



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-044-2023**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Daniele Orsini, Applicant**, on behalf of **Anita Martello, 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 596 PT BLK A**, is known municipally as **3944 Lakeview Road**, and is zoned as **“Residential 1 (R1)”**.

**The applicant is proposing to construct a garage addition with a deficient rear yard setback. The applicant is seeking relief from Section 4.2(a) of the Zoning By-law which requires a minimum rear yard setback of 6 metres.**

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, December 16, 2023, 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).

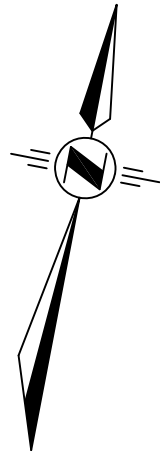
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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 29, 2023**

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



(KNOWN AS) HOWSON STREET  
(SIMCOE AVENUE BY REGISTERED PLAN 596)

**SURVEYOR'S REAL PROPERTY REPORT**  
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF  
**PART OF BLOCK A**  
**REGISTERED PLAN 596**  
**TOWN OF INNISFIL**  
COUNTY OF SIMCOE

**SCALE 1:200**  
2.0 0 2.0 10.0metres

**VLADIMIR DOSEN SURVEYING, O.L.S.**

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS  
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
OF VLADIMIR DOSEN, O.L.S.

**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE  
IN METRES AND CAN BE CONVERTED  
TO FEET BY DIVIDING BY 0.3048.

**NOTES AND LEGEND**

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- OU DENOTES ORIGIN UNKNOWN
- M DENOTES MEASURED
- WIT DENOTES WITNESS
- PL DENOTES REGISTERED PLAN 596
- P1 DENOTES PLAN BY PETER J. MANSFIELD, O.L.S. DATED 2008
- P2 DENOTES PLAN BY RODNE C. RAIKES, O.L.S. DATED JULY 4, 1986
- D1 DENOTES INST. No. R0534704
- D2 DENOTES INST. No. R0626978
- D3 DENOTES INST. No. R099971
- (ST) DENOTES TIES TO STUCCO
- (FDN) DENOTES TIES TO FOUNDATION
- (STN) DENOTES TIES TO STONE
- 738 DENOTES R. KIRKPATRICK, O.L.S.
- SIGN DENOTES SIGN POLE
- UB DENOTES UTILITY BOX
- UP DENOTES UTILITY POLE
- GW DENOTES GUY WIRE
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
- Ø DENOTES DIAMETER
- 222.10 DENOTES SPOT ELEVATION
- ⊙ DENOTES DECIDUOUS TREE
- ⊙ DENOTES CONIFEROUS TREE

**BEARING NOTE:**

BEARINGS ARE ASTRONOMIC AND ARE  
DERIVED FROM THE SOUTHERLY LIMIT OF  
LAKEVIEW ROAD  
AS SHOWN ON REGISTERED PLAN 596  
HAVING A BEARING OF N40°56'00"E

THIS REPORT WAS PREPARED FOR  
ANITA MARTELLO.

AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY  
OTHER PARTIES.

**BENCHMARK NOTE:**

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM  
COSINE BENCHMARK No. 0312003007  
HAVING AN ELEVATION OF 244.787 METRES.

**PART 2) SURVEY REPORT**

DESCRIPTION OF LAND: PIN 58087-0169(LT)  
PART OF BLOCK A, REGISTERED PLAN 596  
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:  
NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED

BOUNDARY FEATURES:  
LOCATION OF RAIL FENCE, HEDGES AND TREES ARE AS SHOWN.  
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:  
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
BY-LAWS.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF MAY, 2023

