



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-013-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Kristine Loft, applicant**, on behalf of **San Diego Homes Inc., 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 1016 LOT 18** and is known municipally as **3544 Crescent Harbour Rd** and is zoned as **“Residential 1 (R1)”** and **“Environmental Protection (EP)”**.

The applicant is proposing to construct a new dwelling with a proposed height of 9.4m. The applicant is seeking relief from Section 4.2(b) of the Zoning By-law permits a maximum building height of 9m for structures in R1 zones.

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



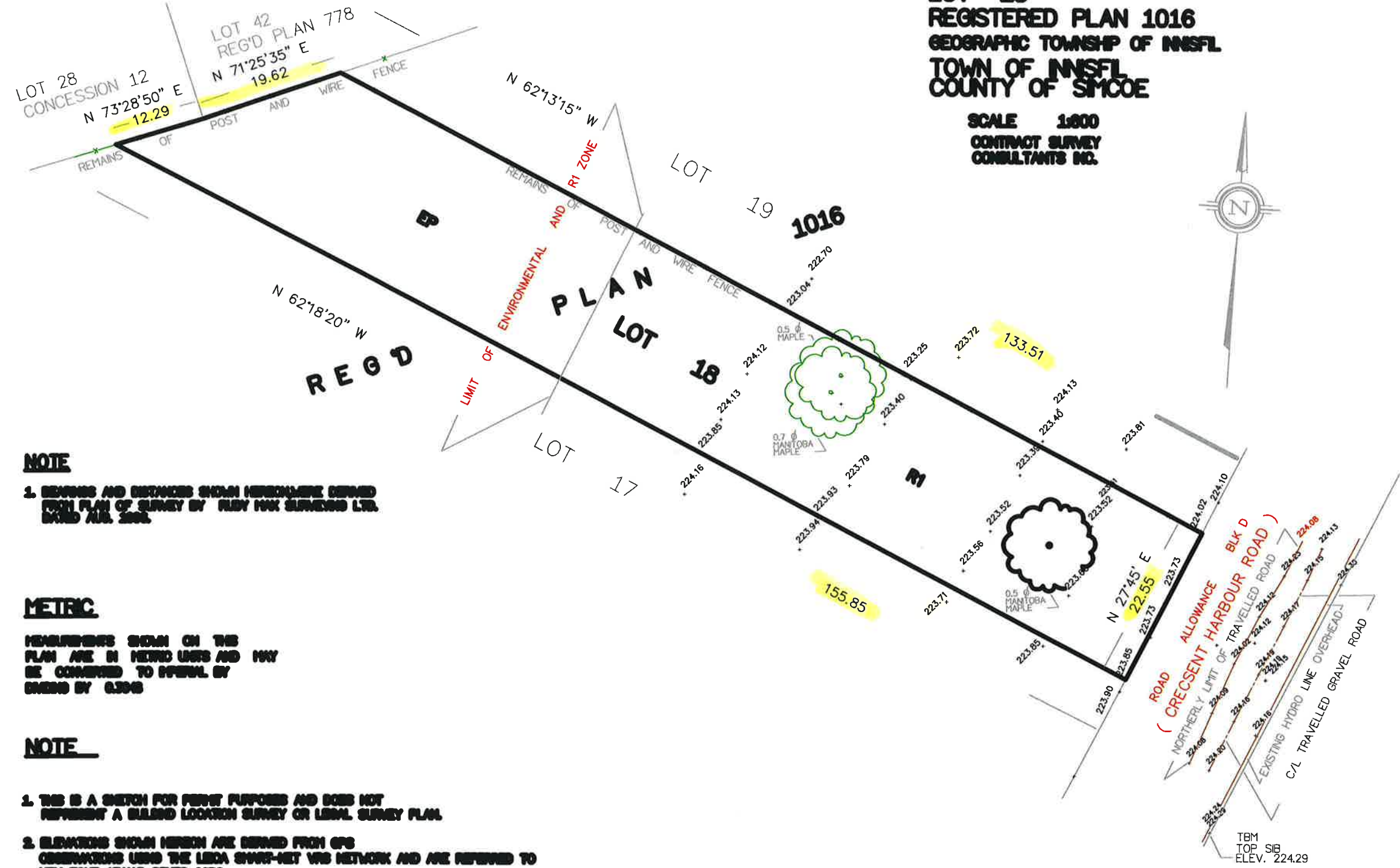
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **May 1, 2024**

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

**SKETCH FOR PERMIT
SHOWING EXISTING CONDITIONS
LOT 18
REGISTERED PLAN 1016
GEOGRAPHIC TOWNSHIP OF NNSFL
TOWN OF NNSFL
COUNTY OF SIMCOE**

**SCALE 1:800
CONTRACT SURVEY
CONSULTANTS INC.**



NOTE

1. BEARINGS AND DISTANCES SHOWN HEREON WERE DERIVED FROM PLAN OF SURVEY BY FLEW HUX SURVEYS LTD. DATED JULY 2004.

METRIC

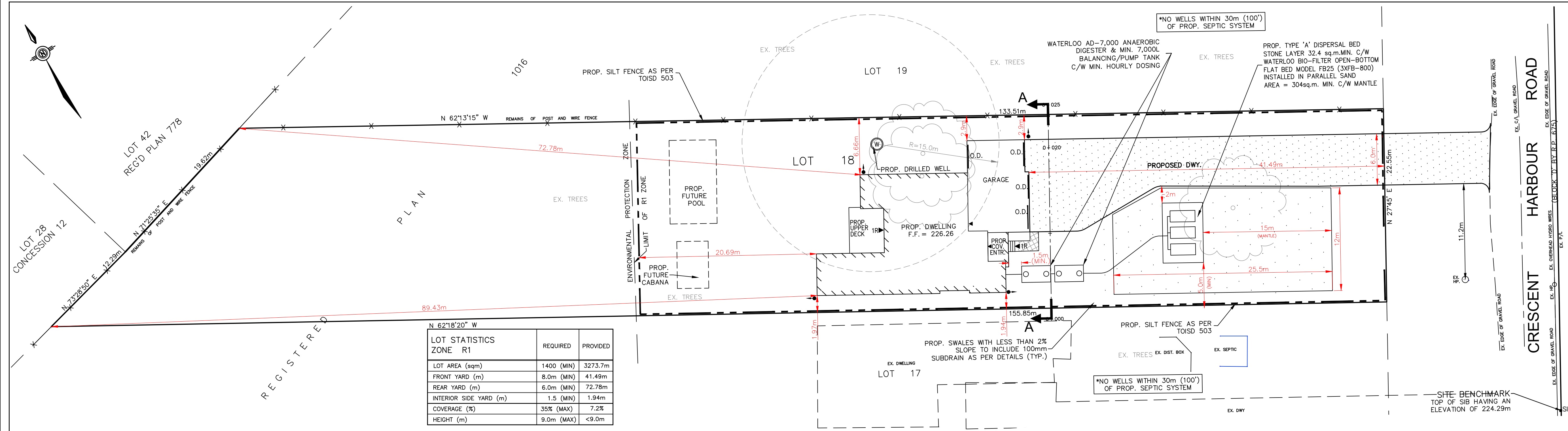
MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRIC UNITS AND MAY BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

NOTE

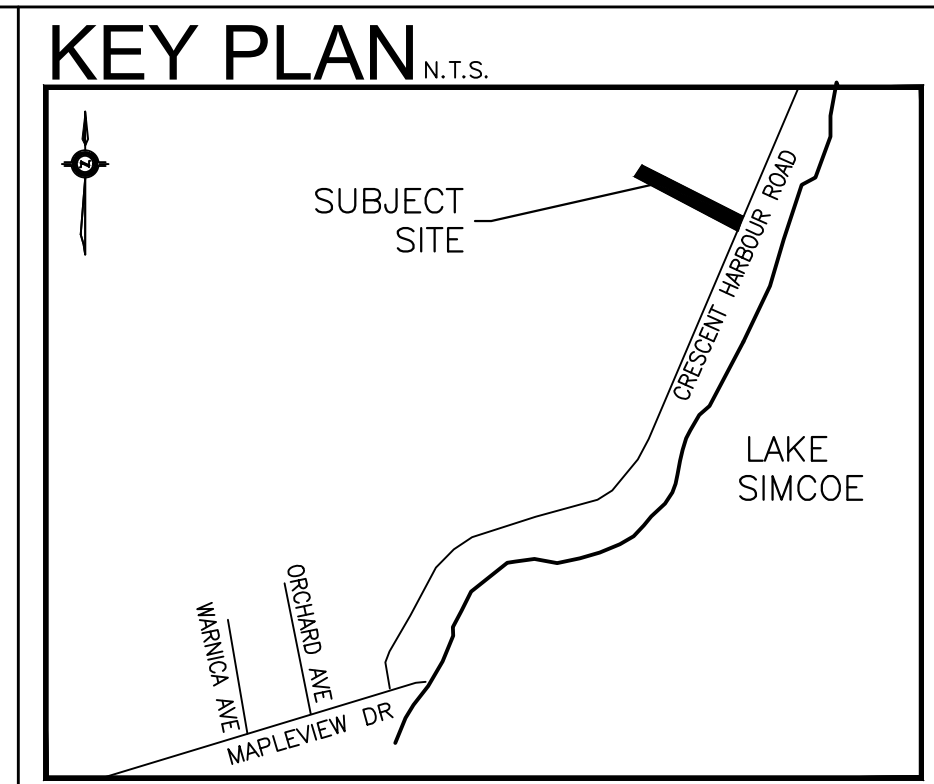
1. THIS IS A SKETCH FOR PERMIT PURPOSES AND DOES NOT REPRESENT A BOUNDARY LOCATION SURVEY OR LEGAL SURVEY PLAN.
2. ELEVATIONS SHOWN HEREON ARE DERIVED FROM GPS OBSERVATIONS USING THE LEICA SMART-NET VBS NETWORK AND ARE REFERRED TO UTM ZONE 17JUNG 84M20 CGRS.

PLAN FOR STEPHEN BIELER

Contract Survey Consultants Inc.
 1000 Lakeshore Blvd. East
 Suite 2000
 Cambridge, Ontario N1R 5S5
 519-835-2222



LOT STATISTICS ZONE R1	REQUIRED	PROVIDED
LOT AREA (sqm)	1400 (MIN)	3273.7m
FRONT YARD (m)	8.0m (MIN)	41.49m
REAR YARD (m)	6.0m (MIN)	72.78m
INTERIOR SIDE YARD (m)	1.5 (MIN)	1.94m
COVERAGE (%)	35% (MAX)	7.2%
HEIGHT (m)	9.0m (MAX)	<9.0m



SURVEY NOTES:
 BEARINGS AND DISTANCES SHOWN HEREON WERE DERIVED FROM PLAN OF SURVEY BY RUDY MAX SURVEYING LTD. DATED AUG. 1996. TOPOGRAPHIC INFORMATION OBTAINED FROM CONTRACT SURVEY CONSULTANTS INC.

BENCHMARK: 224.29m
 TOP OF SIB ON EAST R.O.W., HAVING AN ELEVATION OF 224.29m

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES, OMISSIONS, OR ERRORS ARE TO BE REPORTED TO THE CONSULTANT. NO WORK IS TO PROCEED BEFORE CLARIFICATION OF THE DISCREPANCIES, ERRORS, OR OMISSIONS IS RECEIVED FROM THE CONSULTANT.
- ALL EXISTING CONDITIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- ONLY LATEST APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION.
- ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE CONSULTANT, AND SHALL BE RETURNED TO THE CONSULTANT UPON REQUEST. IN NO WAY SHALL THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART BE REPRODUCED OR DISTRIBUTED WITHOUT THE PERMISSION OF THE CONSULTANT.
- PRIOR TO ANY WORKS ON MUNICIPAL PROPERTY A ROAD ACTIVITY PERMIT SHALL BE OBTAINED FROM THE TOWNSHIP OR INNISFIL.

