COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-063-2021

TAKE NOTICE that an application has been received by the Town of Innisfil from **Ryan Gaffney, 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 1663 PT LOT 25**, is known municipally as **2096 Innisfil Height Crescent** and is zoned as **"Residential Estate (RE)".**

The applicant is proposing to construct a detached steel accessory structure with a proposed gross floor area of 106m2. The applicant is seeking relief from Section 3.3 b) of the Zoning By-law which permits a maximum gross floor area of 50m2.

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, November 18, 2021, 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/current-previous-applications/.

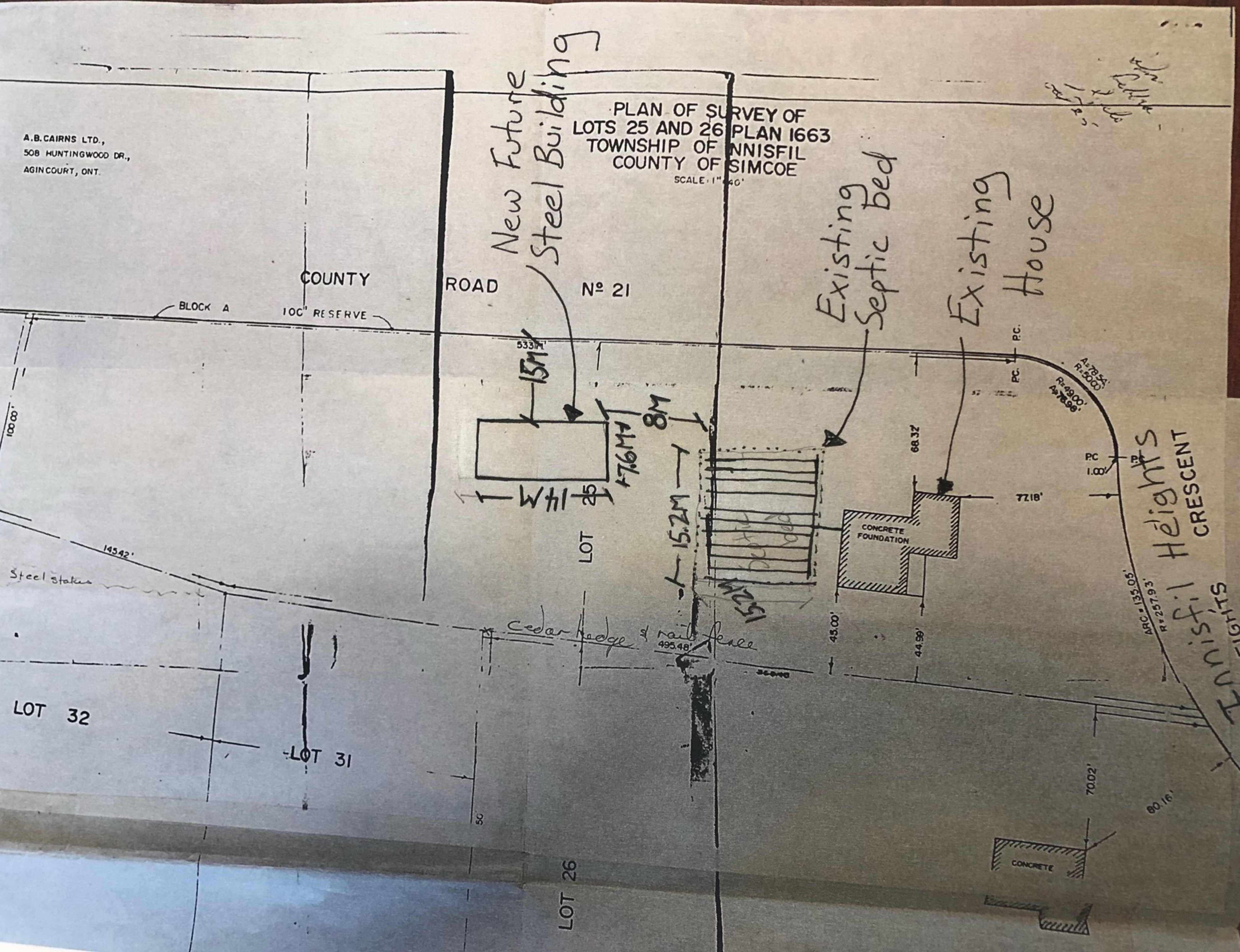
Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

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 Local Planning Appeal Tribunal.