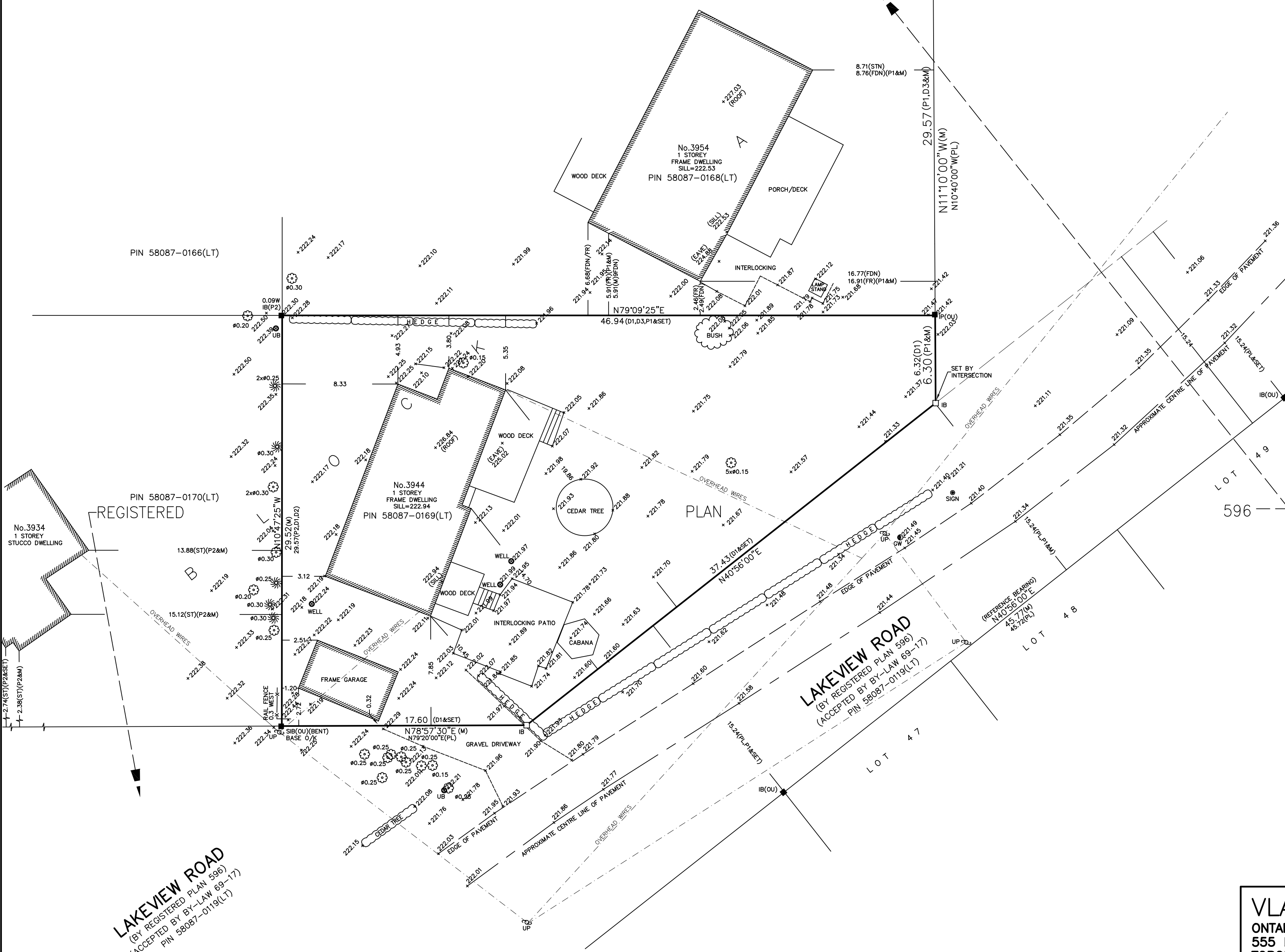
DATE: MAY 26, 2023



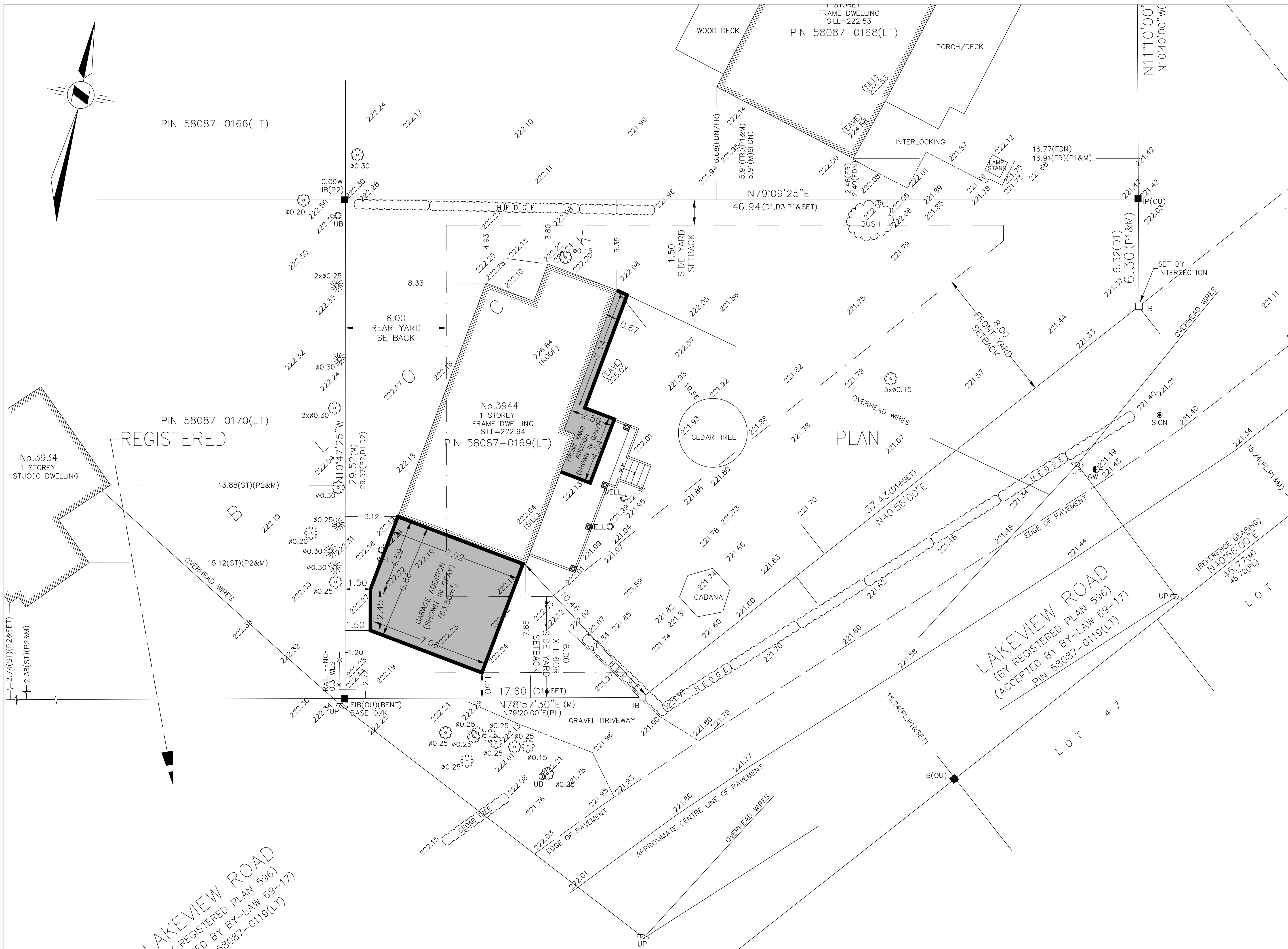
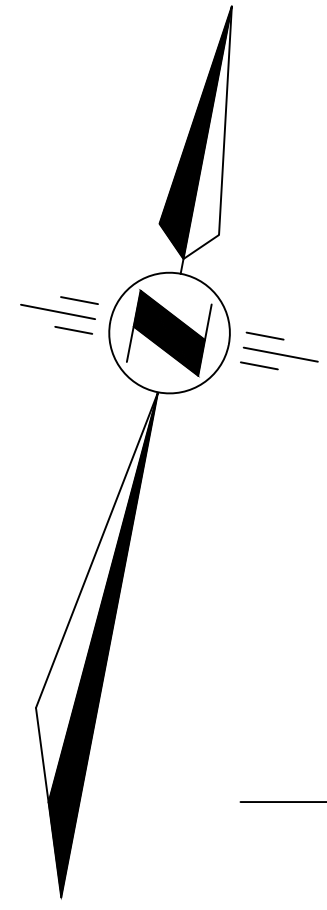
VLADIMIR DOSEN, B.Sc.  
ONTARIO LAND SURVEYOR

**VLADIMIR DOSEN SURVEYING**  
ONTARIO LAND SURVEYORS  
555 DAVISVILLE AVENUE  
TORONTO, ONTARIO M4S 1J2  
PHONE (416) 466-0440 EMAIL: vladdosen@rogers.com