LOT GRADING NOTES

- ALL DIMENSIONS AND GRADE ELEVATIONS ARE EXPRESSED IN SI UNITS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS AND DRAINAGE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- UNDERSIDE OF FOOTING SHOWN IS TAKEN FROM ARCHITECTURAL PLANS AND MAY NOT REPRESENT ACTUAL FOOTING DEPTH.
- FOOTINGS MUST BEAR ON NATIVE, UNDISTURBED SOIL OR ROCK, AND BE A MINIMUM OF 1.22m BELOW FINISHED GRADE.
- EXTERIOR CLADDING, THRESHOLDS, AND WINDOW SILLS SHALL BE A MINIMUM OF 150mm ABOVE FINISHED GRADE.
- DRIVEWAYS MUST BE CLEAR OF LIGHT STANDARDS AND OTHER UTILITIES BY A MIN. OF 1.0m.
- ANY ABOVE GROUND UTILITIES NOT MEETING THE ABOVE NOTED MINIMUM CLEARANCES FROM A PROPOSED DRIVEWAY ARE TO BE RELOCATED AT THE BUILDERS EXPENSE.
- EAVES DOWNSPOUTS MUST DISCHARGE ONTO SPLASH-PADS; CONNECTIONS TO SEPTIC SYSTEM ARE NOT PERMITTED.
- PROPOSED STORM SERVICE IS TO DISCHARGE VIA SUMP PUMP. DISCHARGE PIPE TO BE LOCATED 0.30m ABOVE FINISHED GRADE.

WATER SUPPLY

- PROPOSED DRILLED WELL.

EROSION CONTROL NOTES

- ALL TEMPORARY SEDIMENTATION FENCING, DRAINAGE SWALES, MUD MATS AND ROCK CHECK DAMS ON THE SITE SHALL BE CONSTRUCTED PRIOR TO COMMENCEMENT OF SITE WORKS.
- ALL SEDIMENTATION CONTROL MEASURES TO BE INSPECTED REGULARLY AND MAINTAINED IN PROPER WORKING ORDER DURING SITE GRADING AND TO REMAIN IN PLACE UNTIL COMPLETION OF RESTORATIVE MEASURES.
- MAXIMIZE SITE DRAINAGE TO SWALES VIA SHEET DRAINAGE OR SWALES IF NECESSARY AS SITE GRADES ARE COMPLETED.
- ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 30 DAYS SHALL BE STABILIZED BY SEEDING (IF SEEDING IS APPROPRIATE DURING CURRENT SEASON).
- ALL DISTURBED AREAS TO BE RESTORED WITH A MIN. 100mm TOPSOIL, THEN MULCHED AND SEEDED WITH NATIVE GRASSES IMMEDIATELY FOLLOWING COMPLETION OF GRADING.

SEPTIC SYSTEM NOTES

GENERAL

- ALL COMPONENTS OF THE PRIVATE WASTE DISPOSAL SYSTEM SHALL CONFORM TO THE ONTARIO BUILDING CODE REGULATIONS.
- THE OWNER, CONTRACTOR, OR CONSULTANT SHALL PROVIDE REASONABLE NOTICE FOR THE INSPECTION OF:
 - THE TEST HOLE,
 - THE BASE EXCAVATION FOR A RAISED LEACHING BED WITH MANTLE(S) AND
 - AFTER TANK(S) AND DISTRIBUTION PIPING INSTALLATION, BACKFILLING SHALL NOT PROCEED UNTIL INSPECTION AND APPROVAL OF THE SEWAGE SYSTEM AT EACH OF THE ABOVE STAGES.
- CONSTRUCTION OF THE SEWAGE SYSTEM IS TO BE INITIATED AND COMPLETED BY ONE LICENSED CONTRACTOR. FILL MATERIAL AND TOPSOIL COVERAGE OF THE SEWAGE SYSTEM IS TO BE PLACED UNDER DIRECTION OF THE LICENSED CONTRACTOR TO ENSURE THE SEWAGE SYSTEM IS NOT ADVERSELY AFFECTED BY THESE OPERATIONS.
- THE BASE EXCAVATION OF A FILTER BED AND MANTLE IS TO BE SCARIFIED PRIOR TO PLACING IMPORTED FILL. NO EQUIPMENT (RUBBER Tired OR TRACKED) IS TO COME IN DIRECT CONTACT WITH SCARIFIED SOIL. IMPORTED MATERIAL IS TO BE BLADED ONTO THE SCARIFIED AREA IN 200MM TO 250MM LIFTS AND TRACK COMPACTED. FILL MATERIAL FOR LEACHING BED MUST MEET THE SPECIFICATIONS OF THIS DIVISION.
- DISPOSAL BED AREAS SHALL BE TOPSOILED, SEEDED AND MULCHED UPON COMPLETION TO CONTROL EROSION.
- NO LANDSCAPING INVOLVING DECKS, BERMS, FOUNDATIONS, PATIOS, WALKWAYS, DRIVEWAYS OR NEWLY PLANTED TREES SHALL BE PERMITTED IN THE PRIME OR RESERVE LEACHING BED AREAS.
- NO STRUCTURES, INCLUDING ANTENNA FOUNDATIONS, SWIMMING POOLS, ACCESSORY BUILDINGS, HEAT PUMP EXCHANGE GRIDS, OR TENNIS COURTS SHALL BE PERMITTED IN THE PRIME OR RESERVE LEACHING BED AREAS.
- NO AUTOMATIC WATER SPRINKLER DEVICES SHALL BE LOCATED EITHER WITHIN THE ACTIVE LEACHING BED AREA OR CLOSE ENOUGH TO THE ACTIVE LEACHING BED AREA SO THAT THEY ADVERSELY AFFECT THE OPERATION OR EFFECTIVENESS OF THE LEACHING BED.
- THE BUILDING SUMP, FURNACE CONDENSATE DISCHARGE AND EAVSTROUGH DOWNSPOUTS SHALL NOT BE CONNECTED TO THE SEWAGE SYSTEM. DIRECT ALL SUCH FLOWS TO APPROVED OUTLETS LOCATED AWAY FROM FILTER BED AND TANK AREAS.
- TRACER WIRE TO BE PROVIDED AS PER OBC

TYPE A DISPERSAL BED NOTES:

The treatment unit used in conjunction with a leaching bed constructed as a Type A dispersal bed shall provide an effluent quality that does not exceed the maximum concentrations set out opposite a Level IV treatment unit in columns 2 and 3 of Table 8.6.2.2.

A Type A dispersal bed shall be backfilled with leaching bed fill so as to ensure that, after the leaching bed fill settles, the surface of the leaching bed will not form any depressions.

The combined thickness of the sand layer and the stone layer of a Type A dispersal bed shall not be less than 500 mm.

Except as provided in Sentence (5), the sand layer shall be comprised of sand that has a percolation time of at least 6 and not more than 10 min, and not more than 5% fines passing through a 0.074 mm (No. 200) sieve, and have a minimum thickness of 300 mm.

The stone layer shall be rectangular in shape with the long dimension parallel to the site contours, have a minimum thickness of 200 mm, be protected in the manner described in Sentence 8.7.3.3.(2), and be constructed such that the bottom of the stone layer is at least 600 mm above the high ground water table, rock or soil with a percolation time of 1 min or less or greater than 50 min.

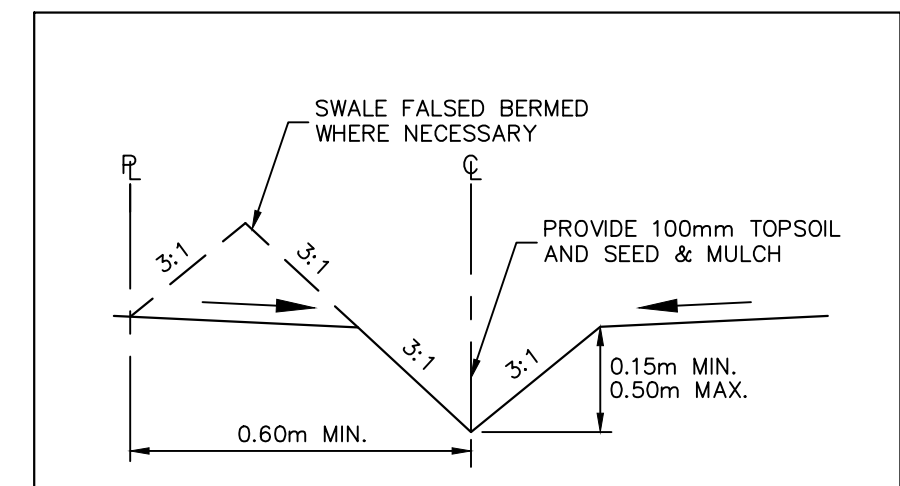
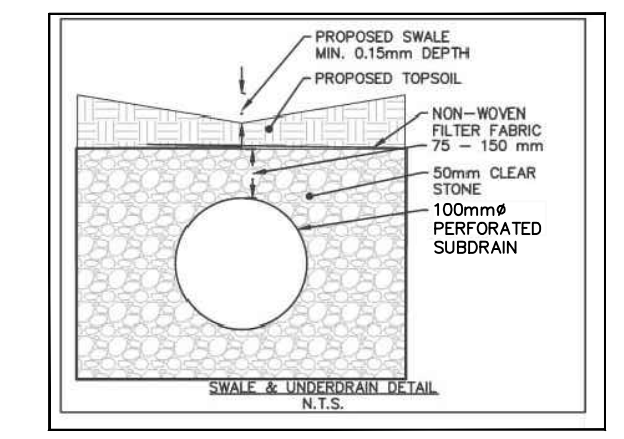
Leaching bed fill with a percolation time not exceeding 15 min may be used to satisfy the vertical separation requirements of Clause (6)(d), provided that the leaching bed fill conforms to the requirements specified in Sentence (5) regardless of the percolation time of the underlying soil.

The effluent shall be evenly distributed within the stone layer to within 600 mm of the perimeter of the stone layer.

