



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-074-2023**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Jason Mendosa, 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 881 LOT 79** is known municipally as **876 Kennedy Road**, and is zoned as **“Residential 1 (R1)”**.

**The applicant is proposing to convert an existing accessory structure into an accessory dwelling unit with a footprint of 67.6 m<sup>2</sup>. The applicant is seeking relief from Section 3.5 (j) of the Zoning By-law which prohibits accessory dwellings with a footprint over 50 m<sup>2</sup> in the backyard.**

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 14, 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

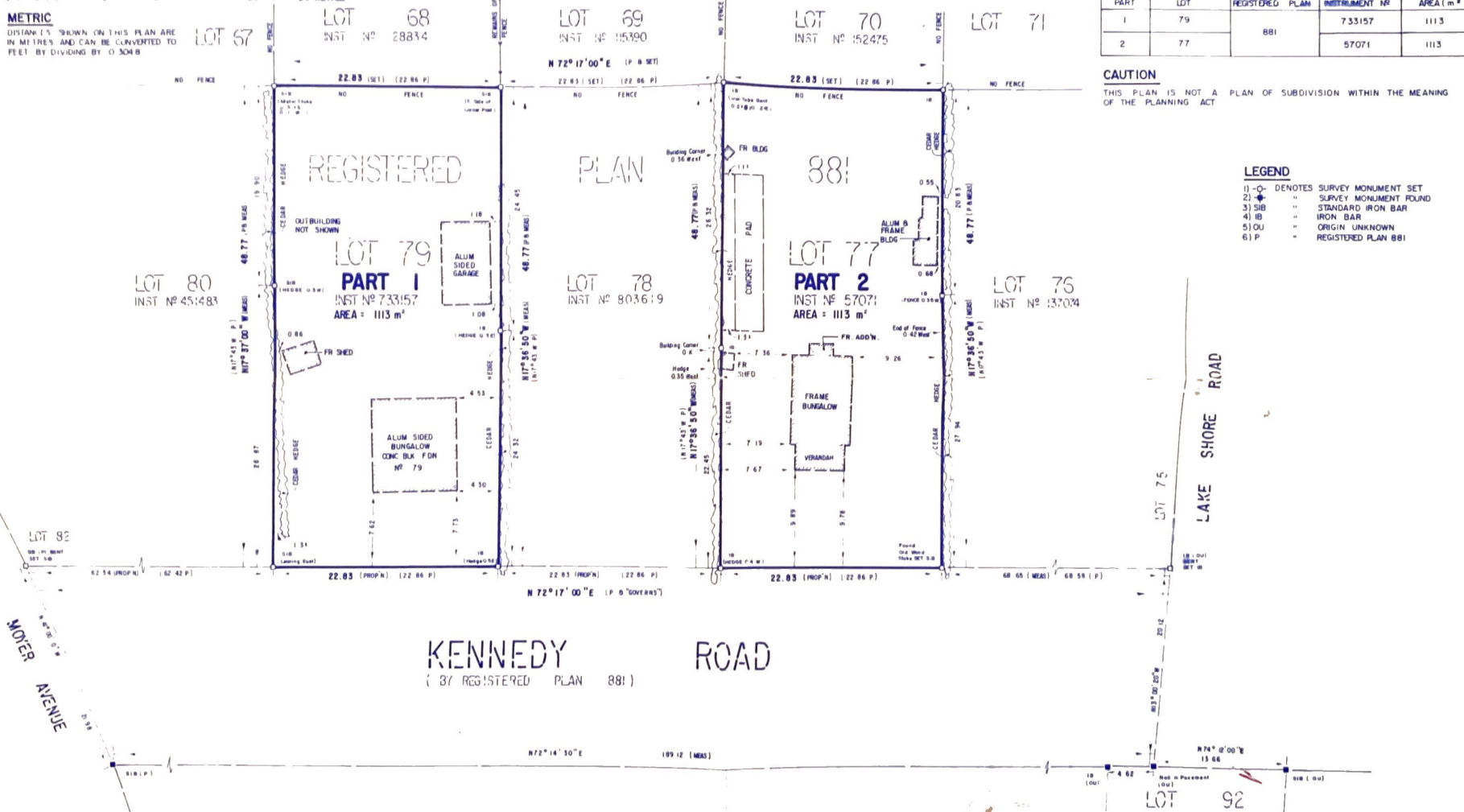
PLAN OF SURVEY OF  
**LOTS 77 AND 79**  
**REGISTERED PLAN 881**  
**TOWNSHIP OF INNISFIL**  
**COUNTY OF SIMCOE**  
 RICHARD A. PREISS, O.L.S.  
 1985

SCALE 1:300

5 10 15 20 25 METRES

**METRIC**

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



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

**PLAN 51R-13700**  
 RECEIVED AND DEPOSITED

DATE JULY 30, 1985 DATE AUG. 20, 1985

*R. Preiss*  
 RICHARD A. PREISS, O.L.S.