JOB No: 23129	SHEET: 18x24	FIELD BY: FRANK
FILE: 23-046		DRAWN BY: NATHAN
CAD FILE: 3944 LAKEVIEW ROAD		CHECKED BY: NADA/VD

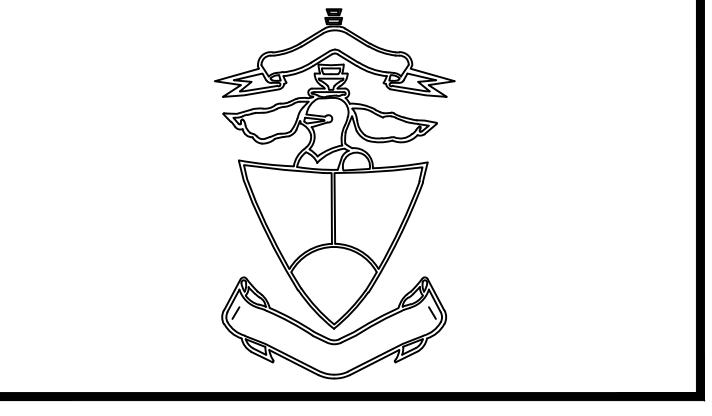


**LAKEVIEW ROAD**  
(BY REGISTERED PLAN 596)  
(ACCEPTED BY BY-LAW 69-17)  
PIN 58087-0119(LT)



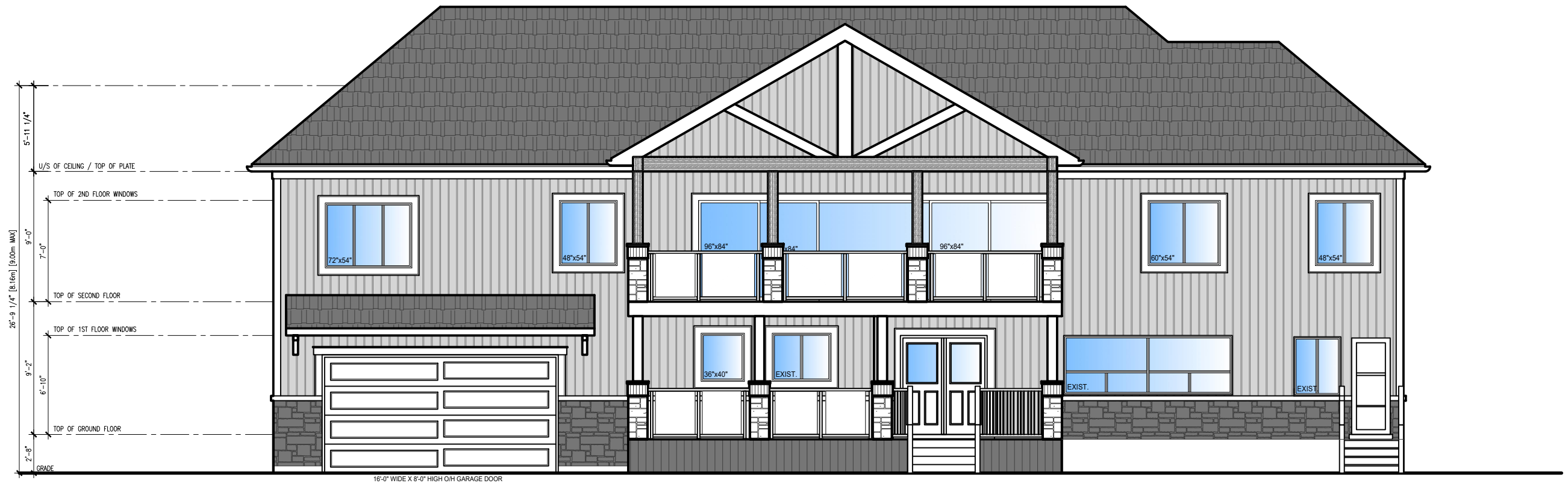
Legal Description:	
REGISTRATION PLAN	PLAN 596
BLOCK:	A
MUNICIPALITY:	INNISFIL
REGION:	SIMCOE
Zoning Statistics:	
BY-LAW:	080-13
ZONE:	R1
Site Statistics:	
SITE AREA:	1,044.60 m²
COTTAGE HOME W/ PORCH:	159.98m²
EXISTING CABANA:	5.92m²
NEW GARAGE ADDITION:	53.50m²
<b>TOTAL:</b>	<b>219.40 m²</b>
Lot Coverage:	
Required	Proposed
MAXIMUM COVERAGE:	35.0% 21.0%
Setbacks:	
Required	Proposed
MINIMUM LOT FRONTAGE:	15.0m 37.43m
FRONT YARD SETBACK:	8.0m 10.46m
EXT. SIDE YARD SETBACK:	6.0m 1.50m
REAR YARD SETBACK:	6.0m 1.50m
BUILDING HEIGHT MAX:	9.0m 9.0m

Revisions:		
1.	09/21/23	Committee of Adjustment
2.	10/19/23	Committee of Adjustment
3.	11/16/23	Committee of Adjustment
No:	Date:	Description:



Address:		
3944 LAKEVIEW ROAD INNISFIL, ON		
Project Name:		
GARAGE ADDITION & 2ND FLOOR ADDITION		
Municipality:		
TOWN OF INNISFIL		
Drawing Name:		
SITE PLAN		
Project No:	22-100	Drawing No:
Drawn: DO	Checked: DO	<b>SP1</b>
Scale: 1:100	Date: 06/13/2023	

LAKEVIEW ROAD  
REGISTERED PLAN 596  
ACCEPTED BY BY-LAW 69-17  
58087-0119(LT)



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION	
Sheet Title: ELEVATIONS	
Drawn By: DANIELE ORSINI	
Date: JUN/30/2022	Ground Floor Area: 1,449.09 sqft
Scale: 1/8" = 1'-0"	Second Floor Area: 1,977.56 sqft
Project No: 22-100	Sub Total Area: <b>3,426.65 sqft</b>