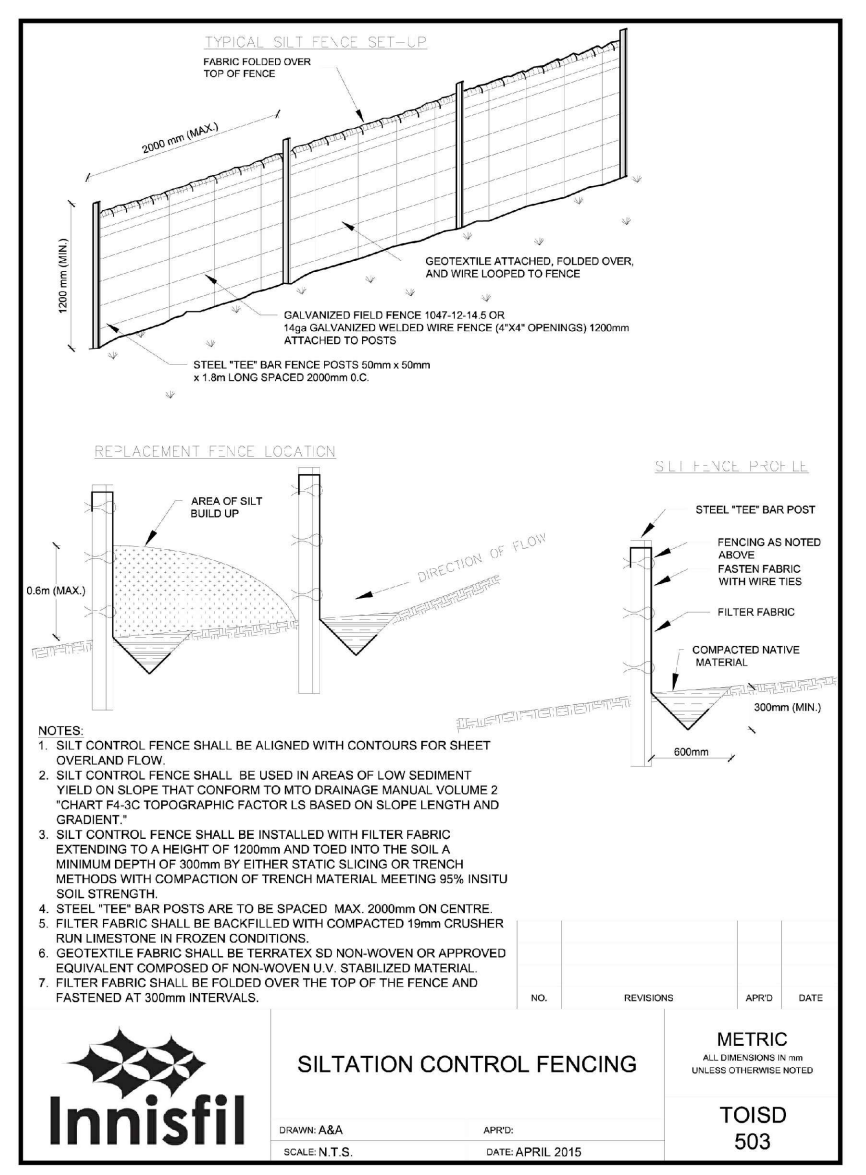
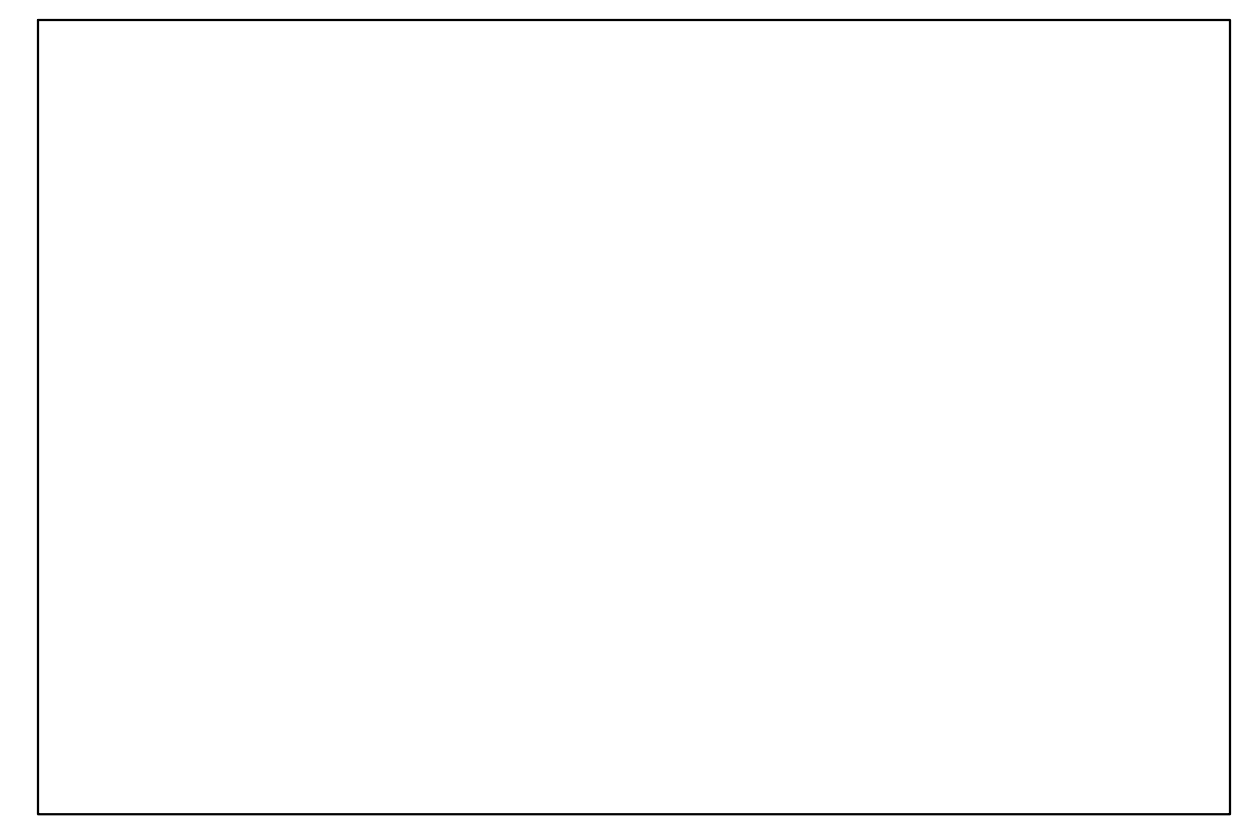
The stone layer shall not be located closer than the minimum horizontal distances set out in Table 8.2.1.6.B, and these distances shall be increased when required by Sentence 8.7.4.2.(11).

CONSTRUCTION NOTES:

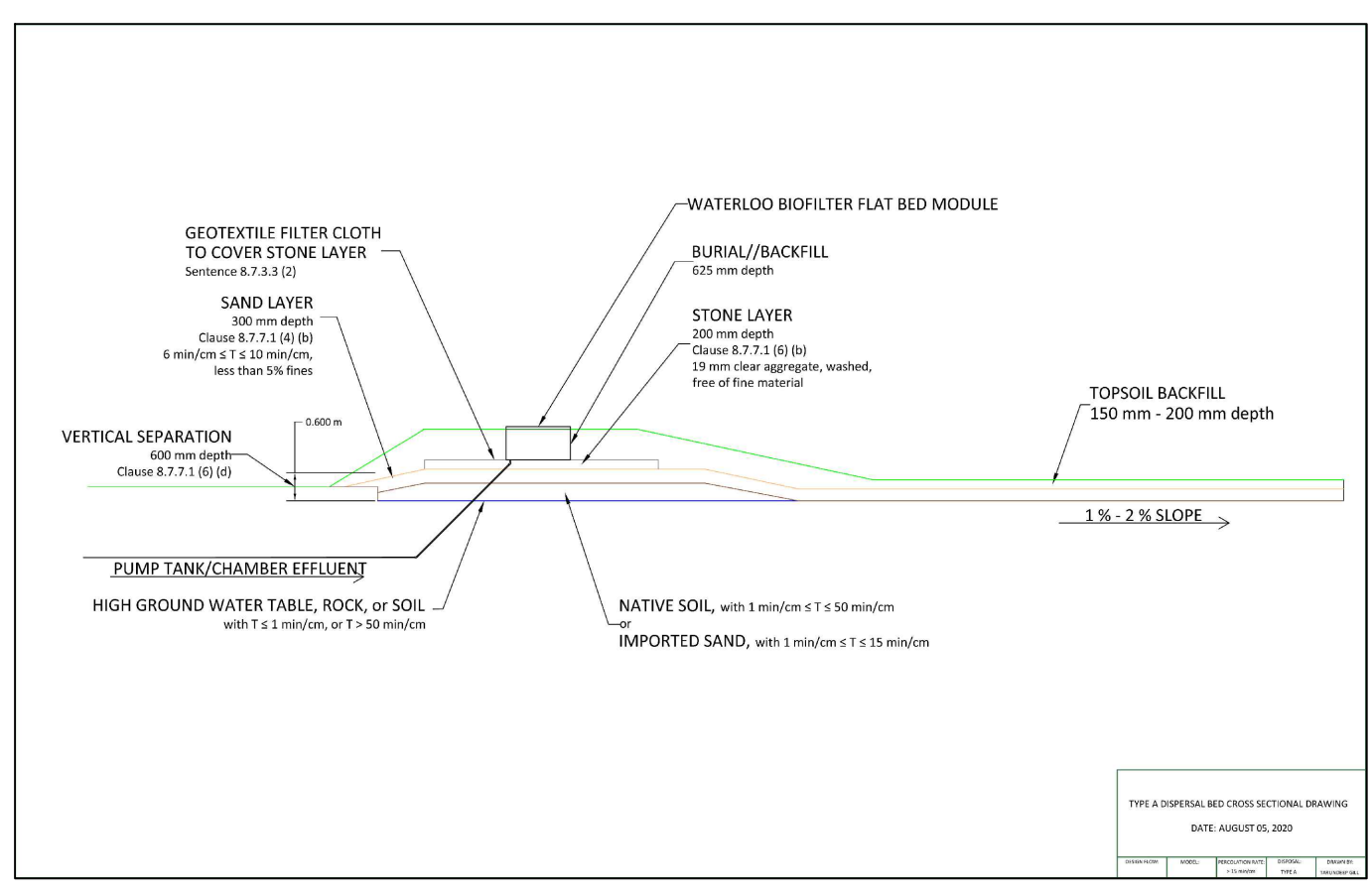
- The following steps must be completed when installing an open-bottom Flat Bed Biofilter:
- Prepare the leaching bed according to local regulations, leaving the stone layer exposed. Important: If installing the leaching bed in the winter do not leave the bed exposed overnight, cover the bed with thermal tarps to prevent the bed from freezing.
 - Remove the skid used for shipping from the bottom of the Flat Bed.
 - Place the Flat Beds directly on top of the stone layer (do not place geotextile filter cloth underneath the Flat Bed).
 - Ensure that the Flat Bed modules are level and will remain level after installation.
 - Ensure that the forceman is free-draining back to the pump tank, or that the entire forceman is insulated or heat-traced to prevent standing water in the forceman from freezing.
 - Cover the stone layer around the Flat Beds with geotextile filter cloth.
 - Backfill the leaching bed with permeable fill and bring grade up to the top of the Flat Bed shell's lip. Do not bury any part of the Cedar frame lid.
 - Grade the surrounding area to direct surface water away from the leaching bed and lay down seed or sod.
- Additional recommendations:
- Avoid construction on wet soil to reduce compaction and smearing.
 - Use low-tired, tracked construction vehicles and always keep sand between the vehicle and soil during construction.
 - Add the sand, berm soil and aggregate from the upslope side.
 - Keep all equipment and vehicles off the absorption area at all times.
 - Keep all equipment and vehicles off the undisturbed area down slope of the raised sand bed at all times.
 - Lightly compact the berm to limit lateral flow.



REVISIONS	DATE	SCALE	N.T.S.	DRAWN	M.T.



Innisfil
 SILTATION CONTROL FENCING
 TOISD 503
 METRIC
 10/15 APRIL 2015



LEGEND:

- SUBJECT PROPERTY LINE
- EX. CENTRELINE OF ROAD
- EX. EDGE OF PAVEMENT
- EX. HYDRO POLE
- EX. TREELINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING DWELLING
- PROPOSED ELEVATION
- SURFACE DRAINAGE & GRADE
- INDICATES SWALE HIGH POINTS
- PROPOSED NUMBER OF RISERS
- PROPOSED DOWNSPOUT LOCATION
- PROPOSED DWELLING
- PROPOSED SILT FENCE
- PROPOSED SEPTIC BED
- PROPOSED SLOPE

ITEM	DESCRIPTION	DATE	BY	APPR'D
1				

SCHEDULE OF REVISIONS				

PROJECT: **CRESCENT HARBOUR RD. LOT 18, REGISTERED PLAN 1016 TOWN OF INNISFIL**

TITLE: **LOT DEVELOPMENT PLAN**

ENGINEER'S SEAL

DRAWN: GEMCAD INC.	SCALE: 1:250	DWG. No. SP-1
DESIGNED: M.D.		
CHECKED: M.D.		

