



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-050-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Geri Lamers, Applicant**, on behalf of **Helen Creighton, 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 3 PLAN 616 LOT 10** and is known municipally as **1123 Stoney Point Road** and is zoned as **“Residential 1 (R1)”**.

The applicant is proposing to construct a dwelling with a deficient front yard setback. 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.

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

CUSTOM NEW BUILD

1123 STONEY POINT ROAD, INNISFIL



AJD DESIGN GROUP


353 SAUNDERS RD, UNIT 1 BARRIE, ON.
CANADA, L4N 9A3.

No.	Description	Date
3	Elevations	July 15 2024
4	Preliminary	Aug 7th 2023
5	Revision	Aug 14th 2024
6	Issue Final drawings	Sep 18th 2024

GENERAL NOTES:

- DO NOT SCALE DRAWINGS
NOTE
- CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ECT. ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ENGINEER AND/ OR DESIGNER.
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- ALL WORK TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENT SET OUT BY THE ONTARIO BUILDING CODE TO BE A DESIGNER

DESIGNER: BCIN 42072
FIRM: BCIN 114997 

CUSTOM NEW BUILD
1123 STONEY POINT RD

Cover Page

Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

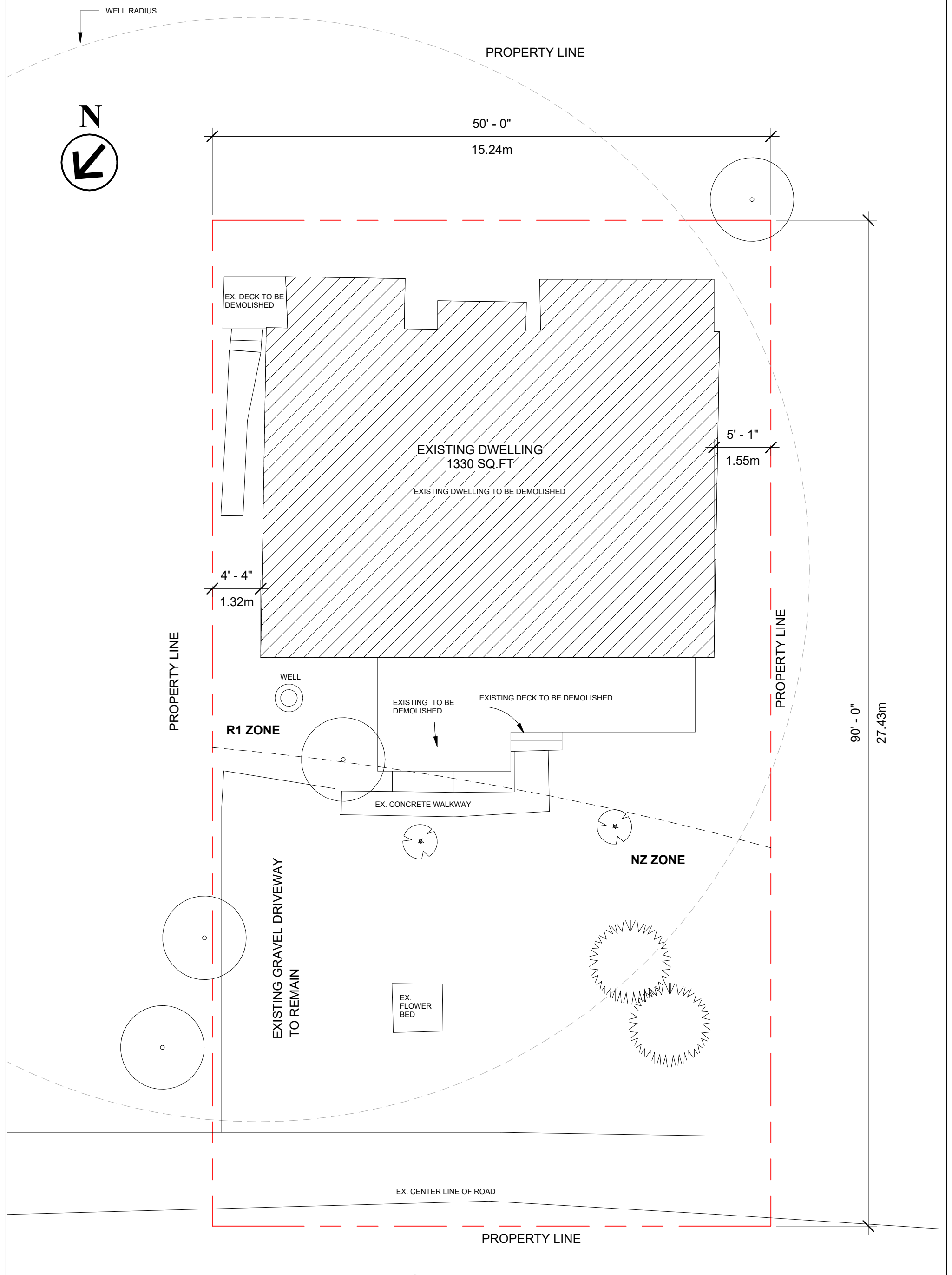
A100

Sheet List

Sheet Number	Sheet Name
A101	Existing Site Plan
A102	Proposed Site Plan
A103	Foundation Plan
A104	Main Floor Plan
A105	Roof Plan
A106	North Elevation
A107	South Elevation

Sheet List

Sheet Number	Sheet Name
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A109	West Elevation
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A111	Section 2
A112	Details
A113	General Notes