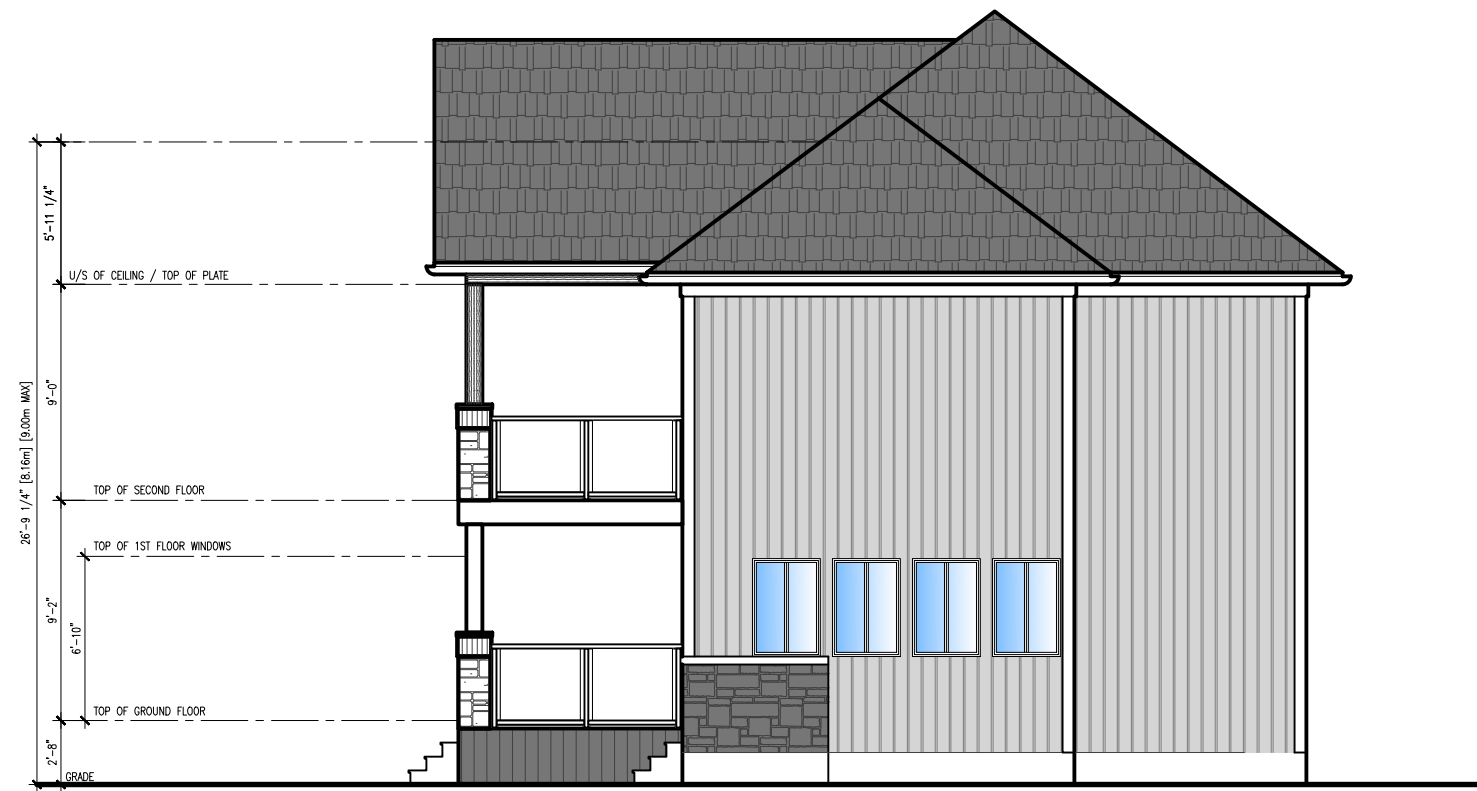


3944 Lakeview Road  
Innisfil, ON

Revisions:		
No:	Date:	Description:
3.	02/20/2023	ISSUED FOR CLIENT REVIEW
4.	04/16/2023	ISSUED FOR CLIENT REVIEW
5.	07/19/2023	ISSUED FOR CLIENT REVIEW
6.	11/05/2023	ISSUED FOR CLIENT REVIEW

Drawing No:  
**DE1**





PROPOSED RIGHT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

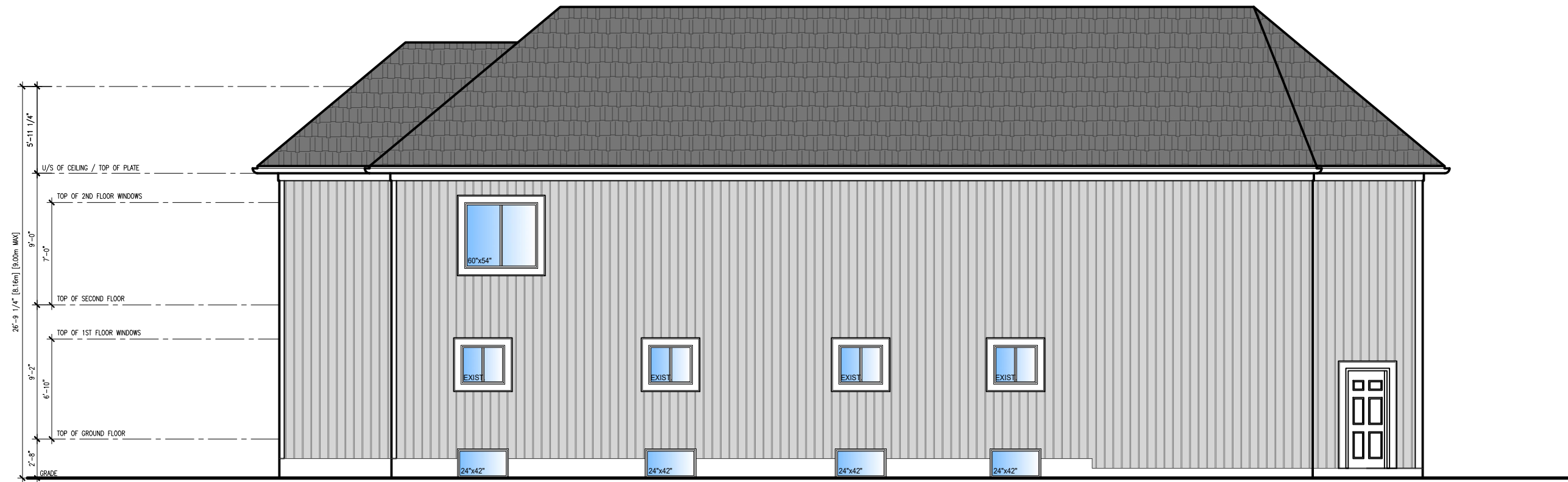
Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION	
Sheet Title: ELEVATIONS	
Drawn By: DANIELE ORSINI	
Date: JUN/30/2022	Ground Floor Area: 1,449.09 sqft
Scale: 1/8" = 1'-0"	Second Floor Area: 1,977.56 sqft
Project No: 22-100	Sub Total Area: <b>3,426.65 sqft</b>