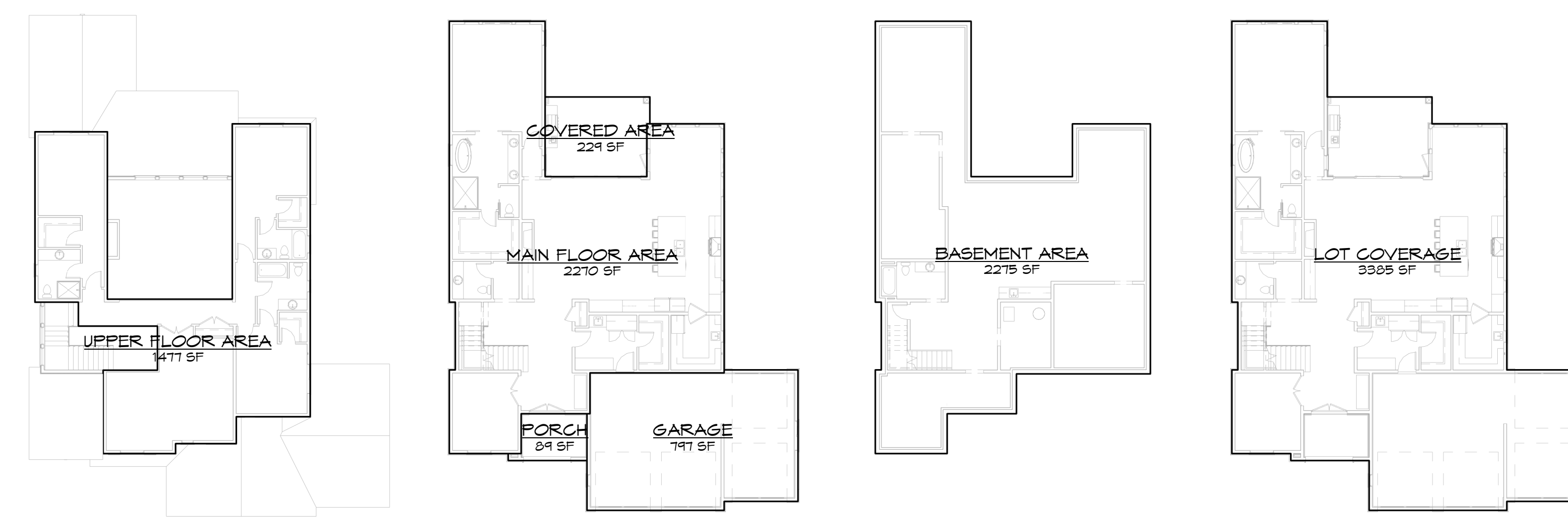


LEFT SIDE



RIGHT SIDE

DRAWING INDEX	
SHEET	DRAWING TITLE
A0.0	TITLE SHEET
A1.0	FND. & BASEMENT PLAN
A1.1	MAIN & UPPER FLOOR PLANS
A1.2	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	SECTIONS
A4.0	DETAILS



PROJECT SYNOPSIS

LOT COVERAGE	
PROPOSED:	3325 SF
FLOOR AREA SUMMARY	
BASEMENT AREA	2275 SF
MAIN FLOOR AREA	2270 SF
GARAGE	797 SF
UPPER FLOOR AREA	3067 SF
TOTAL FLOOR AREA	1477 SF
T.O. MAIN FLR.	6814 SF
BUILDING HEIGHT	
PROPOSED HEIGHT:	

GEODETIC HEIGHTS

ROOF PEAK	132.21'
ROOF MEAN	126.20'
T.O. UPPER FLR.	111.11'
T.O. MAIN FLR.	100.00'
T.O. GARAGE SLAB @ ENTRY	88.33'
T.O. BSMT	84.04'

GENERAL NOTES

- CONTRACTOR TO ASSURE ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING CODE. BEAM SIZES, SPANS AND BEARING POINTS TO BE VERIFIED AND REVIEWED.
- ANY DISCREPANCIES ON PLANS TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING WORK.
- ALL WINDOWS TO BE VINYL FRAME, DOUBLE GLAZED.
- PROVIDE RAINSCREEN BEHIND ALL EXTERIOR GLAZING AS REQUIRED ACCORDING TO THE LOCAL BUILDING CODE.
- ALL EXTERIOR FOUNDATION WALLS MUST BE DAMPROOFED.
- ALL FOUNDATION WALLS & FOOTINGS TO BE IN COMPLIANCE WITH THE LOCAL BUILDING CODE.
- ASSURE ALL PAD FOOTING SIZES ARE OF ADEQUATE SIZE ACCORDING TO THE LOCAL BUILDING CODE.
- ALL BEARING POINTS IN BEARING WALLS TO BE SOLID STUDDING.
- PROVIDE BEAM POCKETS IN FOUNDATION WHERE REQUIRED.
- ALL OPENINGS IN STRUCTURAL WALLS (OVER WINDOWS/DOORS) TO HAVE STRUCTURAL HEADER ABOVE.
- ALL WOOD USED IS TO BE S.P.F. KD. NO. 12 OR BETTER.
- ALL FLOOR JOISTS TO BE NAILED AND GLUED TO SUBFLOOR IN BRIDGING WHERE NECESSARY ACCORDING TO THE LOCAL BUILDING CODE.
- ALL EXTERIOR DOORS - METAL INSULATED, PAINTED (U.N.O.)

REVISIONS

LEWISTON

SU CASA

DESIGN

PROJECT: _____

TITLE: TITLE SHEET

SCALE: As indicated

DATE: 12/19/2023 11:29:29 AM

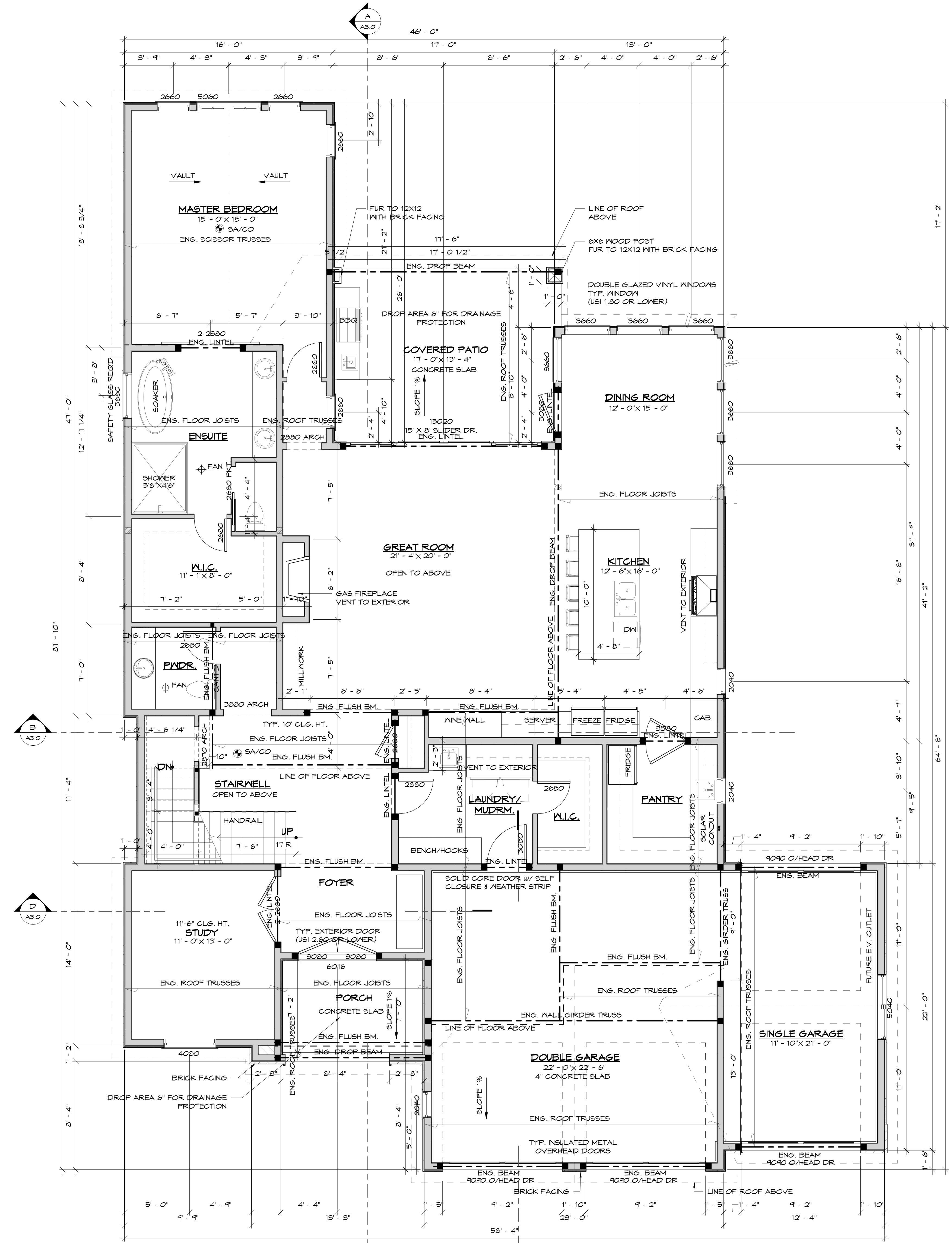
SHEET NUMBER: **A0.0**

ADDRESS: 2546 MONTROSE AVE. ABBOTTSFORD, BC TEL: (604) 854-4033 EMAIL: INFO@SUCASADESIGN.CA

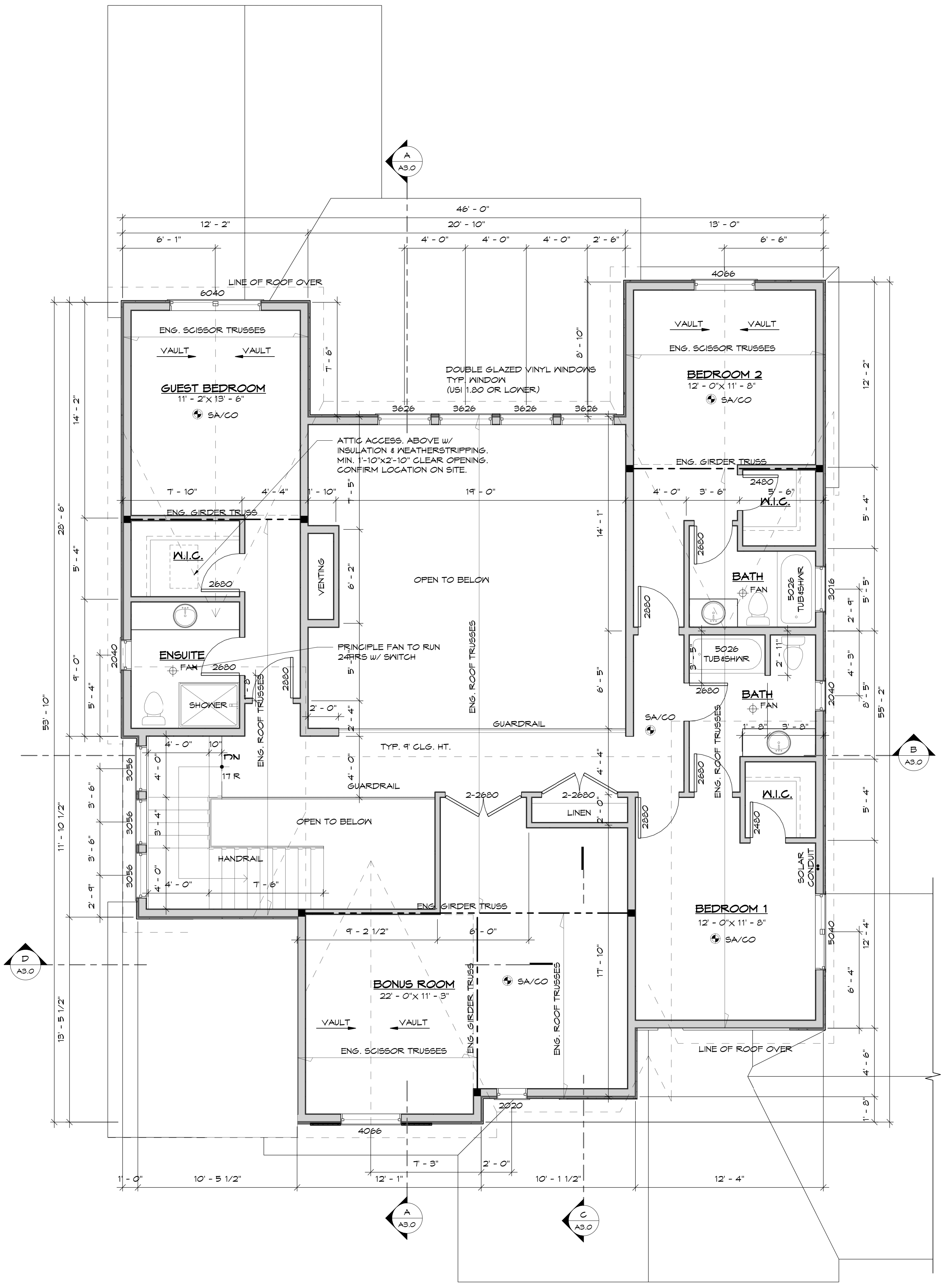
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE INITIATING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORK IS FULFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE LOCAL BUILDING CODE.