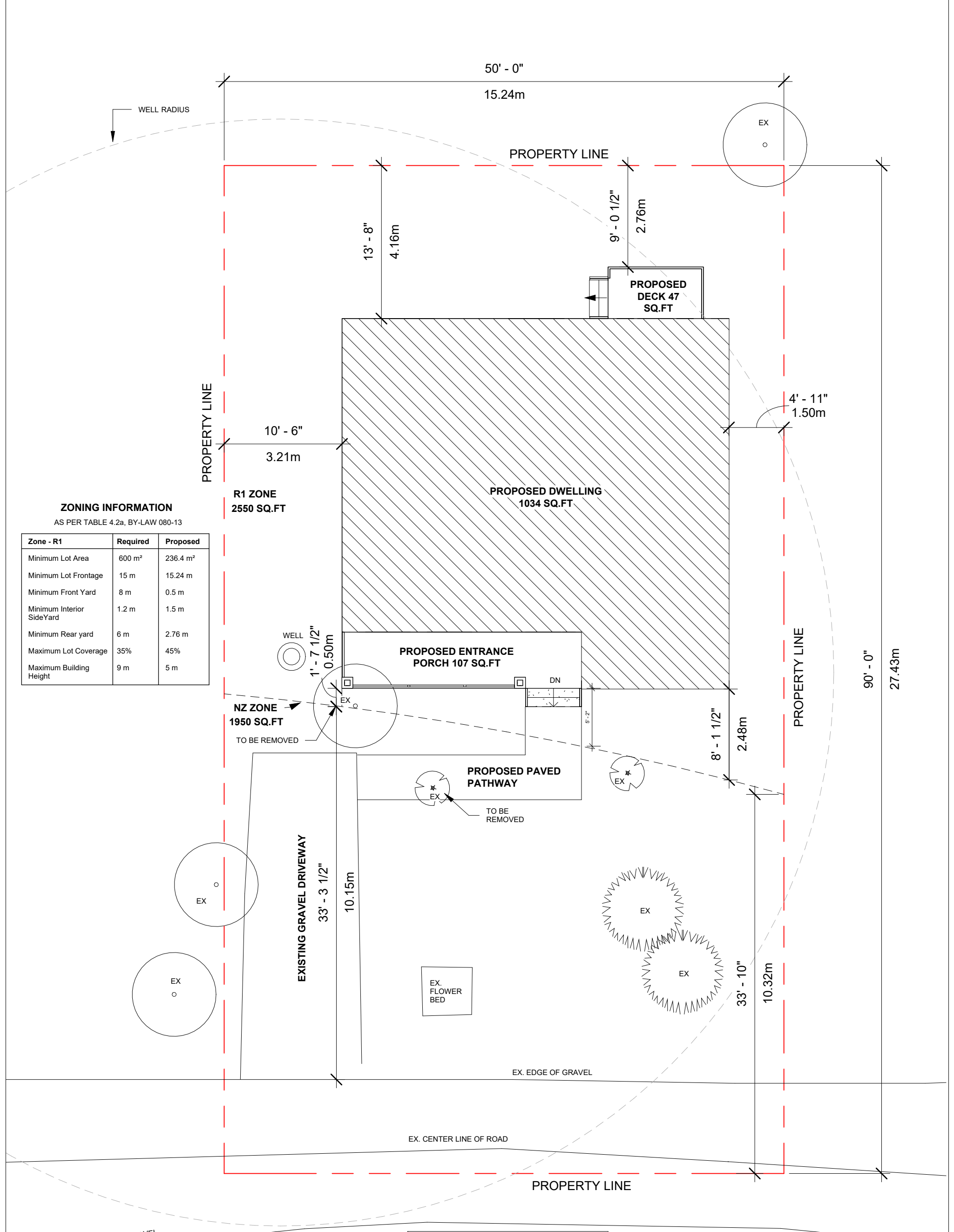


Existing Site Plan

1/8" = 1'-0"

STONEY POINT ROAD

<p>AJD DESIGN GROUP 353 SAUNDERS RD, UNIT 1 BARRIE, ON. CANADA, L4N 9A3.</p> <p>DESIGNER: BCIN 42072 FIRM: BCIN 114997</p>	<p>THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENT SET OUT BY THE ONTARIO BUILDING CODE TO BE A DESIGNER</p>	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE DRAWINGS NOTE CONTRACTOR TO CHECK ALL DIMENSIONS, SPECIFICATIONS, ECT.ON SITE AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO THE ENGINEER AND/ OR DESIGNER. THESE PLANS ARE TO REMAIN THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. THESE PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER. ALL WORK TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. 	<p>CUSTOM NEW BUILD 1123 STONEY POINT RD</p> <p>Existing Site Plan</p>	<p>Date: Oct 17th 2024</p> <p>Drawn by: JM & MM</p> <p>Checked by: ALBERT DONADIO</p> <p>Scale: AS STATED ON DRAWING</p>
				A101



ZONING INFORMATION

AS PER TABLE 4.2a, BY-LAW 080-13

Zone - R1	Required	Proposed
Minimum Lot Area	600 m ²	236.4 m ²
Minimum Lot Frontage	15 m	15.24 m
Minimum Front Yard	8 m	0.5 m
Minimum Interior Side Yard	1.2 m	1.5 m
Minimum Rear yard	6 m	2.76 m
Maximum Lot Coverage	35%	45%
Maximum Building Height	9 m	5 m

PROPERTY LINE

R1 ZONE
2550 SQ.FT

PROPOSED DWELLING
1034 SQ.FT

PROPOSED ENTRANCE
PORCH 107 SQ.FT

NZ ZONE
1950 SQ.FT
TO BE REMOVED

PROPOSED PAVED
PATHWAY

EXISTING GRAVEL DRIVEWAY
33' - 3 1/2"

EX. FLOWER
BED

EX. EDGE OF GRAVEL

EX. CENTER LINE OF ROAD

PROPERTY LINE

EX. EDGE OF GRAVEL

STONEY POINT ROAD

Proposed Site Plan

1/8" = 1'-0"



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	DESIGNER: BCIN 42072 FIRM: BCIN 114997			Drawn by	JM & MM
				Checked by	ALBERT DONADIO
				Scale	AS STATED ON DRAWING
					A102

No.	Description	Date
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CUSTOM NEW BUILD
1123 STONEY POINT RD