*Asst. Reg. Genl.*  
 DEPT. LAND REGISTRAR FOR THE REGISTRY DIVISION OF SIMCOE (NR 51)

**SCHEDULE**

PART	LOT	REGISTERED PLAN	INSTRUMENT NR	AREA (m²)
1	79		733157	1113
2	77	881	57071	1113

**CAUTION**  
 THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

- LEGEND**
- 1) --O-- DENOTES SURVEY MONUMENT SET
  - 2) --+-- SURVEY MONUMENT FOUND
  - 3) SIB -- STANDARD IRON BAR
  - 4) IB -- IRON BAR
  - 5) OUB -- ORIGIN UNKNOWN
  - 6) P -- REGISTERED PLAN 881

Richard A. Preiss Surveying Ltd.  
 ONTARIO LAND SURVEYOR  
 P.O. BOX 324  
**Beeton, Ontario**  
 LOG 140  
 PHONE (416) 729-2689  
 PROJECT NR  
**85-182**

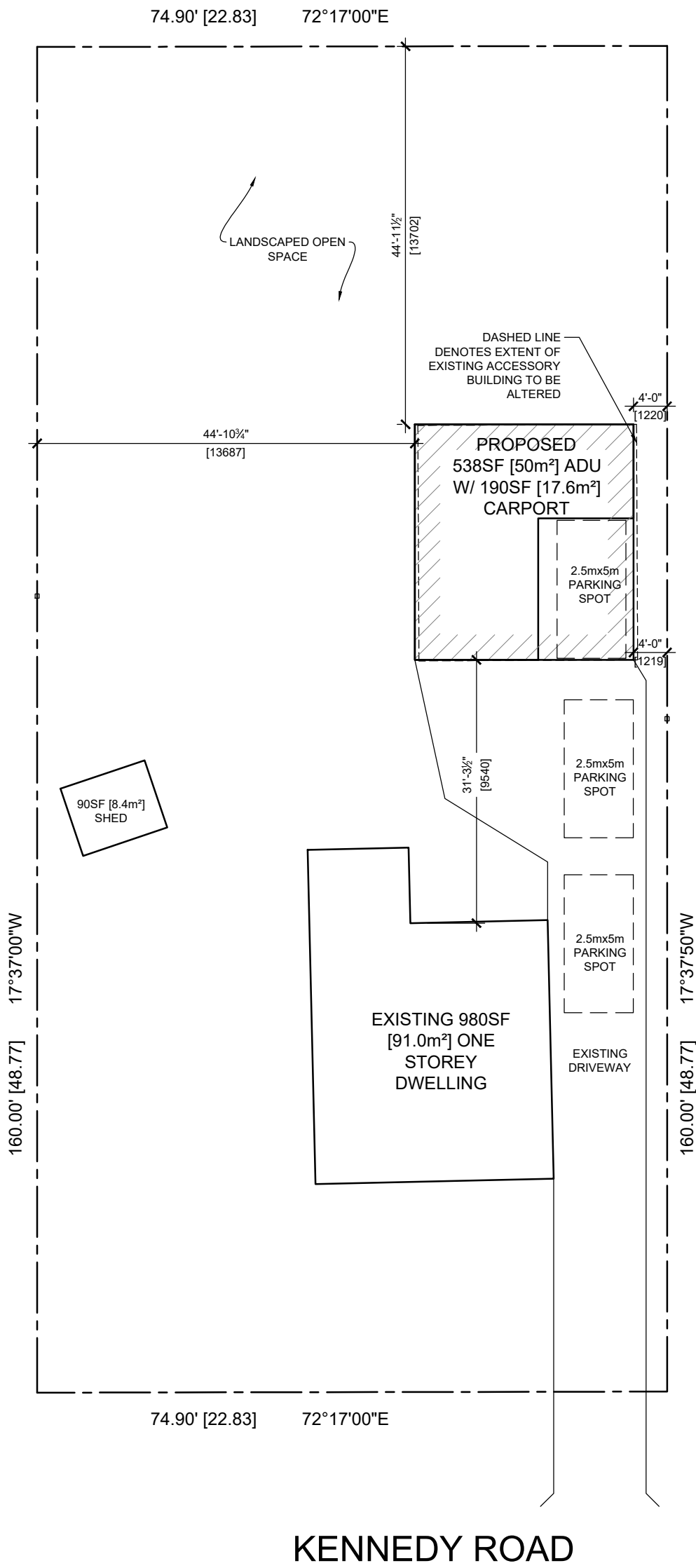
PREPARED FOR  
 MR EARL HAMMELL  
 MR ED BOYNTON