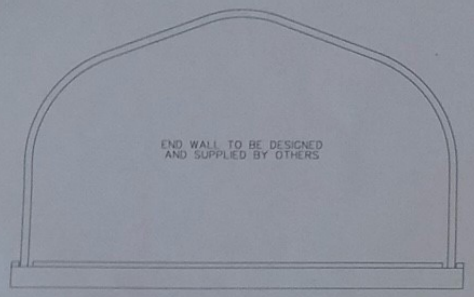
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **October 28, 2021**

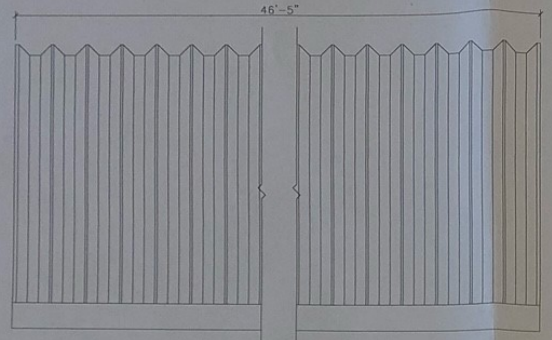
Toomaj Haghshenas,
Acting Secretary-Treasurer
thaghshenas@innisfil.ca
705-436-3710 ext. 3316



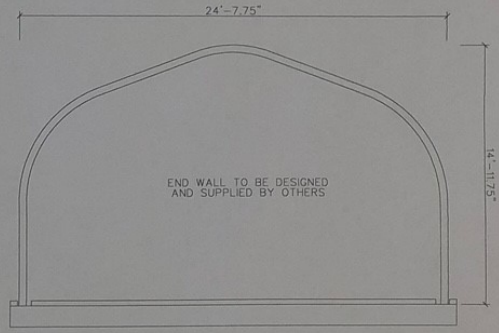
PLAN OF SURVEY OF
LOTS 25 AND 26 PLAN 1663
TOWNSHIP OF INNISFIL
COUNTY OF SIMCOE
SCALE: 1"=40'
A.B. CAIRNS LTD.,
508 HUNTINGWOOD DR.,
AGINCOURT, ONT.
COUNTY ROAD Nº 21
BLOCK A
100' RESERVE
New Future Steel Building
Existing Septic Bed
Existing House
15M
8M
7.6M
14M
15.2M
15.2M
septic bed
CONCRETE FOUNDATION
CONCRETE
LOT 25
LOT 26
LOT 31
LOT 32
Steel stakes
Cedar hedge & rail fence
Innisfil Heights CRESCENT
HEIGHTS
533.11'
495.48'
145.42'
100.00'
68.32'
72.18'
45.00'
44.99'
70.02'
80.16'
1.00'
ARC=135.05'
R=257.93'
A=78.54'
R=50.00
R=49.00'
A=76.98'
P.C.