Foundation Plan

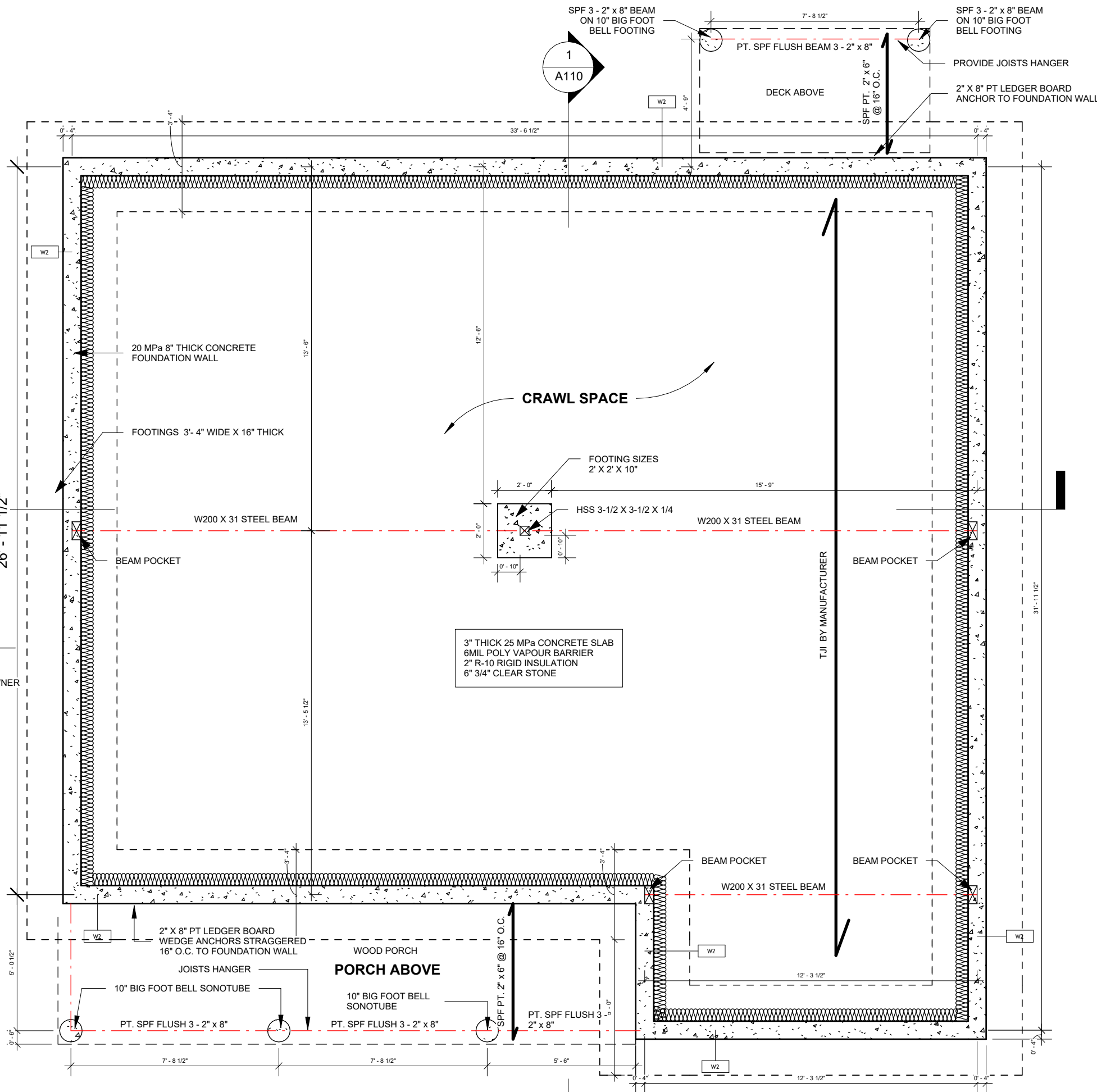
Date Sep 18th 2024

Drawn by JM & MM

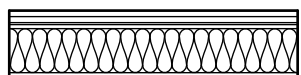
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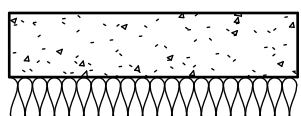
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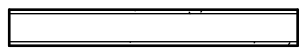
WALL LEGEND



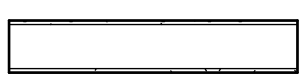
W1. EXTERIOR WALL
3/4" SIDING AS PER SELECTION BY OWNER
1/4" RAIN SCREEN
1" R-5 RIGID INSULATION
HOUSE WRAP "TYVEK OR EQUAL"
1/2" SPRUCE PLYWOOD SHEATHING
2X6 STUDS @ 16" O.C.
R-20 BATT INSULATION
6MIL VAPOUR BARRIER
1/2" DRYWALL



W2. FOUNDATION WALL
8" THICK CONCRETE WALL
HOUSE WRAP
R-20 BLANKET WRAPPED INSULATION WITH 6 MIL POLY

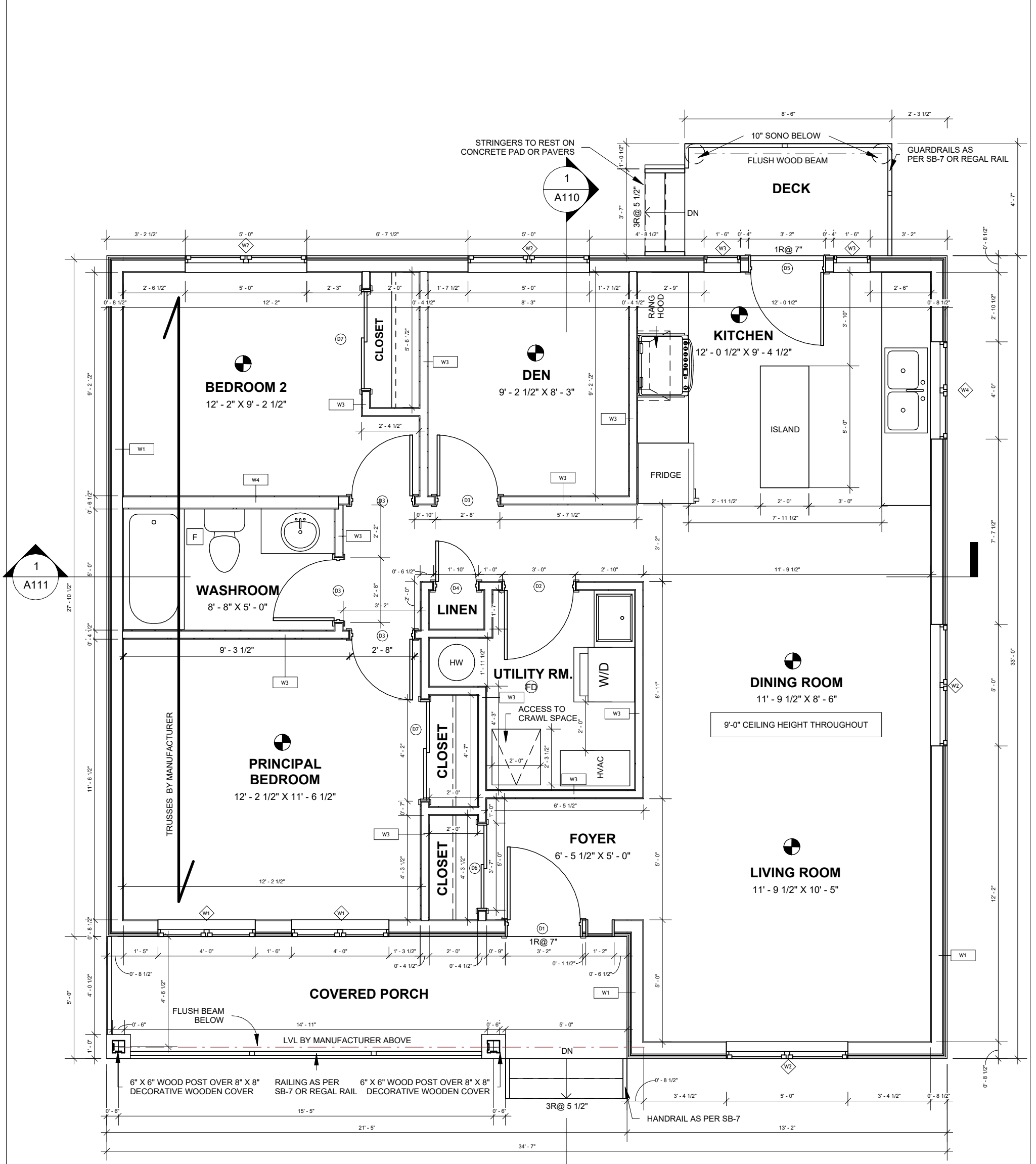


W3. INTERIOR WALL
1/2" DRYWALL
2" X 4" STUDS
1/2" DRYWALL



W4. PLUMBING WALL
1/2" DRYWALL
2" X 6" STUDS
1/2" DRYWALL

1 Foundation Plan
1/4" = 1'-0"



Main Floor Plan

1/4" = 1'-0"