**BEARING REFERENCE**  
 BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE N.P. OF THE NORTHERLY LIMIT OF KENNEDY ROAD AS SHOWN ON PLAN 881 AND SHOWN THEREON AS ASTROGNOMIC

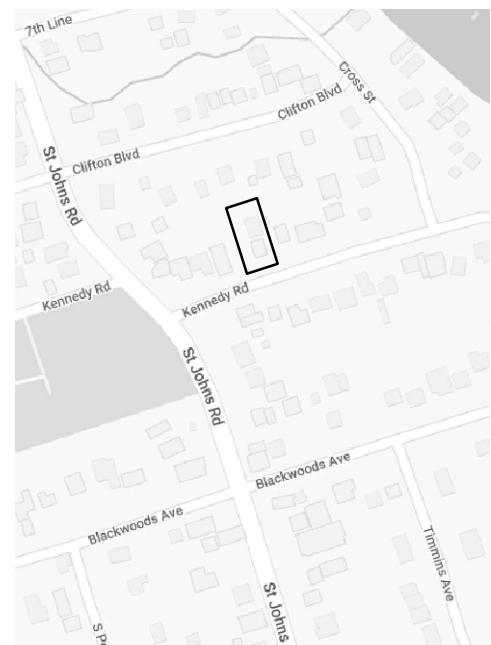
**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
 1 THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER,  
 2 THE SURVEY WAS COMPLETED ON THE 24th DAY OF JUNE, 1985

DATE July 30, 1985 *R. Preiss*  
 RICHARD A. PREISS  
 ONTARIO LAND SURVEYOR



SITE STATISTICS (R1 ZONE)				
	PROPOSED		REQUIRED	
LOT SIZE	11686 SF	1085.6m <sup>2</sup>		
BUILDING HEIGHT	13'-9"	4.2m	16.4' MAX	5m MAX
FOOTPRINT AREA	728 SF	67.6m <sup>2</sup>	538 SF MAX	50m <sup>2</sup> MAX
ADU AREA	538 SF	50.0m <sup>2</sup>	538 SF MAX	50m <sup>2</sup> MAX
LOT COVERAGE (ACCESSORY)	6.2%		10% MAX	
LOT COVERAGE (TOTAL)	14.6%		35% MAX	
LANDSCAPED SPACE (REAR)	80%		25% MIN	
SETBACKS				
FRONT	-	-	19.7'	6.0m
REAR	45'-0"	13.7m	3.9'	1.2m
E. SIDE	4'-0"	1.22m	3.9'	1.2m
W. SIDE	44'-11"	13.7m	3.9'	1.2m



**SITE PLAN**  
SCALE: 1/16" = 1'-0"



**KEY PLAN**  
SCALE: NTS



SHEET TITLE:  
**SITE PLAN, KEY PLAN**

**HARDING DRAFTING & DESIGN INC.**  
13 MAPLE AVE. W.  
BELLTON, ON L0G1A0  
brad.h@hardingdraftinganddesign.com  
416.723.7632  
hardingdraftinganddesign.com