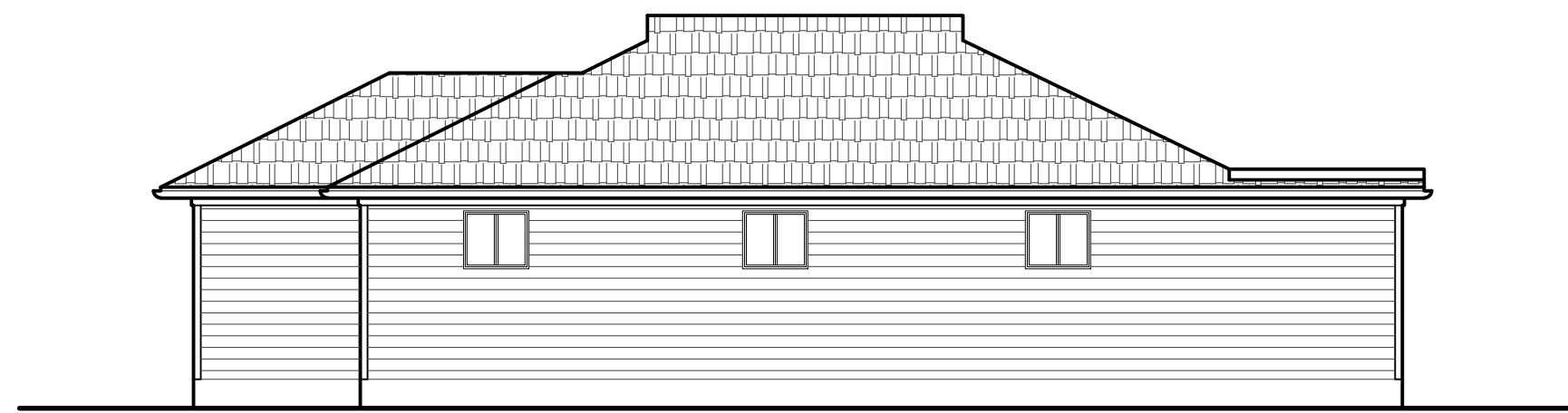
**3944 Lakeview Road**  
 Innisfil, ON

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Drawing No:  
**DE2**



PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

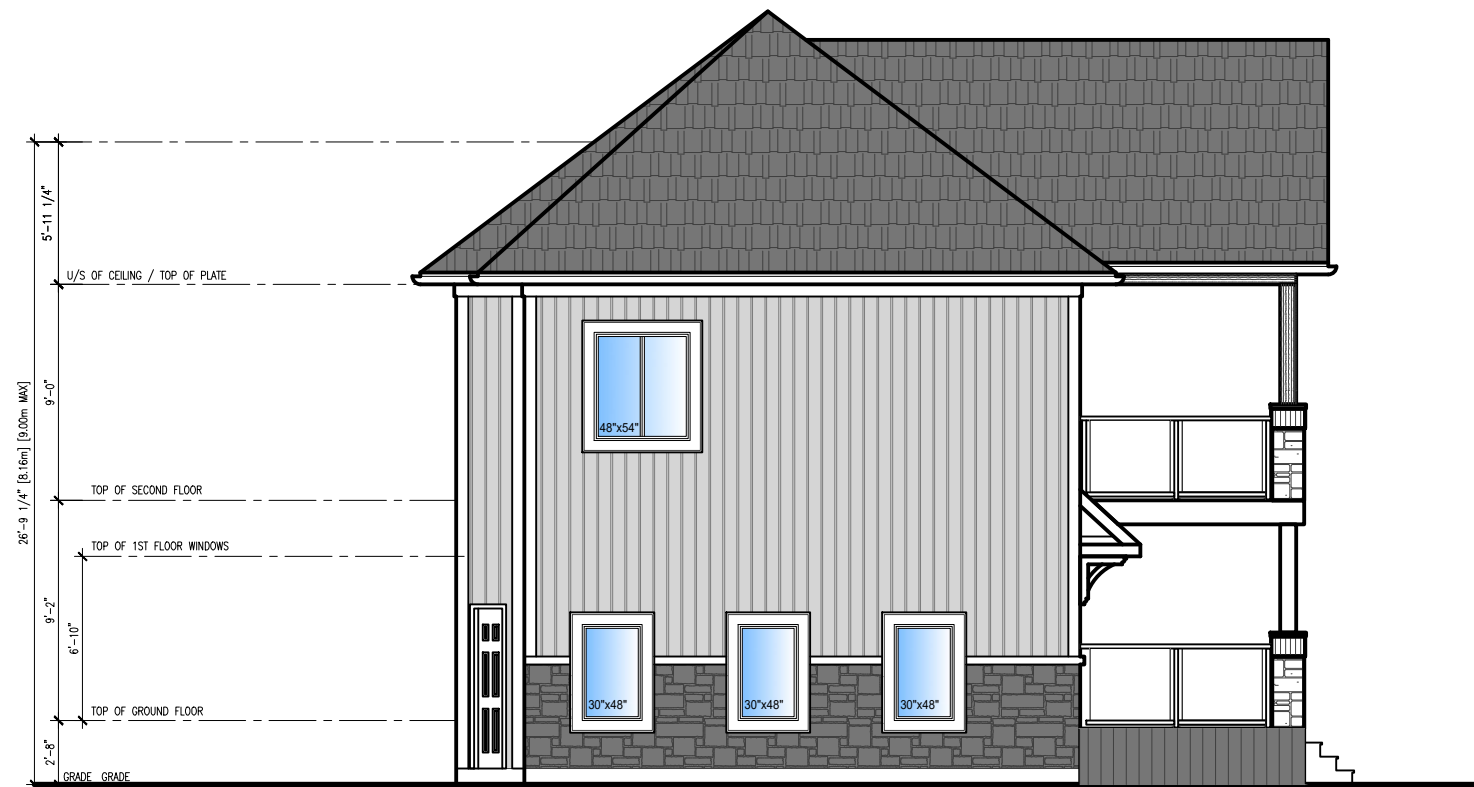
Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION	
Sheet Title: ELEVATIONS	
Drawn By: DANIELE ORSINI	
Date: JUN/30/2022	Ground Floor Area: 1,449.09 sqft
Scale: 1/8" = 1'-0"	Second Floor Area: 1,977.56 sqft
Project No: 22-100	Sub Total Area: <b>3,426.65 sqft</b>