Window Schedule				
Type Mark	Width	Height	Sill Height	Description
W1	4'-0"	4'-0"	3'-0"	SPF 2-2" X 8"
W2	5'-0"	4'-0"	3'-0"	SPF 2-2" X 8"
W3	1'-6"	5'-6"	1'-2 1/2"	SPF 2-2" X 8"
W4	4'-0"	3'-0"	4'-0"	SPF 2-2" X 8"

Door Schedule			
Type Mark	Width	Height	Description
D1	3'-0"	6'-8"	SPF 2-2X8
D2	2'-10"	6'-8"	-
D3	2'-6"	6'-8"	-
D4	1'-8"	6'-8"	-

Door Schedule			
Type Mark	Width	Height	Description
D5	3'-0"	6'-8"	SPF 2-2X8
D6	3'-5"	6'-8"	-
D7	4'-0"	6'-8"	-
D8	1'-0"	6'-10"	SPF 2-2X8

SYMBOL	DESCRIPTION
	SMOKE ALARM & CO2
	EXHAUST FAN
	FLOOR DRAIN
	HOT WATER

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CUSTOM NEW BUILD
 1123 STONEY POINT RD
 Main Floor Plan

Date	Sep 18th 2024
Drawn by	JM & MM
Checked by	ALBERT DONADIO
Scale	AS STATED ON DRAWING
A104	

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Roof Plan

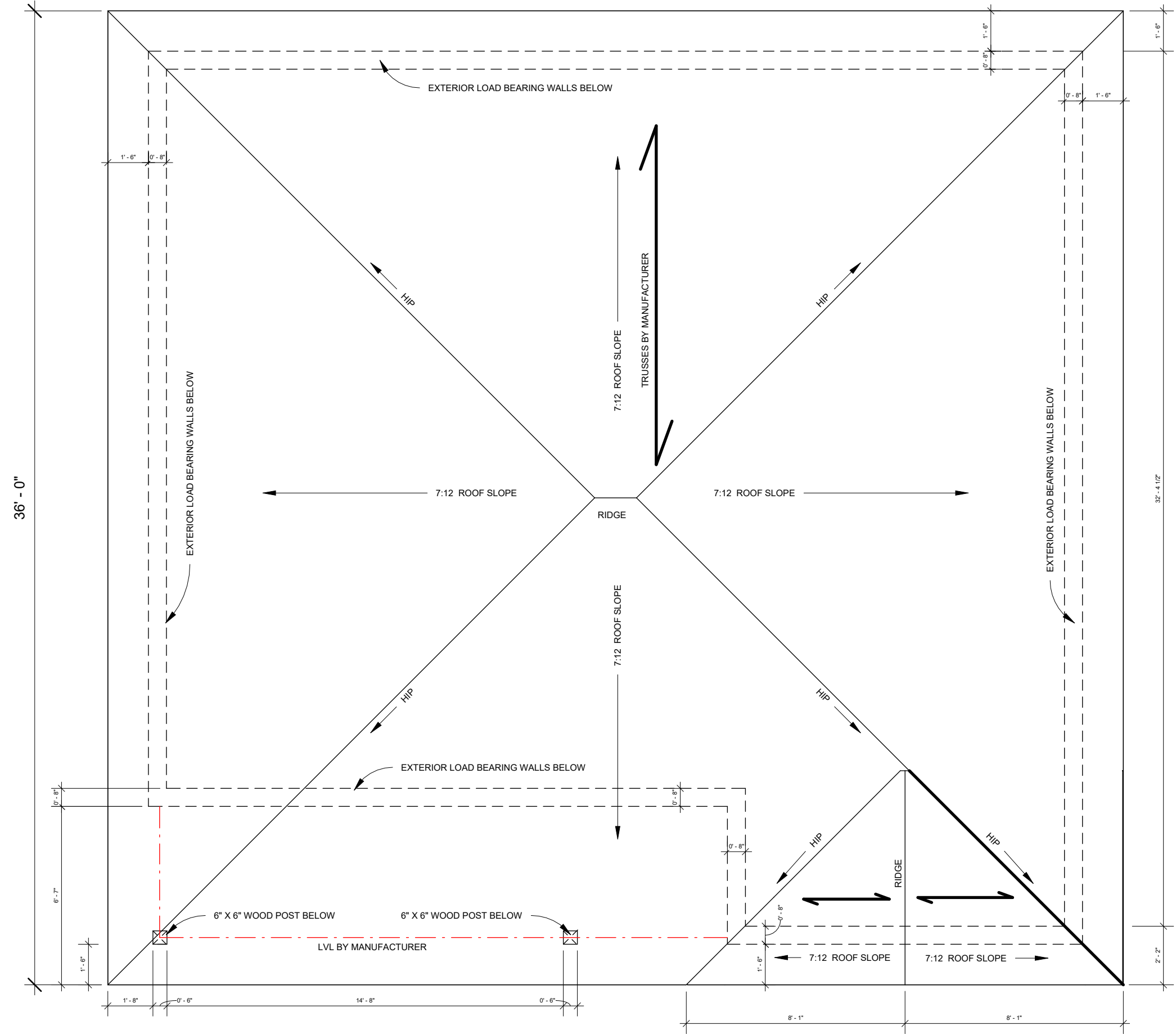
Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

A105



1 Roof
 1/4" = 1'-0"

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CUSTOM NEW BUILD
 1123 STONEY POINT RD