- TYPICAL FLOOR PLAN NOTES**
- ALL INTERIOR DOOR ARE 4" FROM WALL (UNC)
 - PROPOSED STRUCTURE SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR BEAM LOCATION/SIZE & JOIST DIRECTION
 - PROPOSED TRUSSES SHOWN FOR REFERENCE ONLY. REFER TO TRUSS MANUFACTURER DRAWINGS FOR TRUSS LOCATIONS
 - POINT LOAD FROM ABOVE
 - POINT LOAD CARRIED TO FLOOR BELOW

REVISIONS



MAIN FLOOR PLAN
 1/4" = 1'-0"
 MAIN FLOOR AREA 2270 SF
 GARAGE 797 SF
 TOTAL MAIN FLOOR AREA 3067 SF



UPPER FLOOR PLAN
 1/4" = 1'-0"
 UPPER FLOOR AREA 1471 SF

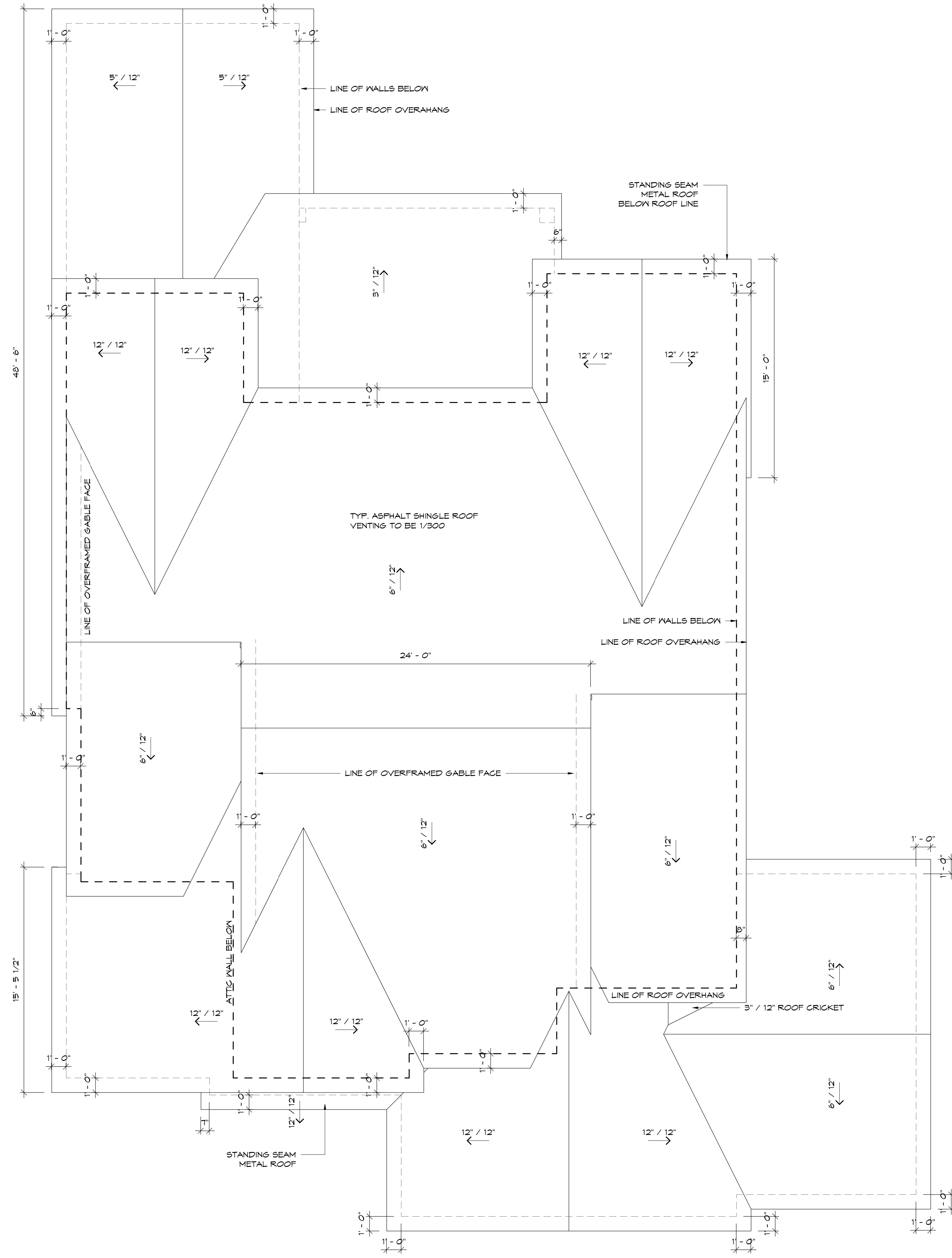
LEWISTON

SU CASA
 DESIGN

ADDRESS: 2546 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 854-4033 EMAIL: INFO@SUCASADESIGN.CA

PROJECT	
TITLE	MAIN & UPPER FLOOR PLANS
SCALE	1/4" = 1'-0"
DATE	12/19/2023 11:29:37 AM
SHEET NUMBER	A1.1

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE INITIATING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORK IS FULFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE LOCAL BUILDING CODE.



ROOF PLAN
1/4" = 1'-0"

REVISIONS

LEWISTON

SU CASA
DESIGN

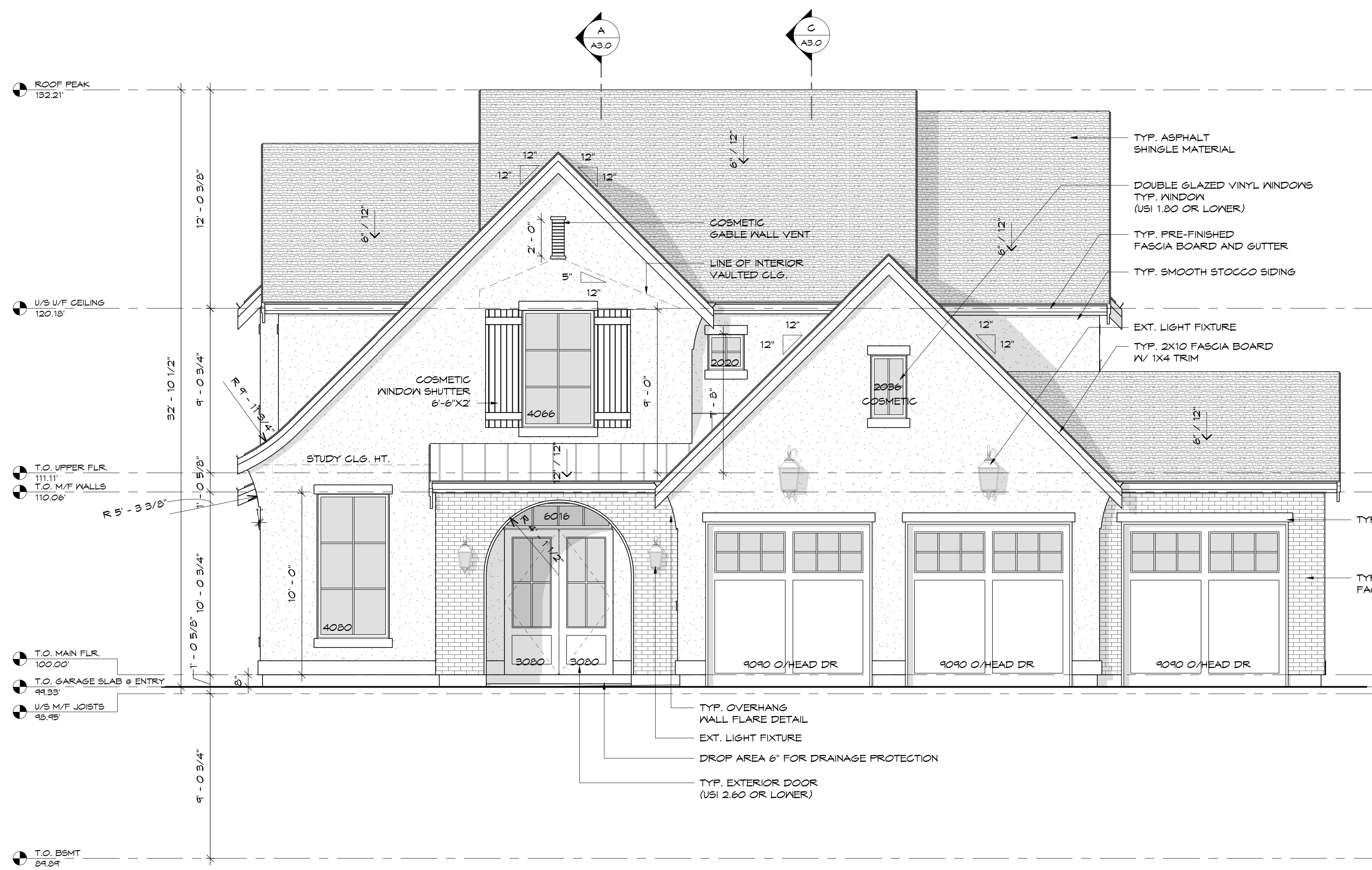
ADDRESS: 2646 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 854-4838 EMAIL: INFO@SUCASADDESIGN.CA

PROJECT	
TITLE ROOF PLAN	
SCALE 1/4" = 1'-0"	SHEET NUMBER A1.2
DATE 12/19/2023 11:29:39 AM	

EXTERIOR NOTES

- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
- CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
- REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS
- DOOR & WINDOW STYLING IS APPROXIMATE, FINAL STYLING TO BE AS PER DOOR & WINDOW MANUFACTURERS' DRAWINGS/SPECIFICATIONS.
- EGRESS WINDOWS ARE SHOWN WHERE REQUIRED, WINDOW MANUFACTURER TO CONFIRM OPENINGS MEET MINIMUM EGRESS REQUIREMENTS AS PER THE LOCAL BUILDING CODE.
- CONFIRM ALL WINDOW OPENERS WITH OWNER.