**3944 Lakeview Road**  
 Innisfil, ON

Revisions:		
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6.	11/05/2023	ISSUED FOR CLIENT REVIEW

Drawing No:  
**DE3**



PROPOSED LEFT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION

Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION

Sheet Title: ELEVATIONS

Drawn By: DANIELE ORSINI

Date: JUN/30/2022 Ground Floor Area: 1,449.09 sqft

Scale: 1/8" = 1'-0" Second Floor Area: 1,977.56 sqft

Project No: 22-100 Sub Total Area: **3,426.65 sqft**



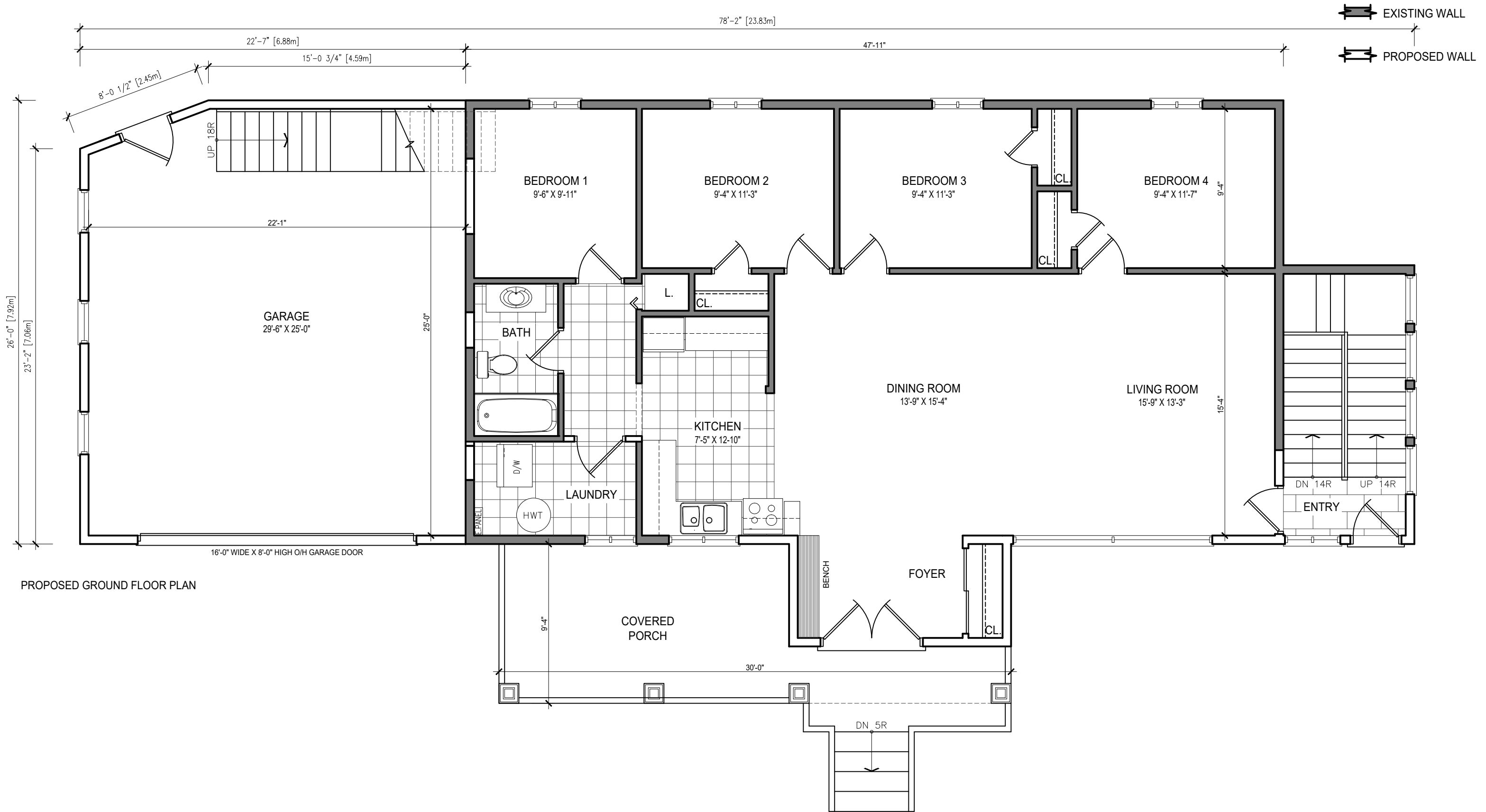
3944 Lakeview Road  
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6.	11/05/2023	ISSUED FOR CLIENT REVIEW

Drawing No:

**DE4**



Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION  
 Sheet Title: FLOOR PLANS  
 Drawn By: DANIELE ORSINI  
 Date: JUN/30/2022  
 Scale: 3/16" = 1'-0"  
 Project No: 22-100

Ground Floor Area: 1,449.09 sqft  
 Second Floor Area: 1,977.56 sqft  
 Sub Total Area: **3,426.65 sqft**