North Elevation

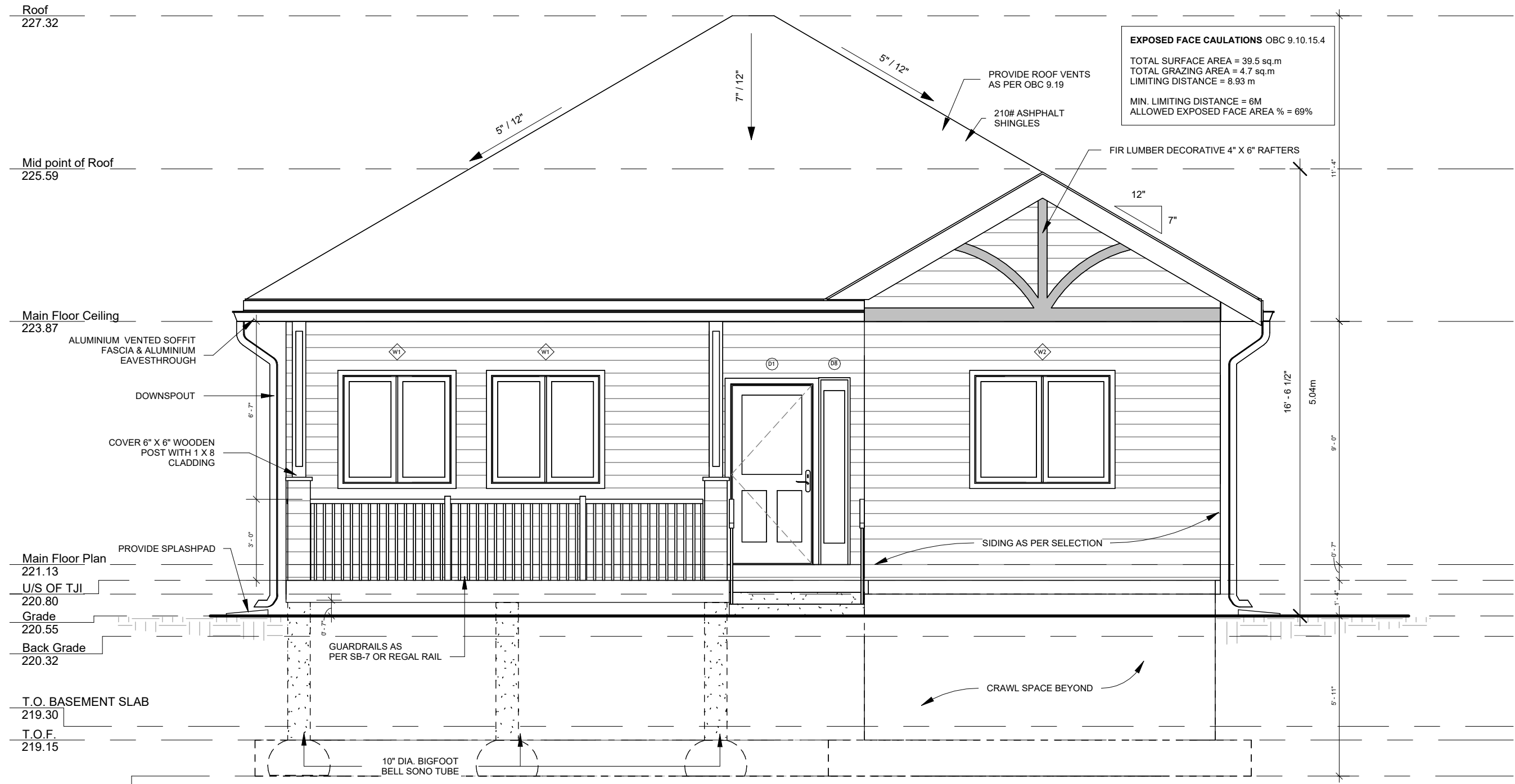
Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

A106



EXPOSED FACE CAULATIONS OBC 9.10.15.4
 TOTAL SURFACE AREA = 39.5 sq.m
 TOTAL GRAZING AREA = 4.7 sq.m
 LIMITING DISTANCE = 8.93 m
 MIN. LIMITING DISTANCE = 6M
 ALLOWED EXPOSED FACE AREA % = 69%

NOTE:

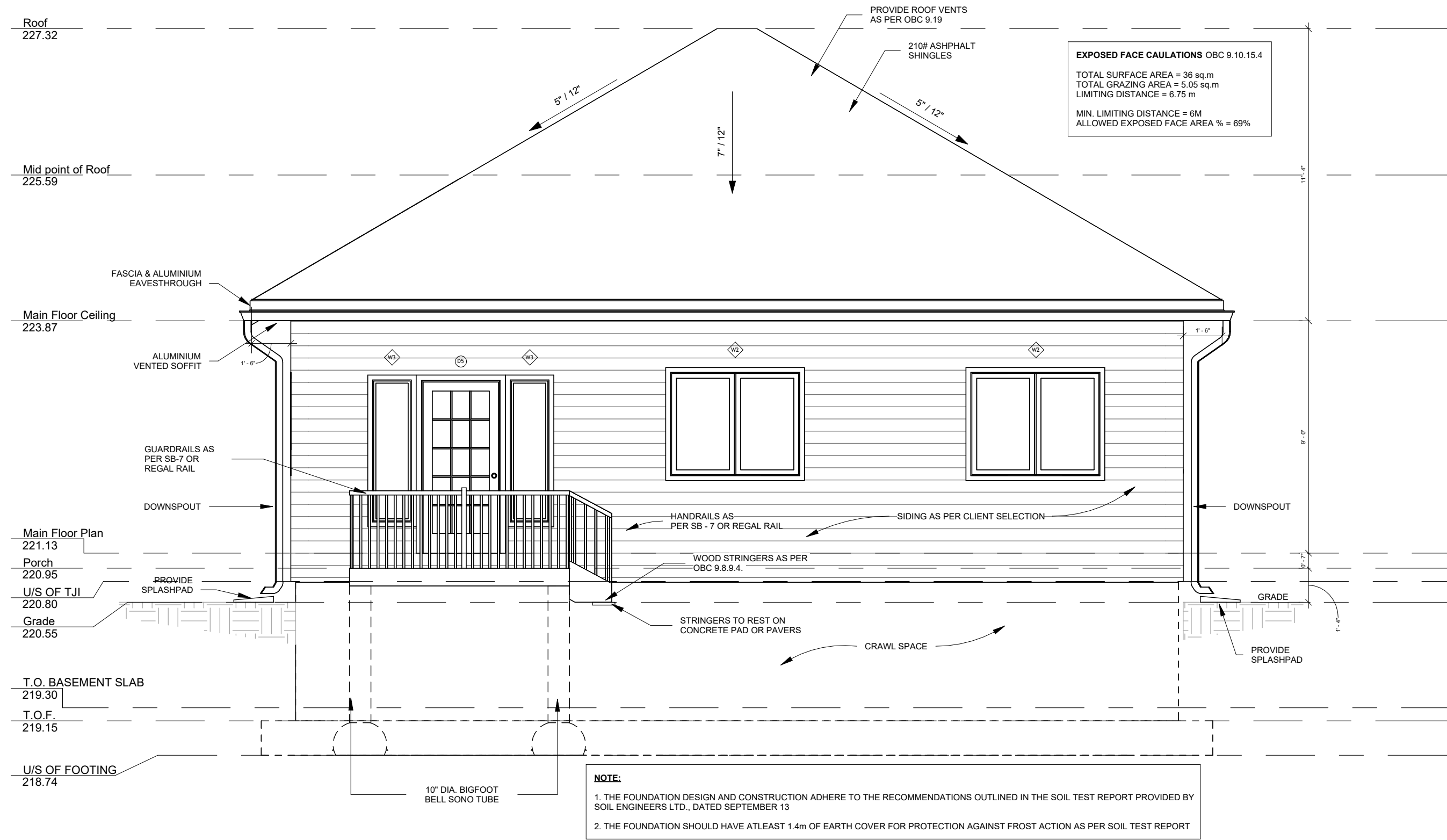
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- THE FOUNDATION SHOULD HAVE ATLEAST 1.4m OF EARTH COVER FOR PROTECTION AGAINST FROST ACTION AS PER SOIL TEST REPORT