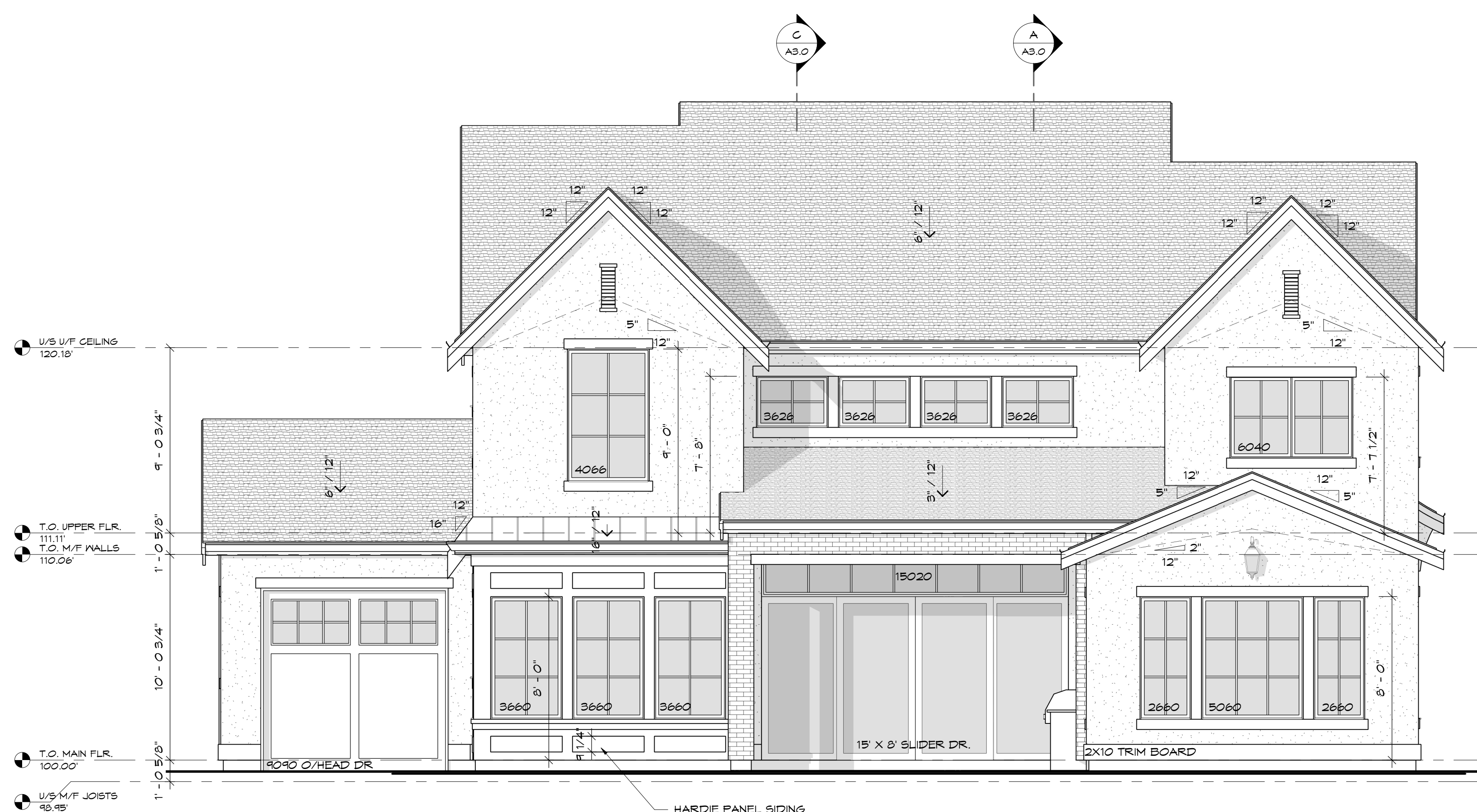
REVISIONS



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



FRONT ELEVATION



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



REAR ELEVATION

GEODETIC HEIGHTS	
ROOF PEAK	132.21'
ROOF MEAN	126.22'
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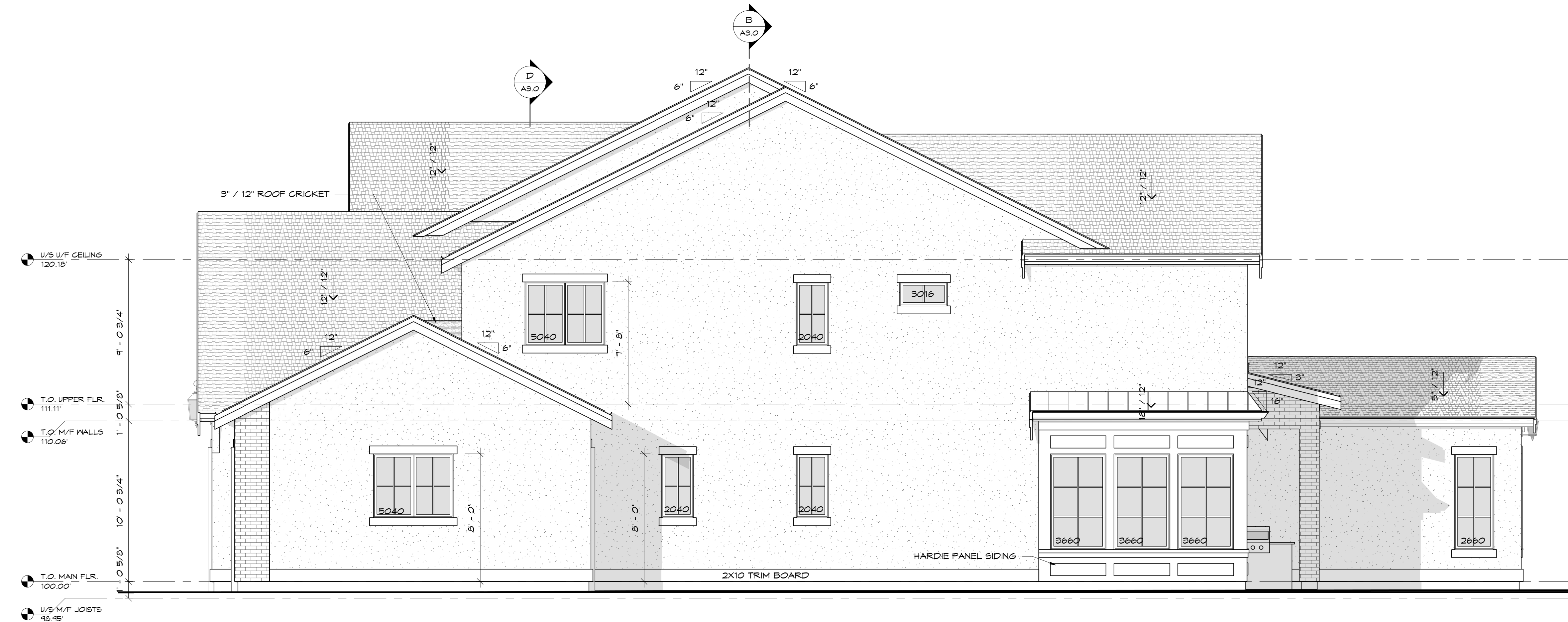
LEWISTON

SU CASA
DESIGN

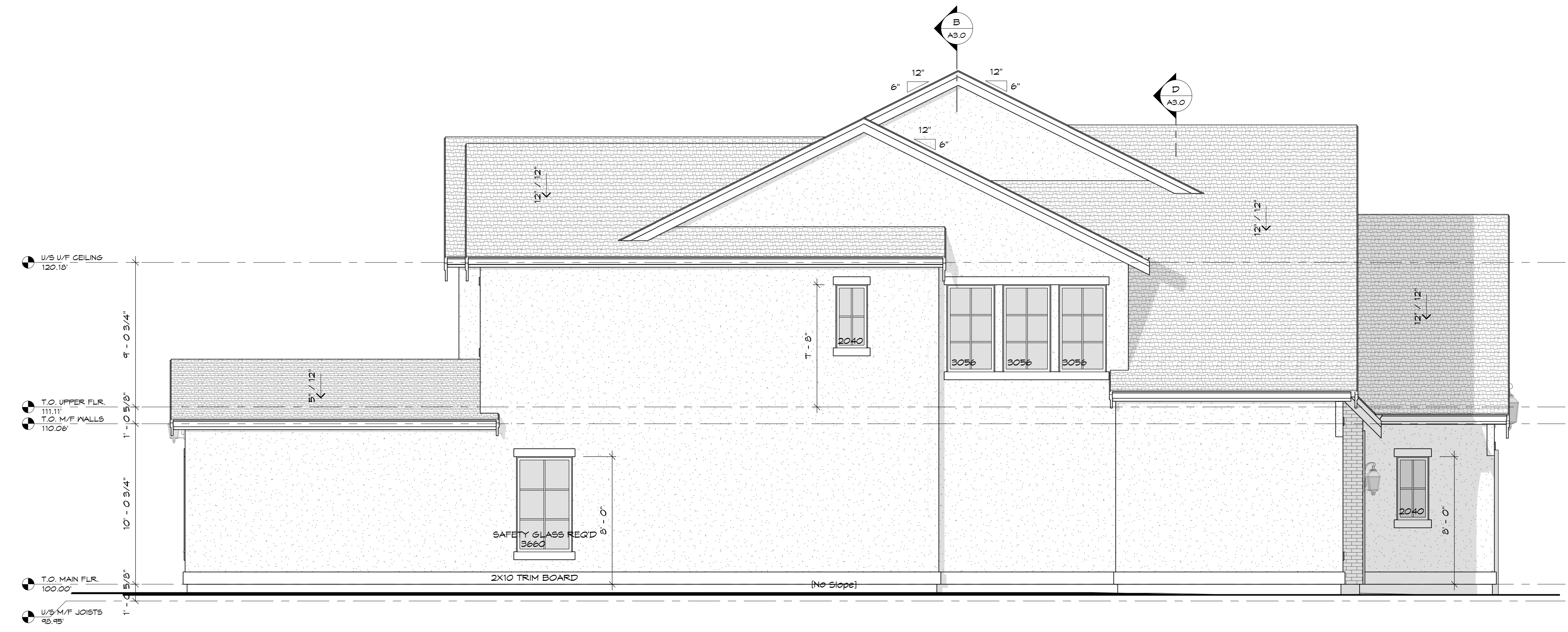
PROJECT	
TITLE EXTERIOR ELEVATIONS	
SCALE As indicated	SHEET NUMBER A2.0
DATE 12/19/2023 11:29:45 AM	

PROJECT: ADDRESS: 2546 MONTROSE AVE. ABBOTTSFORD, BC TEL: (604) 854-4033 EMAIL: INFO@SUCASADESIGN.COM

- EXTERIOR NOTES**
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 - CONFIRM ALL WINDOW OPENERS WITH OWNER.



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



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

REVISIONS

LEWISTON

SU CASA DESIGN

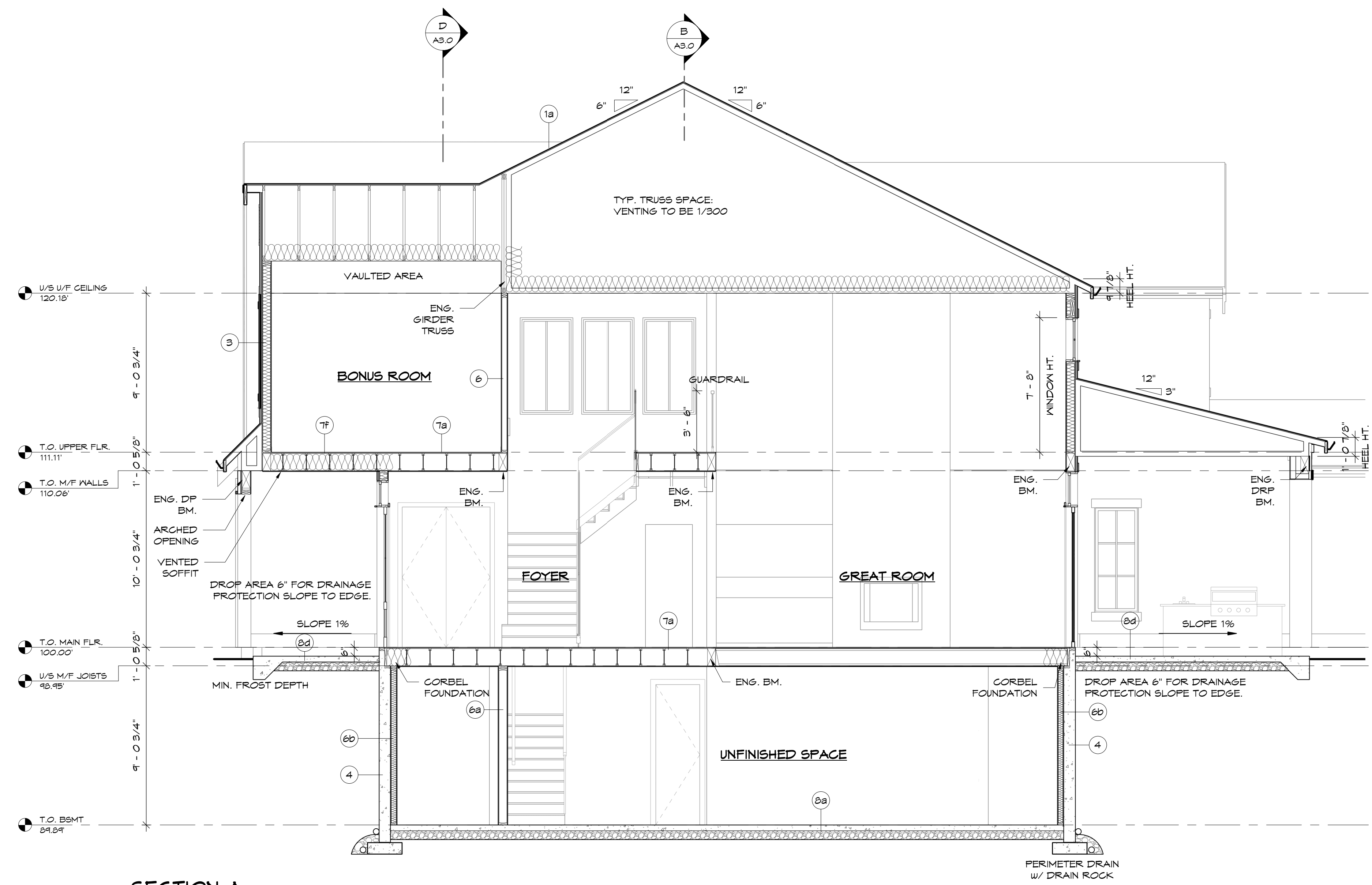
ADDRESS: 2546 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 854-4033 EMAIL: INFO@SUCASADDESIGN.CA