**3944 Lakeview Road**  
 Innisfil, ON

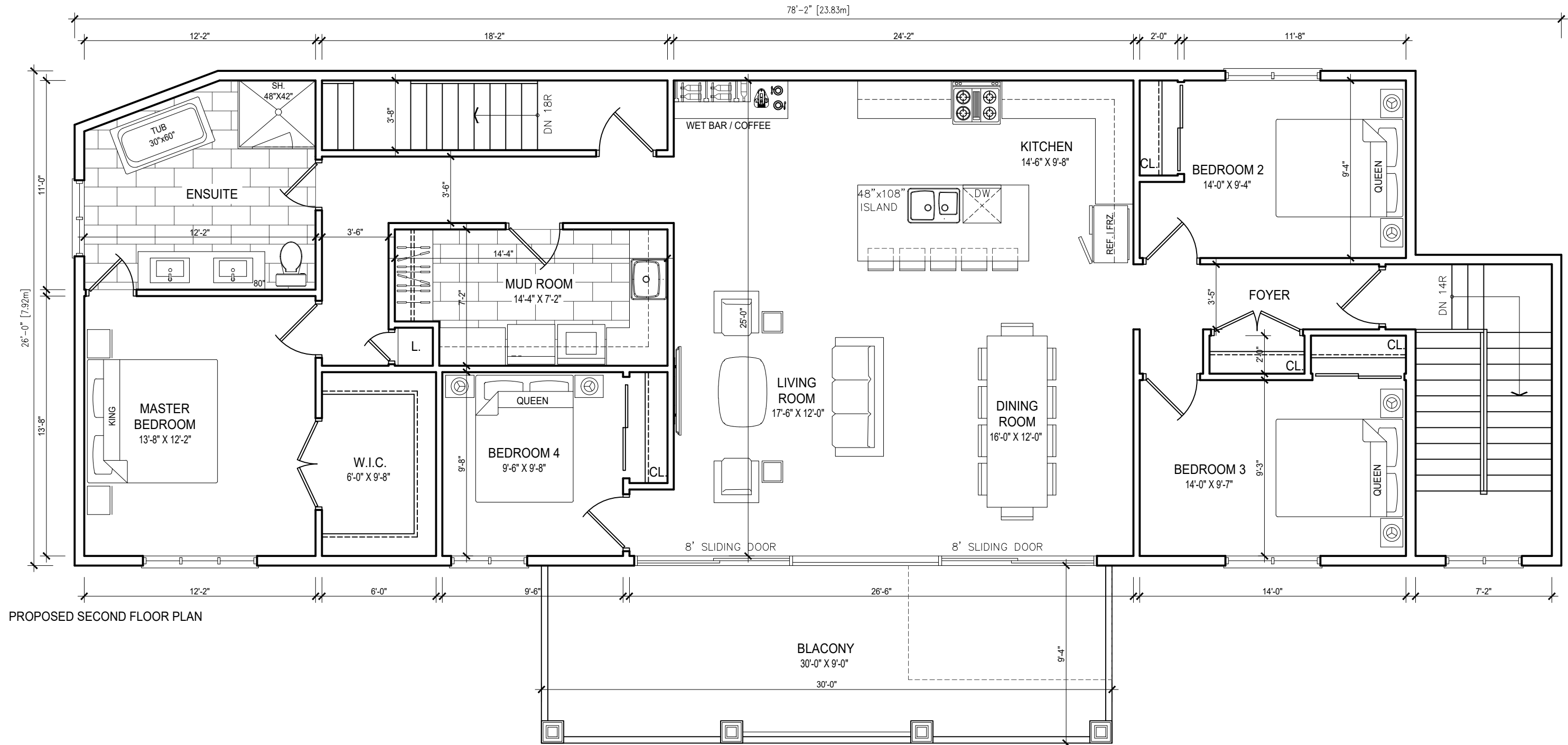
Revisions:		
No:	Date:	Description:
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6.	11/05/2023	ISSUED FOR CLIENT REVIEW

Drawing No:  
**DE5**



EXISTING WALL

PROPOSED WALL



PROPOSED SECOND FLOOR PLAN

Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION	
Sheet Title: FLOOR PLANS	
Drawn By: DANIELE ORSINI	
Date: JUN/30/2022	Ground Floor Area: 1,449.09 sqft
Scale: 3/16" = 1'-0"	Second Floor Area: 1,977.56 sqft
Project No: 22-100	Sub Total Area: <b>3,426.65 sqft</b>