- Roof 227.32
- Mid point of Roof 225.59
- Main Floor Ceiling 223.87
- Main Floor Plan 221.13
- U/S OF TJI 220.80
- Grade 220.55
- Back Grade 220.32
- T.O. BASEMENT SLAB 219.30
- T.O.F. 219.15
- U/S OF FOOTING 218.74

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

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CUSTOM NEW BUILD
 1123 STONEY POINT RD

South Elevation

Date Sep 18th 2024

Drawn by JM & MM

Checked by ALBERT DONADIO

Scale AS STATED ON DRAWING

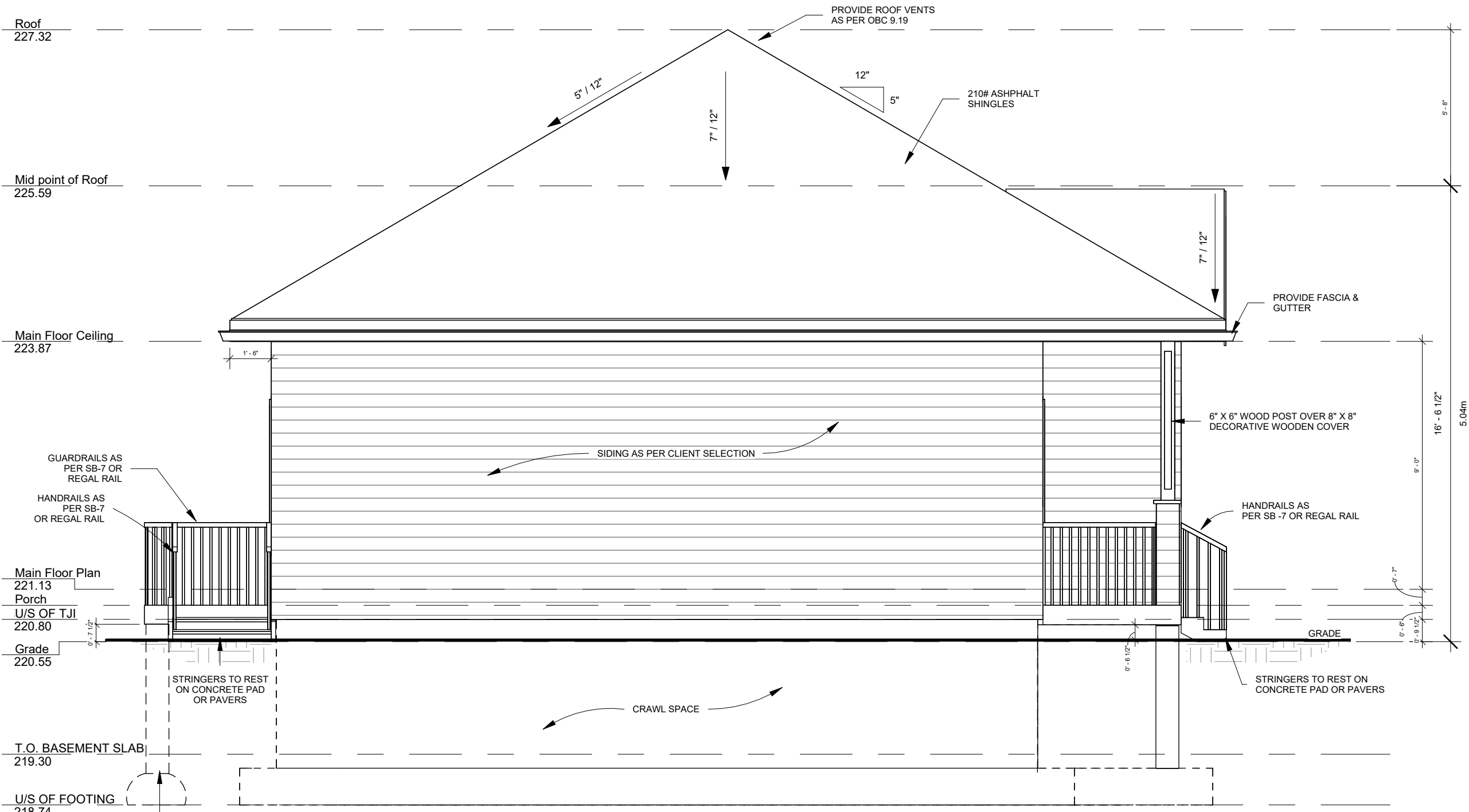
A107

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

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1 EAST ELEVATION
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CUSTOM NEW BUILD
 1123 STONEY POINT RD

East Elevation

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A108

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CUSTOM NEW BUILD
 1123 STONEY POINT RD

West Elevation

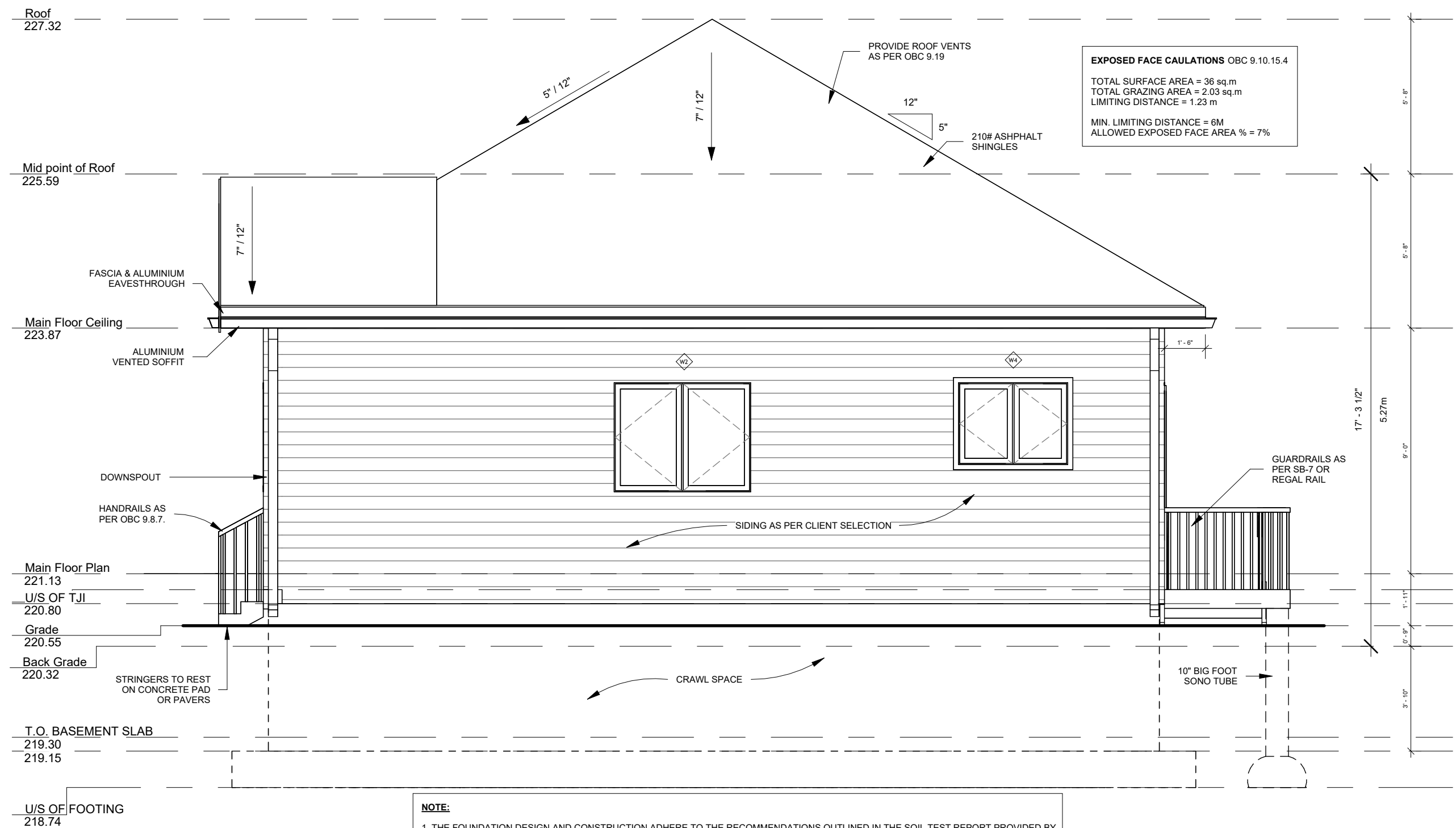
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A109