PROJECT	
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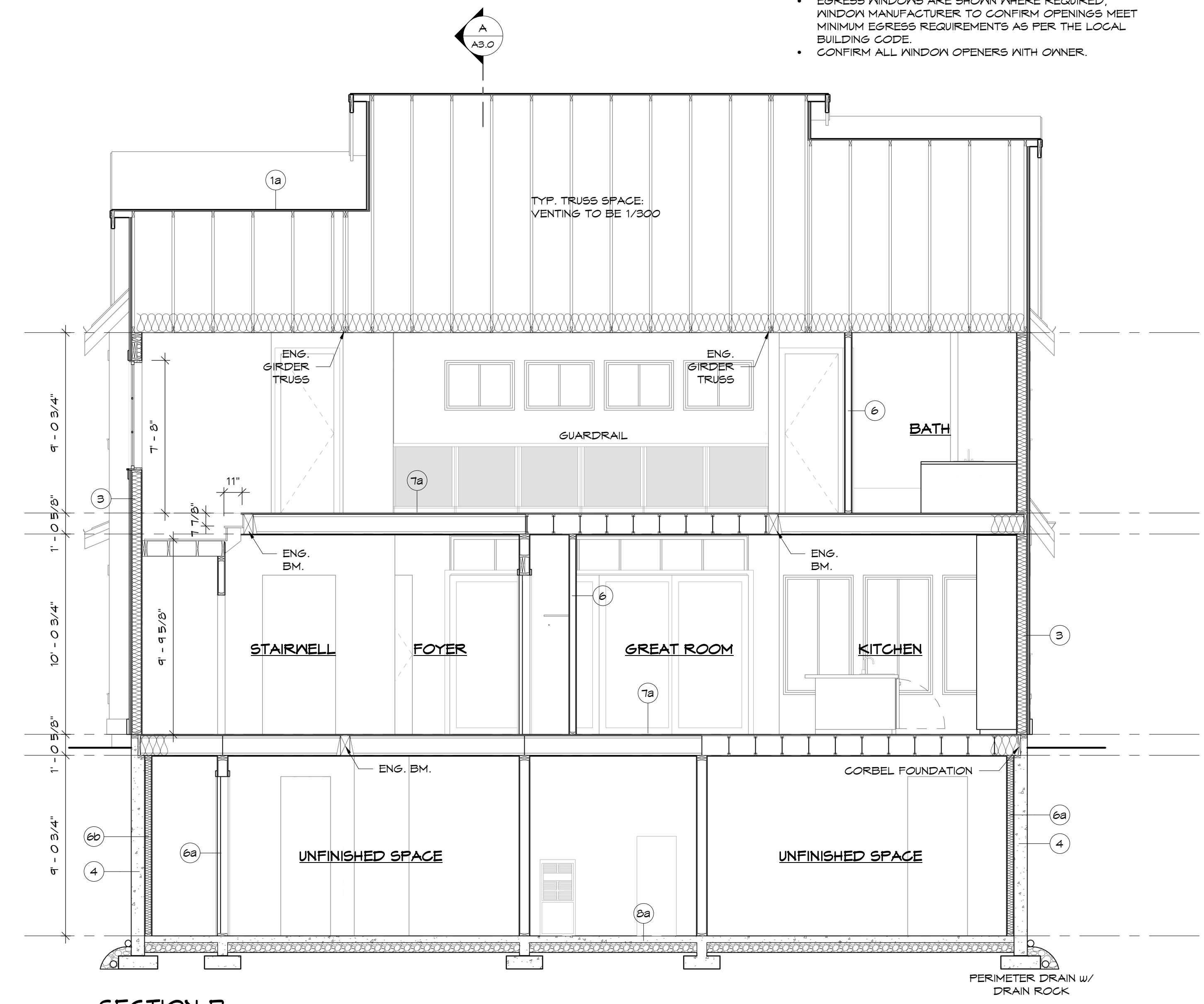
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 - EGRESS WINDOWS ARE SHOWN WHERE REQUIRED. WINDOW MANUFACTURER TO CONFIRM OPENINGS MEET MINIMUM EGRESS REQUIREMENTS AS PER THE LOCAL BUILDING CODE.
 - CONFIRM ALL WINDOW OPENERS WITH OWNER.

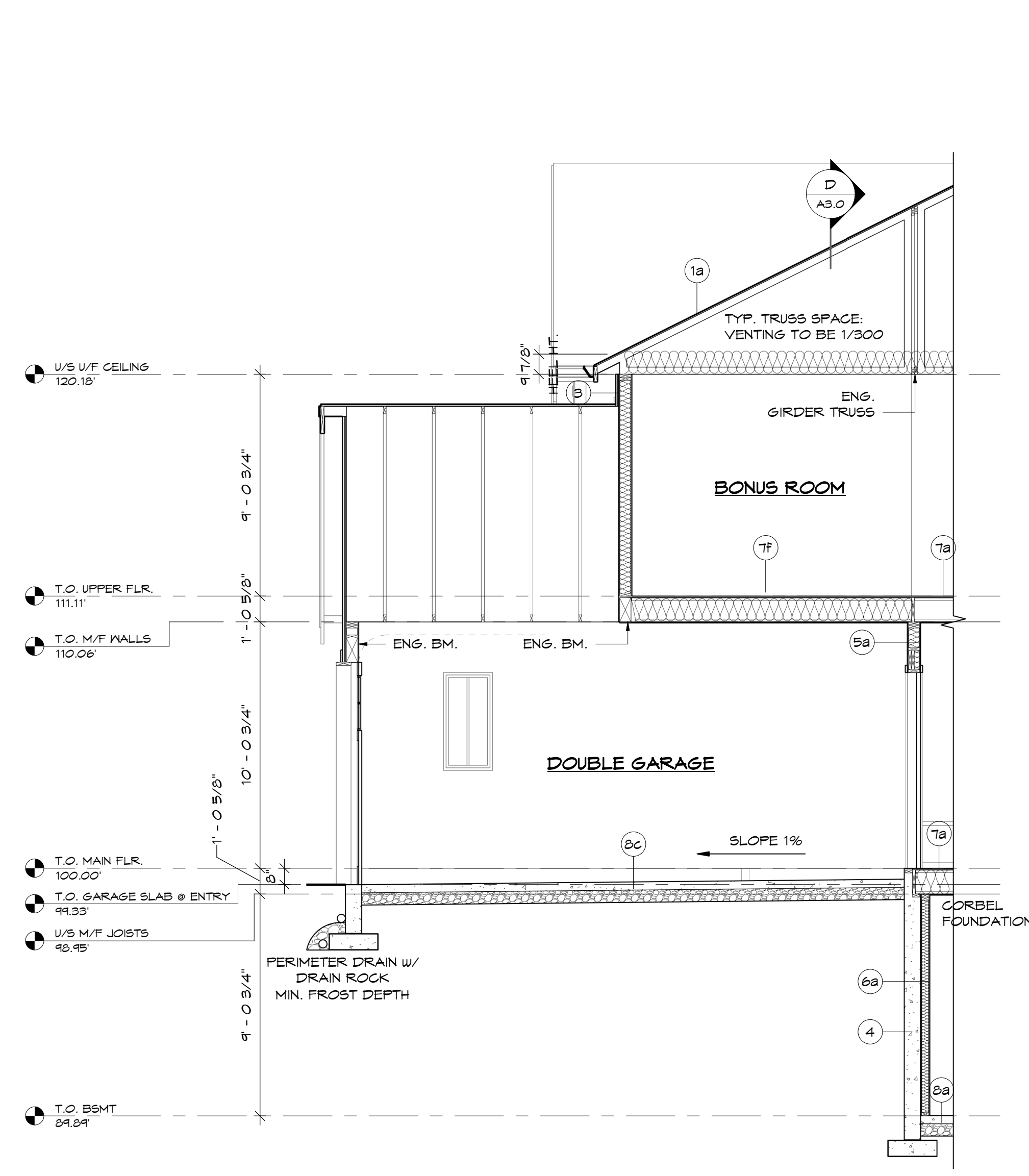
REVISIONS



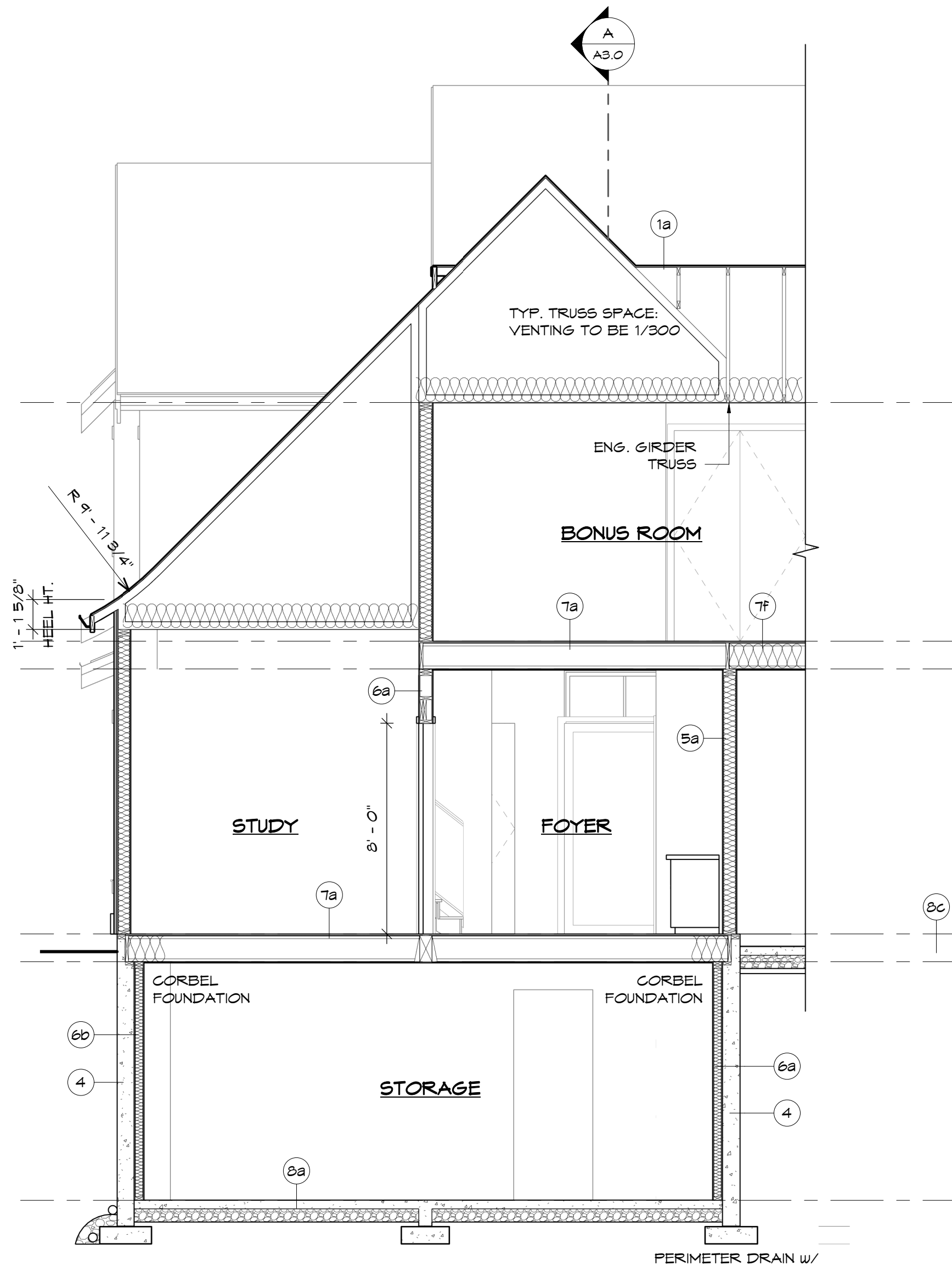
SECTION A
1/4" = 1'-0"