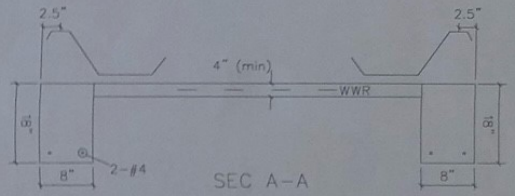
REAR ELEVATION



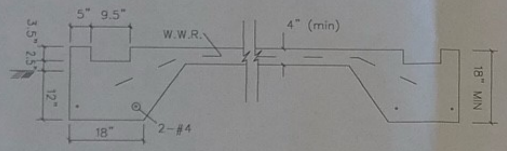
SIDE ELEVATION



FRONT ELEVATION



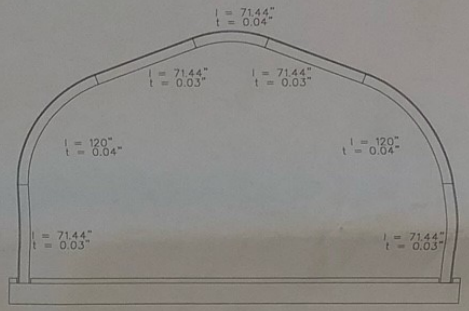
SEC A-A



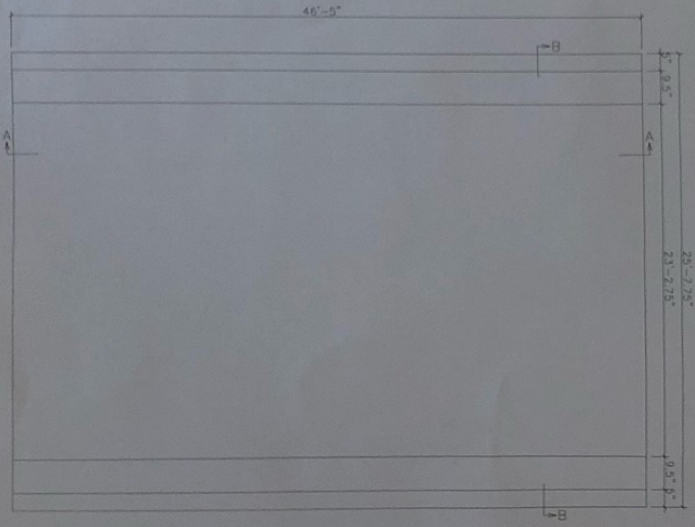
SEC B-B

WARNING: DO NOT REMOVE OR REDUCE THE CONCRETE FLOOR
OR THE REINFORCING STEEL, AND/OR RAISE THE TOPS OF
THE FOOTERS ABOVE THE FLOOR OR BUILDING FAILURE MAY RESULT

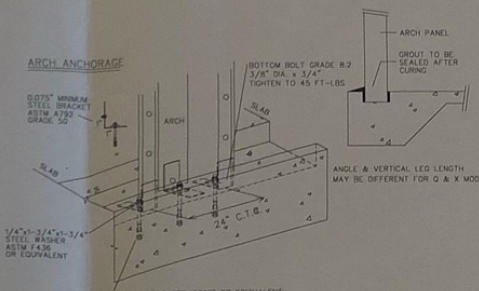
Minimum Concrete Cover:
(a) Concrete Cast against earth: 3"
(b) Concrete exposed to earth or weather:
No. 6 through No. 10 bars: 2"
No. 5 bar and smaller: 1.5"
(c) Concrete not exposed to earth or weather: 0.75"



ARCH PROFILE



FOUNDATION PLAN



HILTI KB3 ANCHORS (ICC-ESR-2302) OR EQUIVALENT:
1/2" DIA. x 5 1/2" BOLTS WITH 4.4" EMBEDDED DEPTH FOR BUILDINGS LESS THAN 30'-0" WIDE
5/8" DIA. x 10" BOLTS WITH 8.75" EMBEDDED DEPTH FOR 30'-0" WIDE AND GREATER

FIRST ANCHOR BOLT LOCATION FROM END OF FOUNDATION:
• 2.5" WITH NO WALL OR MANUFACTURER'S CLADDED ENDWALL
• 13" WITH MANUFACTURER'S CORRUGATED ENDWALL

ARCHES AND MANUFACTURER'S ENDWALLS MUST BE
GROUTED INTO FOUNDATION ON BOTH SIDES OF PANELS.

