Level	Area	Area (m)	Percentage
<b>Landscape</b>				
Landscape Area Front	00 Unfin Basement	289.07 SF	26.86 m <sup>2</sup>	2.51
Landscape Area Front	00 Unfin Basement	1223.83 SF	113.70 m <sup>2</sup>	10.61
Landscape Area Rear	00 Unfin Basement	5480.59 SF	509.16 m <sup>2</sup>	47.50
<b>Hardscape</b>				
Paved area	00 Unfin Basement	867.61 SF	80.60 m <sup>2</sup>	7.52
<b>Area</b>				
Lot Area	01 Ground Floor	11538.42 SF	1071.95 m <sup>2</sup>	100.00
Lot Coverage	Established Grade	3930.68 SF	365.17 m <sup>2</sup>	34.07