NOTE:

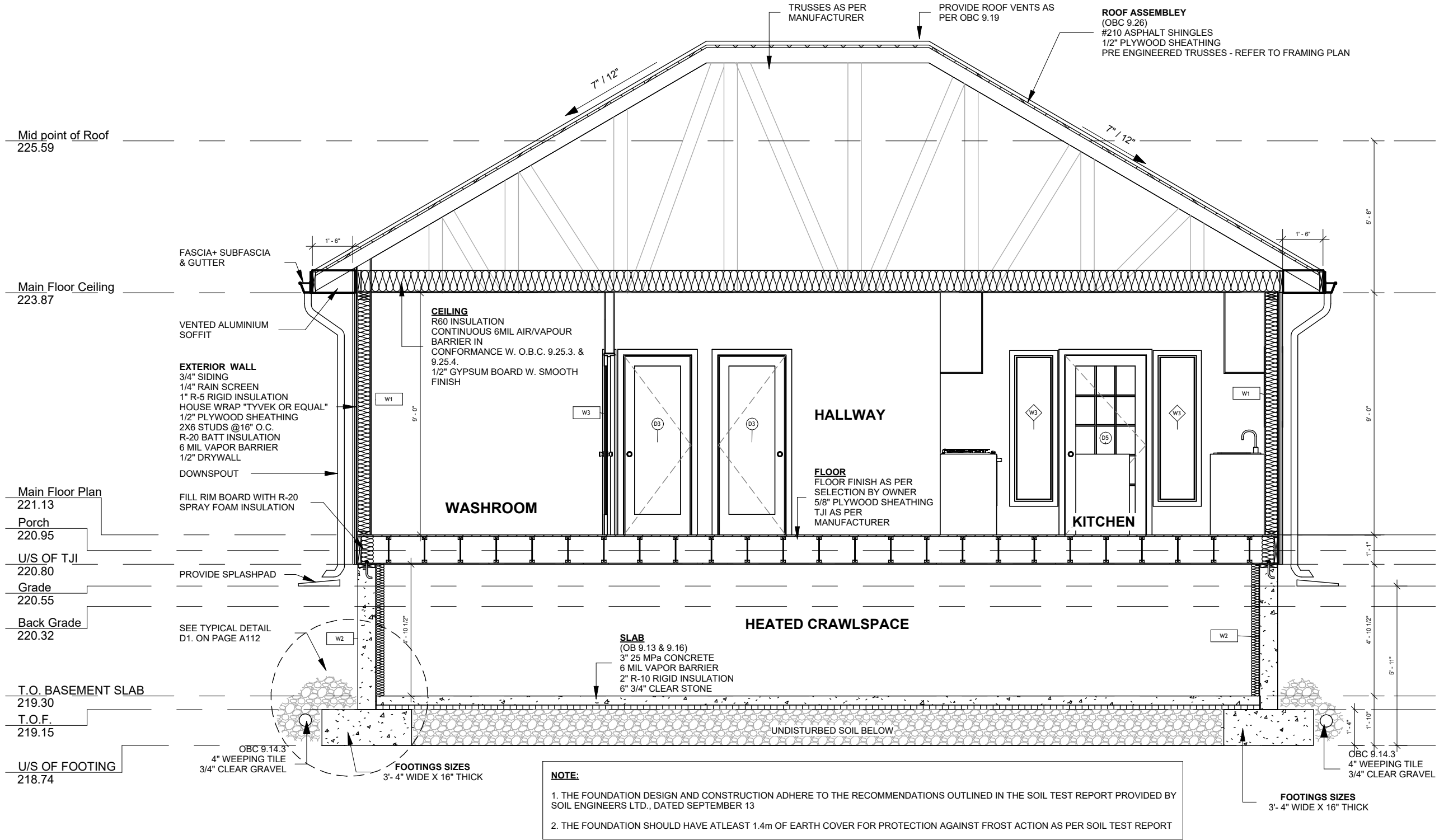
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1 WEST ELEVATION
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CUSTOM NEW BUILD
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Section 2

Date	Sep 18th 2024
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Scale	AS STATED ON DRAWING