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE NATIONAL BUILDING CODE OF CANADA 2015 & OBC 2012. DESIGN ACCORDING TO CSA STANDARD CAN/CSA S136-16(R)S1-19 NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS (APPENDIX B).
2. NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BELOW SHALL BE IMPOSED ON THE "STRUCTURE"
3. SPECIFIC NOTES AND DETAILS SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE BUILDING MANUAL SUPPLIED.
4. THE BUILDING, INCLUDING THE FOUNDATION, MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE DRAWING AND ERECTION INSTRUCTIONS. ANY DEVIATION, UNLESS APPROVED BY US IN WRITING, SHALL NULLIFY OUR CERTIFICATE AND SEAL AND SHALL BE THE SOLE RESPONSIBILITY OF THE ERECTOR.
5. A PROFESSIONAL ENGINEER SHOULD BE RETAINED WHERE SITE INSPECTIONS ARE WARRANTED.
6. NO ARCH PANEL MAY BE CUT OR MODIFIED UNLESS IT IS TO ACCOMMODATE AN ACCESSORY PROVIDED BY THE MANUFACTURER IN ACCORDANCE WITH ITS INSTRUCTIONS AND/OR THIS DRAWING.
7. MINIMUM SEPARATION FROM THIS BUILDING TO ANY TALLER BUILDING MUST BE THE SMALLER OF 20 FEET AND 6 TIMES THE HEIGHT DIFFERENCE.

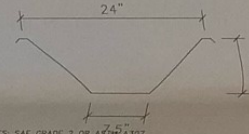
FOUNDATION NOTES

NOTE: THE FOUNDATION ON THE DRAWING SPECIFIES THE MINIMUM REQUIREMENTS. LOCAL BUILDING CODE AND SITE CONDITIONS MAY REQUIRE A STRONGER FOUNDATION, WHICH MUST BE DESIGNED BY A LOCAL ENGINEER.
1. THE FOUNDATION SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING 75 kPa. THIS SHALL BE DESIGNED TO FULLY RESIST ALL ROTATION AT THE BASE OF THE ARCH.
2. SLAB ON GRADE SHALL BE PLACED ON WELL COMPACTED SOIL CAPABLE OF SUSTAINING 75 kPa WITHOUT APPRECIABLE SETTLEMENT.

DESIGN DATA (MATERIALS)

1. CONCRETE F'c = 25 MPa @ 28 DAYS, CSA A23.3
2. REINFORCING STEEL GRADE 400, Fy = 400 MPa, ASTM A615
3. W.W.R. Fy = 450 MPa, ASTM A1064.
4. W.W.R. 152x152 – MW9xMW9.

ARCH DATA



BOLTS: SAE GRADE 2 OR ASTM A307
ARCH STEEL THICKNESS – SEE ARCH PROFILE

GALVALUME SHEET STEEL
STRUCTURAL QUALITY ASTM SPECIFICATION A792M
55% ALUMINUM-ZINC ALLOY-COATED BY THE HOT-DIP PROCESS
345 MPa MINIMUM YIELD
450 MPa MINIMUM TENSILE
HSS SECTIONS SHALL CONFORM TO:
ASTM A500 GRADE C (Fy = 345 MPa)
W SECTIONS SHALL CONFORM TO:
ASTM A992 GRADE 50 (Fy = 345 MPa)
OTHER SECTIONS SHALL CONFORM TO:
ASTM A36 (Fy = 250 MPa)

ARCH DESIGN DATA IN ACCORDANCE WITH NBC 2015:
L: ROOF LIVE LOAD (kPa) = 1
Ss: GROUND SNOW (kPa) = 2.50
Cb: ROOF SNOW FACTOR = 0.80
Cw: WIND EXPOSURE FACTOR = 1.0
Cs: MAX. SLOPE FACTOR = 1.0
Sr: RAIN LOAD (kPa) = 0.40
IMPORTANCE FACTOR (SNOW) = 0.8
p : WIND EXTERNAL PRESSURE (KPa) = 0.26
q : VELOCITY PRESSURE (1/50) (KPa) = 0.36
Ce: EXPOSURE FACTOR = 0.9
Cg: GUST EFFECT FACTOR = 2.0
Sa(0.2): SPECTRAL RESPONSE ACCELERATION = 0.15

REVISIONS:

Future Steel Buildings Intl. Corp.
220 Chrysler Drive, Brampton, Ontario, Canada, L6S 6B6, Phone: (905) 790-8500

N.T.S.	P.E.	
SCALE:	APPROVED BY:	
DATE: 8/25/2021	CHECKED BY: STOZ	

PROJECT: RYAN CAFFNEY
INNISFIL, ON

A25-15 25-2112

LICENSED PROFESSIONAL ENGINEER
P. GUO
AUG 27 2021
PROVINCE OF ONTARIO