PROJECT:  
**DETACHED  
ADDITIONAL DWELLING  
UNIT**  
876 KENNEDY RD  
INNISFIL, ON

CLIENT:  
**HIGHLAND  
DEVELOPMENTS**

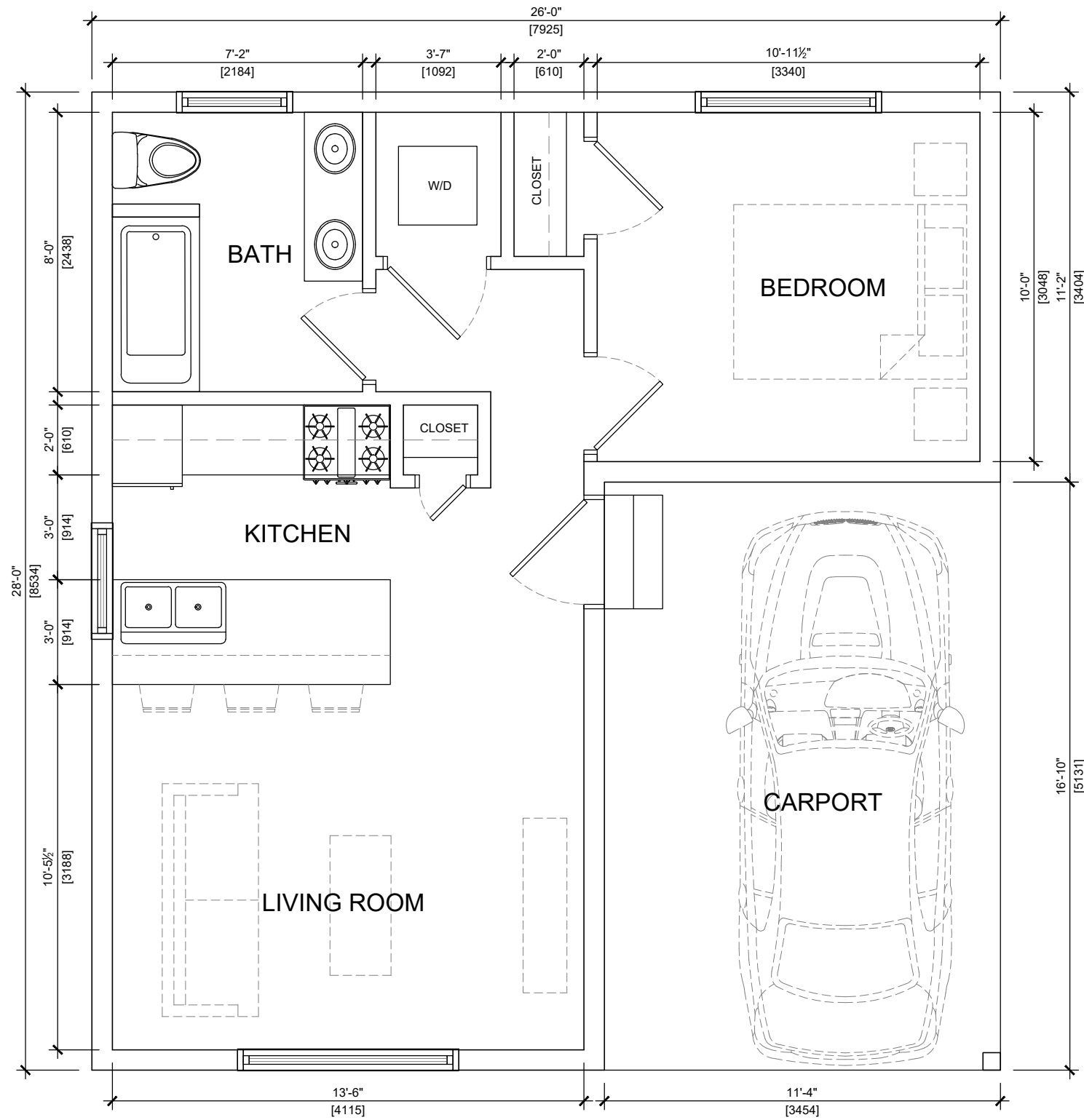
DIRECTION:

NO.	REVISION	DATE
02	COA	08/1/23
01	CLIENT REVIEW	06/1/23

NOTES:

- ALL WORK TO BE DONE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE
- ALL DRAWINGS ARE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.
- DO NOT SCALE OFF OF DRAWINGS.
- DRAWINGS ARE FOR DESIGN PURPOSE ONLY. NOT FOR CONSTRUCTION.

SCALE:	PROJECT NO.:
AS SHOWN	3723
DATE:	SHEET NO.:
08/11/23	<b>A100</b>
DRAWN BY:	BH



**GROUND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**NOTES:**

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NO.	REVISION	DATE
02	COA	08/11/23
01	CLIENT REVIEW	06/11/23

