



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-052-2024**

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 an approximate lot coverage of 45%. The applicant is seeking relief from Table 4.2(a) of the Zoning By-law which permits a maximum lot coverage of 35%.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, January 23, 2025, 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.

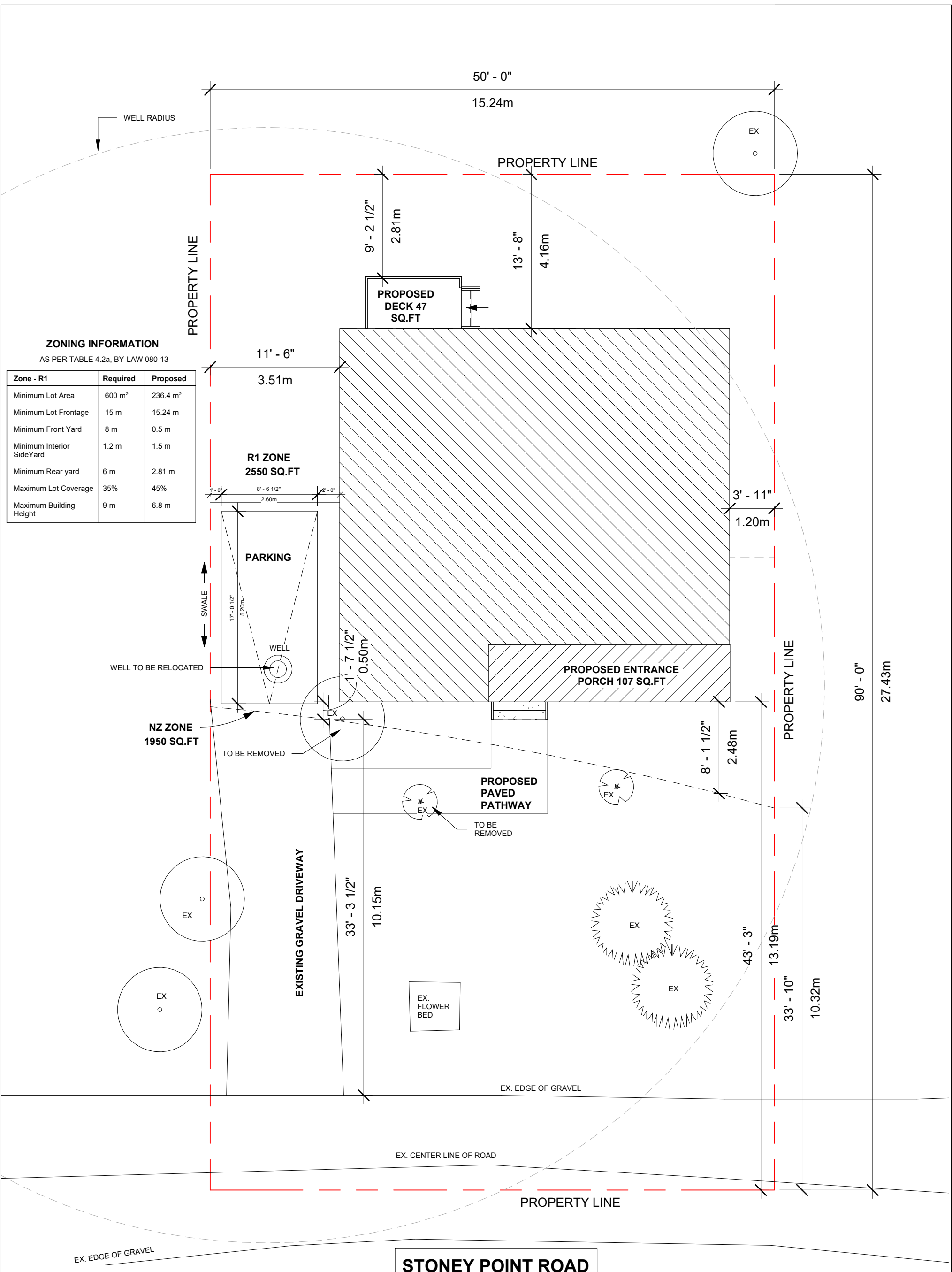
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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: **January 7, 2025**

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



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 SideYard	1.2 m	1.5 m
Minimum Rear yard	6 m	2.81 m
Maximum Lot Coverage	35%	45%
Maximum Building Height	9 m	6.8 m

R1 ZONE
2550 SQ.FT

NZ ZONE
1950 SQ.FT

STONEY POINT ROAD

Proposed Site Plan

1/8" = 1'-0"



<p>AJD DESIGN GROUP 353 SAUNDERS RD, UNIT 1 BARRIE, ON. CANADA, L4N 9A3.</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 Proposed Site Plan</p>	Date	Nov 28th, 2024
	DESIGNER: BCIN 42072 FIRM: BCIN 114997			Drawn by	JM & MM
				Checked by	ALBERT DONADIO
				Scale	AS STATED ON DRAWING
					A102