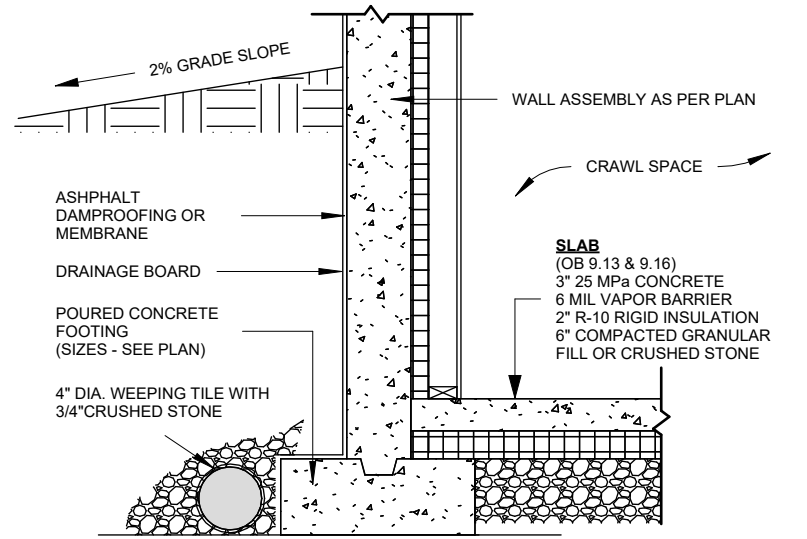
A111

1 Section 2
 1/4" = 1'-0"

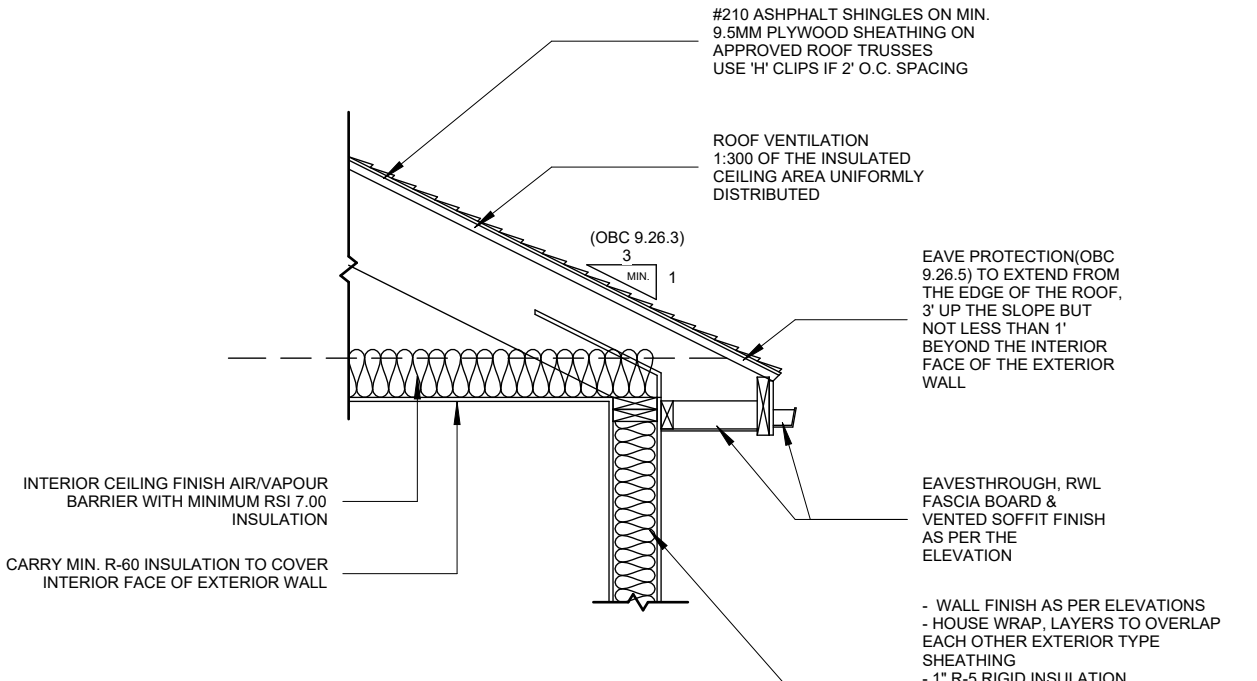
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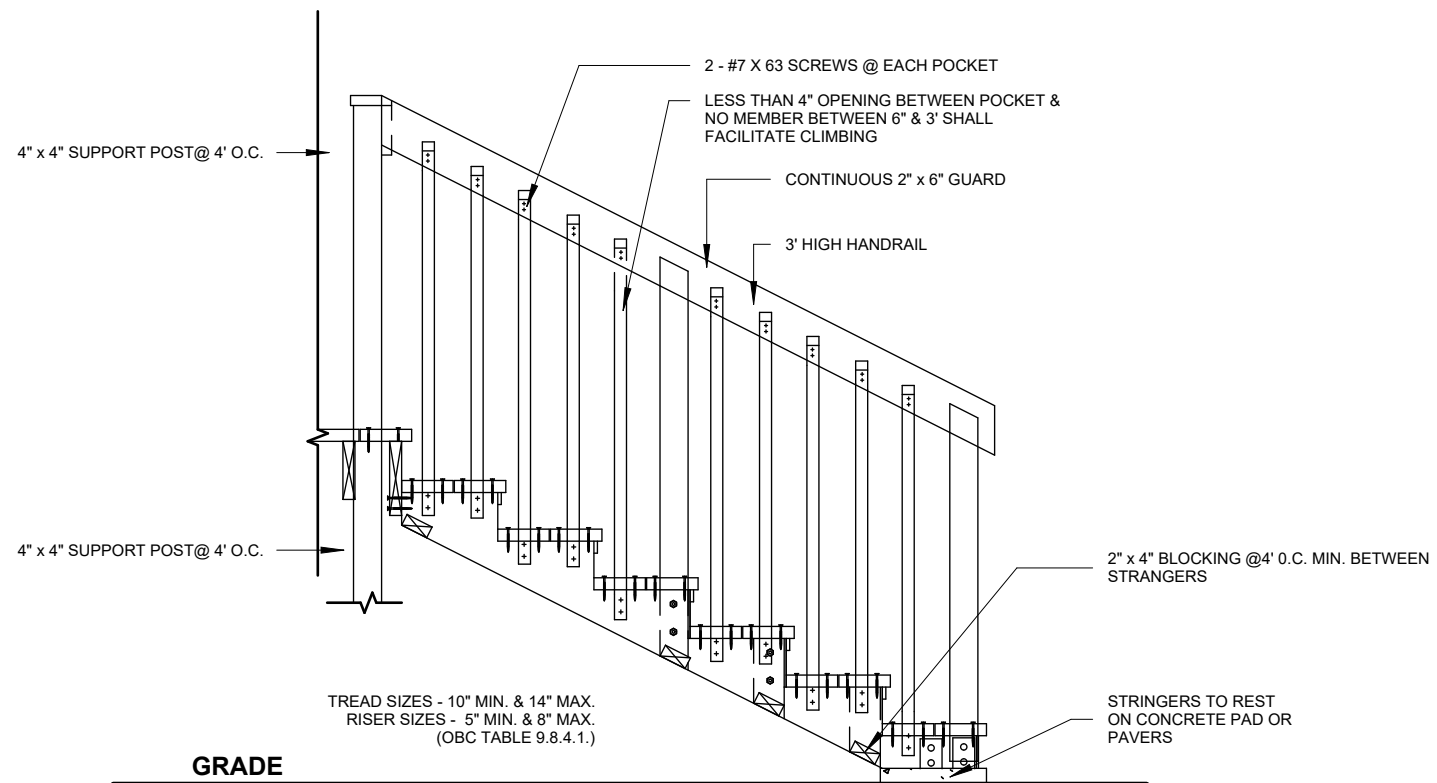
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D1. Frost Wall Detail
 1/2" = 1'-0"



D2. Eaves Detail
 1/2" = 1'-0"



D4. Stairs Detail
 1/2" = 1'-0"

NOTE:
 AS PER SB-7 OR REGAL RAIL ACCORDING TO TYPICAL DETAIL

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Details	
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A112	