**DIRECTION:**  
 PROJECT NORTH

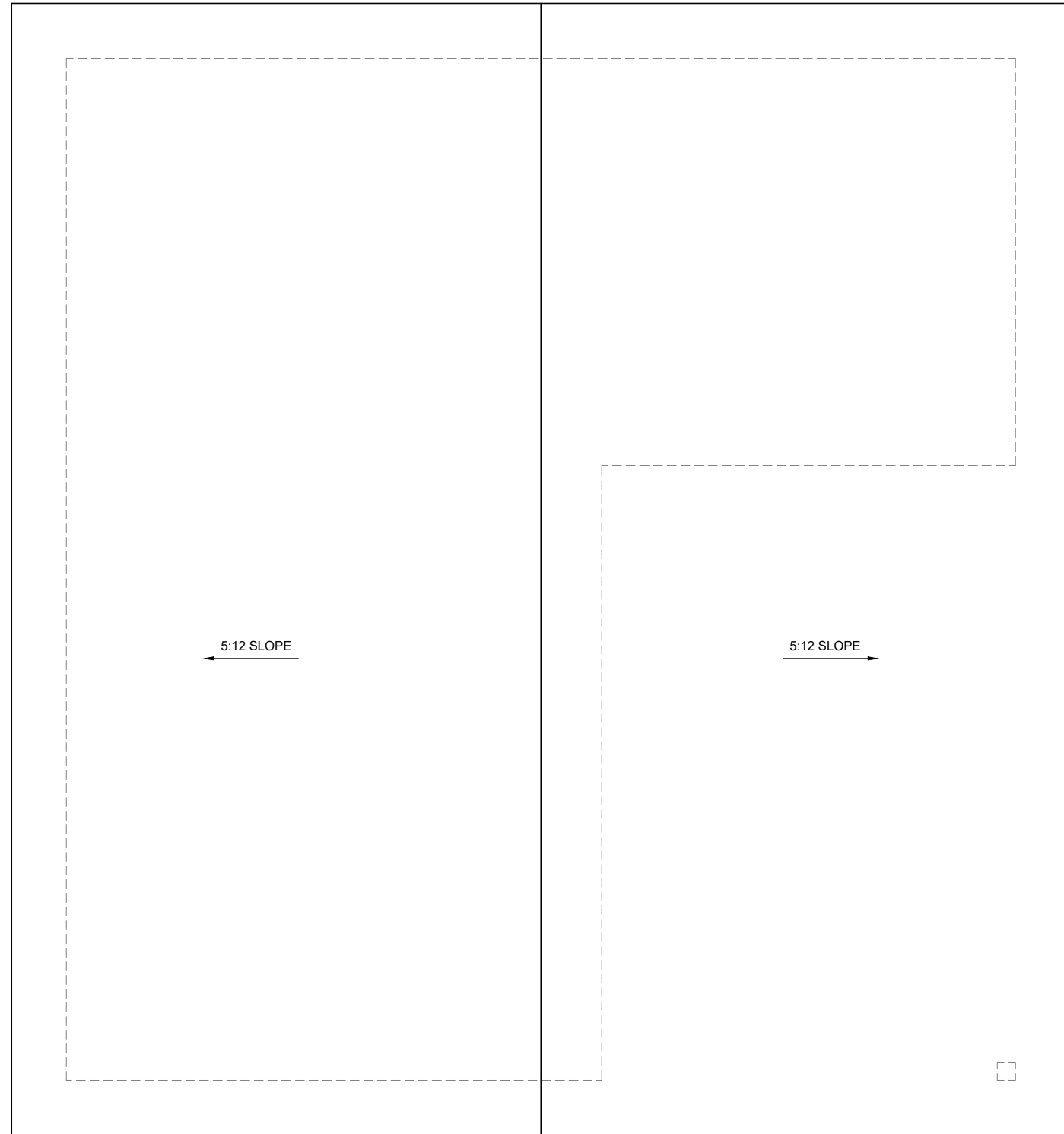
**CLIENT:**  
 HIGHLAND DEVELOPMENTS

**PROJECT:**  
 DETACHED ADDITIONAL DWELLING UNIT  
 876 KENNEDY RD  
 INNISFIL, ON

**HDD**  
 HARDING DRAFTING & DESIGN INC.  
 13 MAPLE AVE. W  
 BEETON, ON L0G1A0  
 brad.h@hardingdraftinganddesign.com  
 416.723.7632  
 hardingdraftinganddesign.com

**SHEET TITLE:**  
 GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"	PROJECT NO.: 3723
DATE: 08/11/23	SHEET NO.:
DRAWN BY: BH	<b>A200</b>