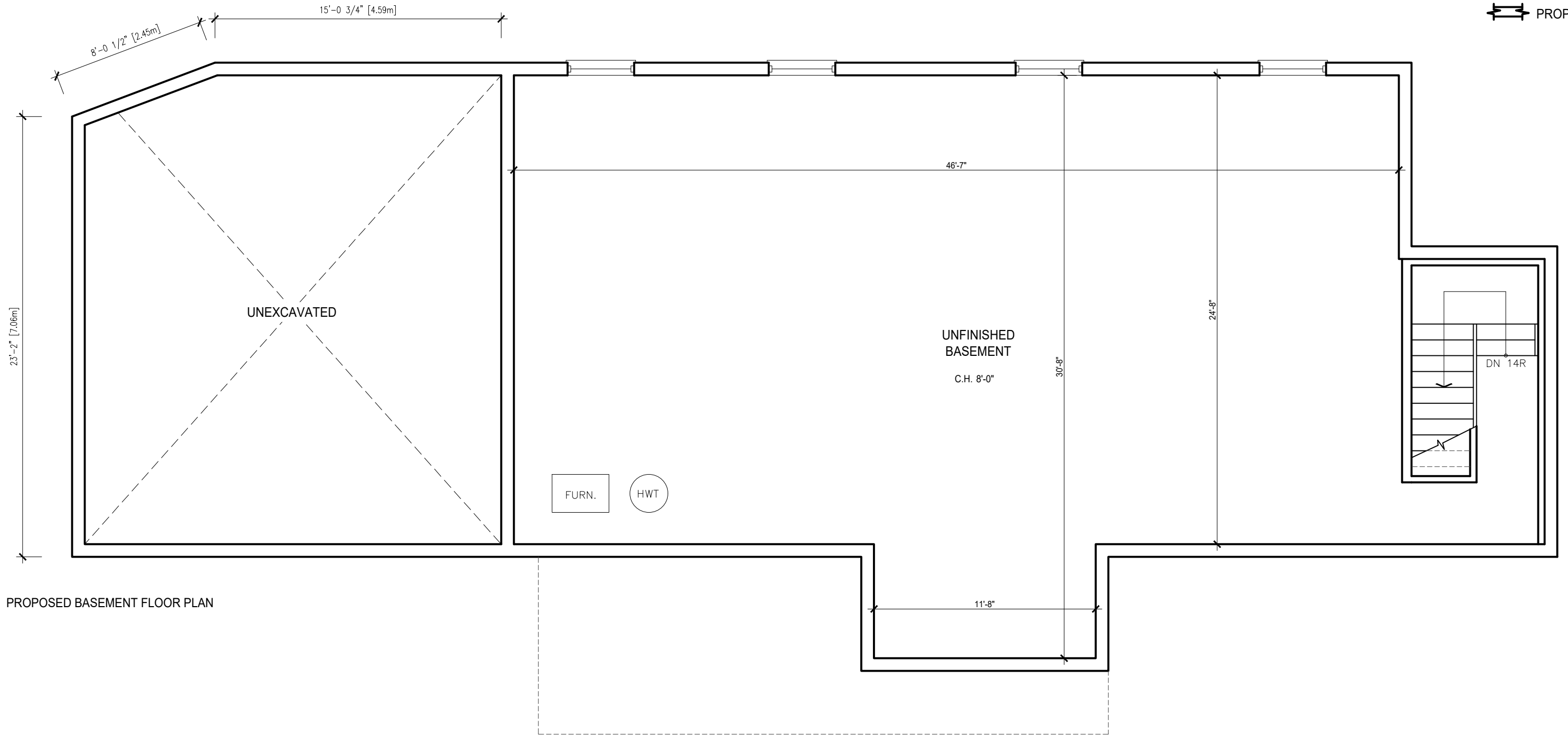
**3944 Lakeview Road**  
Innisfil, ON

Revisions:		
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3.	02/20/2023	ISSUED FOR CLIENT REVIEW
4.	04/16/2023	ISSUED FOR CLIENT REVIEW
5.	07/19/2023	ISSUED FOR CLIENT REVIEW
6.	11/05/2023	ISSUED FOR CLIENT REVIEW

Drawing No:  
**DE6**

EXISTING WALL

PROPOSED WALL



PROPOSED BASEMENT FLOOR PLAN

Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION	
Sheet Title: FLOOR PLANS	
Drawn By: DANIELE ORSINI	
Date: JUN/30/2022	Ground Floor Area: 1,449.09 sqft
Scale: 3/16" = 1'-0"	Second Floor Area: 1,977.56 sqft
Project No: 22-100	Sub Total Area: <b>3,426.65 sqft</b>



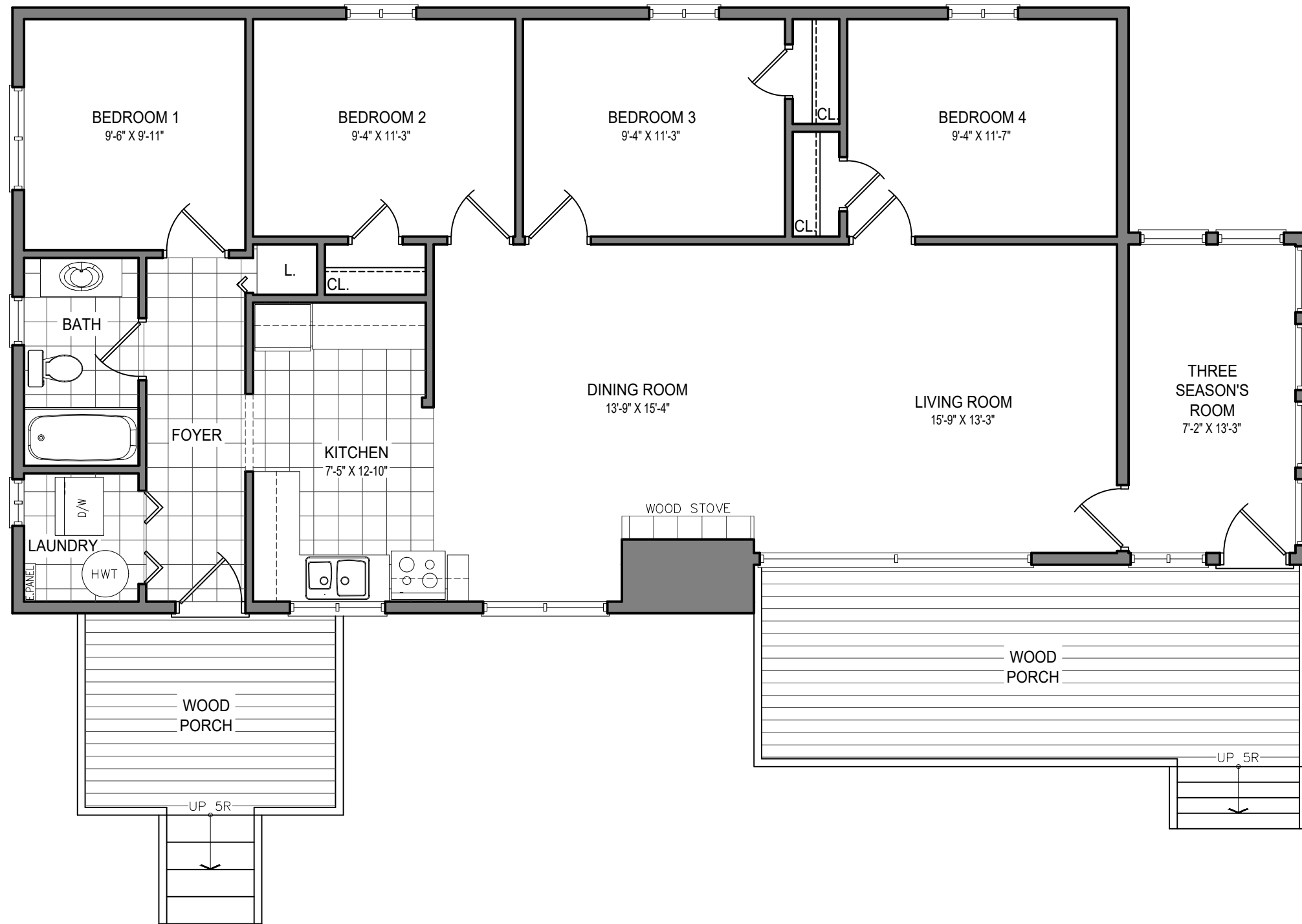
**3944 Lakeview Road**  
Innisfil, ON

Revisions:		
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5.	07/19/2023	ISSUED FOR CLIENT REVIEW
6.	11/05/2023	ISSUED FOR CLIENT REVIEW

Drawing No:  
**DE7**

EXISTING WALL

PROPOSED WALL



EXISTING GROUND FLOOR PLAN

Project Name: GARAGE ADDITION / 2ND FLOOR ADDITION	
Sheet Title: FLOOR PLANS	
Drawn By: DANIELE ORSINI	
Date: JUN/30/2022	Ground Floor Area: 1,449.09 sqft
Scale: 3/16" = 1'-0"	Second Floor Area: 1,977.56 sqft
Project No: 22-100	Sub Total Area: <b>3,426.65 sqft</b>



**3944 Lakeview Road**  
Innisfil, ON

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5.	07/19/2023	ISSUED FOR CLIENT REVIEW
6.	11/05/2023	ISSUED FOR CLIENT REVIEW

Drawing No:  
**DE8**