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

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DIRECTION:  
PROJECT NORTH

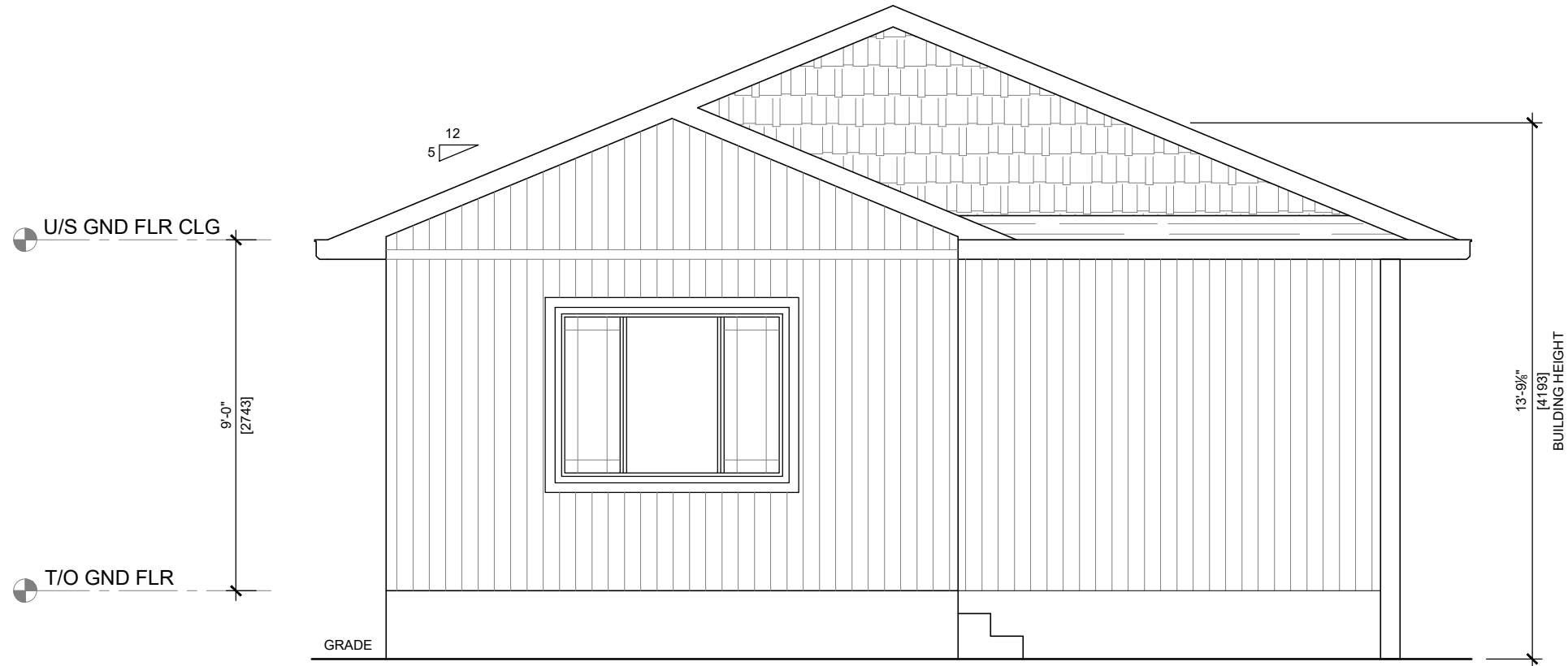
CLIENT:  
**HIGHLAND DEVELOPMENTS**

PROJECT:  
**DETACHED ADDITIONAL DWELLING UNIT**  
876 KENNEDY RD  
INNISFIL, ON

**HDD**  
HARDING DRAFTING & DESIGN INC.  
13 MAPLE AVE. W  
BEETON, ON L0G1A0  
brad.h@hardingdraftinganddesign.com  
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hardingdraftinganddesign.com

SHEET TITLE:  
**ROOF PLAN**

SCALE: 1/4" = 1'-0"	PROJECT NO.: 3723
DATE: 08/11/23	SHEET NO.:
DRAWN BY: BH	<b>A201</b>



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTES:

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NO.	REVISION	DATE
02	COA	08/11/23
01	CLIENT REVIEW	06/11/23

DIRECTION:

--	--

CLIENT:  
**HIGHLAND DEVELOPMENTS**

PROJECT:  
**DETACHED ADDITIONAL DWELLING UNIT**  
876 KENNEDY RD  
INNISFIL, ON

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hardingdraftinganddesign.com

SHEET TITLE:  
**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"	PROJECT NO.: 3723
DATE: 08/11/23	SHEET NO.:
DRAWN BY: BH	<b>A300</b>