SECTION B
1/4" = 1'-0"



SECTION C
1/4" = 1'-0"



SECTION D
1/4" = 1'-0"

BUILDING SPECIFICATIONS

- 1a** TYPICAL TRUSS ROOF
MIN RSI 6.91 FOR ASSEMBLY
ROOF MATERIAL (SEE ELEVATIONS)
15# BREATHER TYPE ROOFING FELT
1/2" PLYWOOD ROOF SHEATHING
PROVIDE EAVE PROTECTION TO CODE
ENG. TRUSSES
BATT INSULATION
6 MIL POLY V.B.
GYPSUM CEILING BOARD
- 3** TYPICAL EXTERIOR WALLS
MIN RSI 2.78 FOR ASSEMBLY
EXTERIOR FINISH
REQUIRED RAINSREEN
BUILDING PAPER
1/2" PLYWOOD SHEATHING
2x6 STUDS @ 16" O.C.
BATT INSULATION
6 MIL POLY V.B.
GYPSUM WALL BOARD
- 3c** TYPICAL FOUNDATION CLADDING
EXTERIOR FINISH TO 8" ABOVE GRADE
ON 1x4 PRESSURE TREATED STRAPPING
SET INTO FOUNDATION
(SEE ELEVATIONS FOR EXTENT)
- 4** TYPICAL FOUNDATION WALLS
MIN RSI 1.99 FOR ASSEMBLY INCL. FURRING
ASPHALT EMULSION (DAMP PROOFING)
ENG. CONCRETE FOUNDATION WALL
ENG. CONCRETE STRIP FOOTING W/
REBAR
(SEE STRUCTURAL FOR SPECS.)
6" MIN. DRAIN ROCK
4" PERIMETER DRAIN
- 4c** FOUNDATION CURB WALL - 6"
ENG. CONCRETE CURB WALL
ENG. CONCRETE STRIP FOOTING W/
REBAR
(SEE STRUCTURAL FOR SPECS.)
- 5a** TYPICAL GARAGE WALL
MIN RSI 2.62 FOR ASSEMBLY
1/2" GYPSUM WALL BOARD
2x6 STUDS @ 16" O.C.
BATT INSULATION
6 MIL UV POLY VAPOUR BARRIER
1/2" GYPSUM WALL BOARD
- 6** TYPICAL INTERIOR WALLS
1/2" GYPSUM WALL BOARD
2x4 STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD
- 6a** TYPICAL INTERIOR WALLS
1/2" GYPSUM WALL BOARD
2x6 STUDS @ 16" O.C.
1/2" GYPSUM WALL BOARD
- 6b** TYPICAL FURRING @ FND WALL
MIN RSI 1.99 FOR ASSEMBLY INCL. FDN
1/2" AIR SPACE FROM FOUNDATION
2x4 STUDS @ 16" O.C.
BATT INSULATION
6 MIL POLY V.B.
GYPSUM WALL BOARD
- 7a** TYPICAL FLOOR (11 7/8")
FINISH FLOORING
3/4" T&G PLYWOOD SHEATHING
(NAILED & GLUED)
11 7/8" ENG. FLOOR JOISTS
TO ENGR'S SPECS.
GYPSUM CEILING BOARD
- 7f** TYPICAL FLOOR (11 7/8")
OVER UNCONDITIONED SPACE
MIN RSI 4.67 FOR ASSEMBLY
FINISH FLOORING
3/4" T&G PLYWOOD SHEATHING
(NAILED & GLUED)
6 MIL UV POLY VAPOUR BARRIER
11 7/8" ENG. FLOOR JOISTS
TO ENGR'S SPECS.
BATT INSULATION
GYPSUM CEILING BOARD
- 8a** TYPICAL BASEMENT FLOOR
(UNHEATED, UNINSULATED)
4" CONG. SLAB
6 MIL POLY V.B.
6" MIN. COMPACT GRANULAR FILL
- 8c** TYPICAL GARAGE SLAB
4" CONCRETE SLAB
(SEE STRUCTURAL FOR SPECS.)
6" MIN. COMPACT GRANULAR FILL
1% MIN. SLOPE TO ENTRY
- 8d** TYPICAL EXTERIOR SLAB
FINISH AS PER OWNER
4" CONCRETE SLAB
6" MIN. COMPACT GRANULAR FILL
1% MIN. SLOPE AWAY FROM HOUSE
- 10a** TYP. INTERIOR STAIR
11" TREAD
10" RUN
3-2x12 STRINGER
32"-36" HANDRAIL @ STAIRS W/
3 OR MORE RISERS
PROVIDE 6'-8" MIN. FINISHED HEADROOM

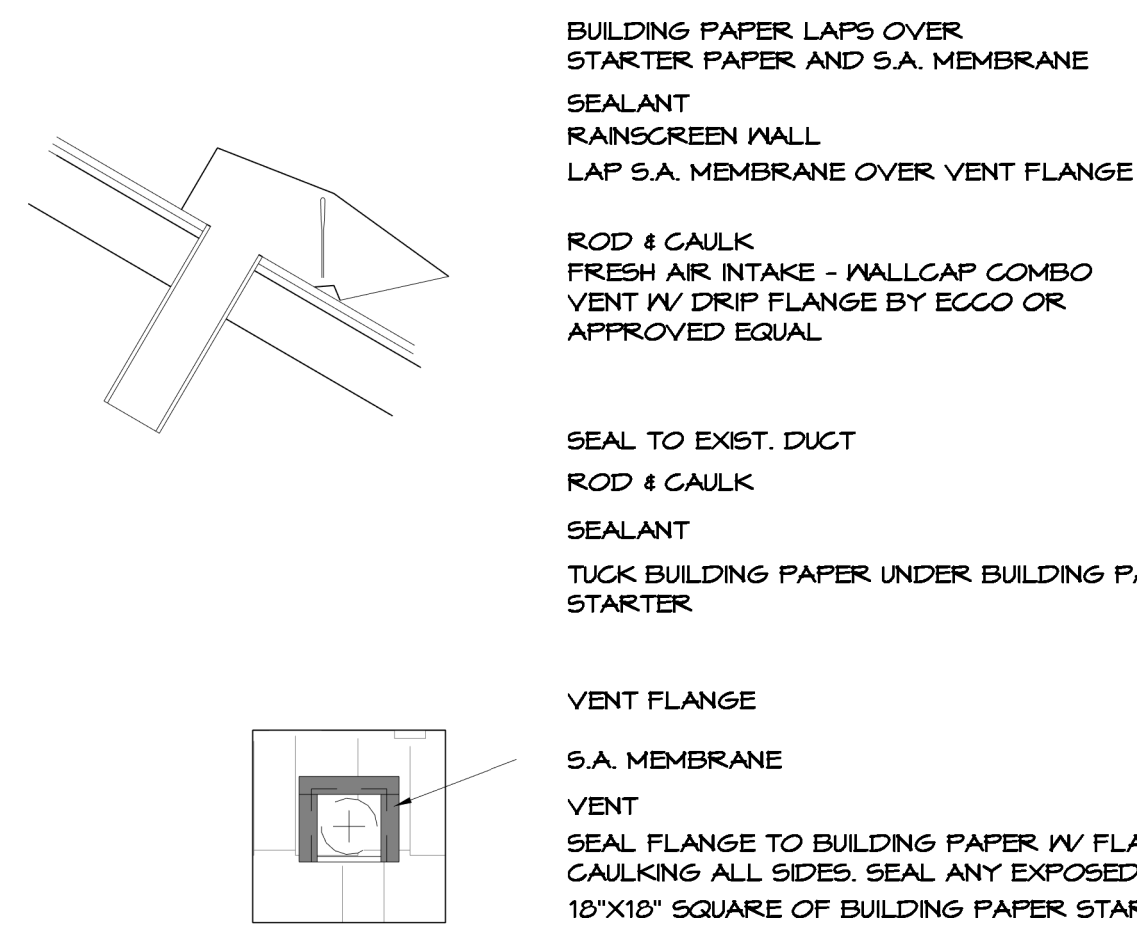
LEWISTON

SU CASA
DESIGN

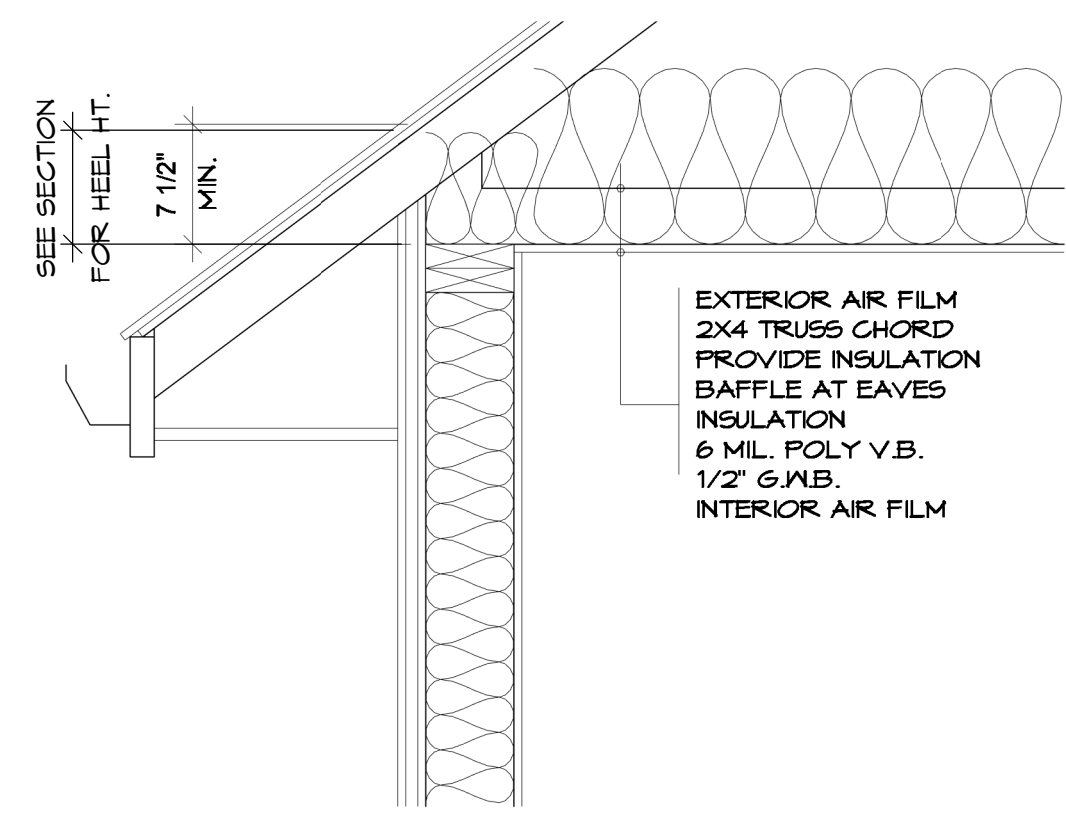
PROJECT	
TITLE	SECTIONS
SCALE	As indicated
DATE	12/19/2023 11:29:55 AM
SHEET NUMBER	A3.0

ADDRESS: 2546 MONTROSE AVE. ABBOTSFORD, BC TEL: (604) 854-4033 EMAIL: INFO@SUCASADESIGN.CA

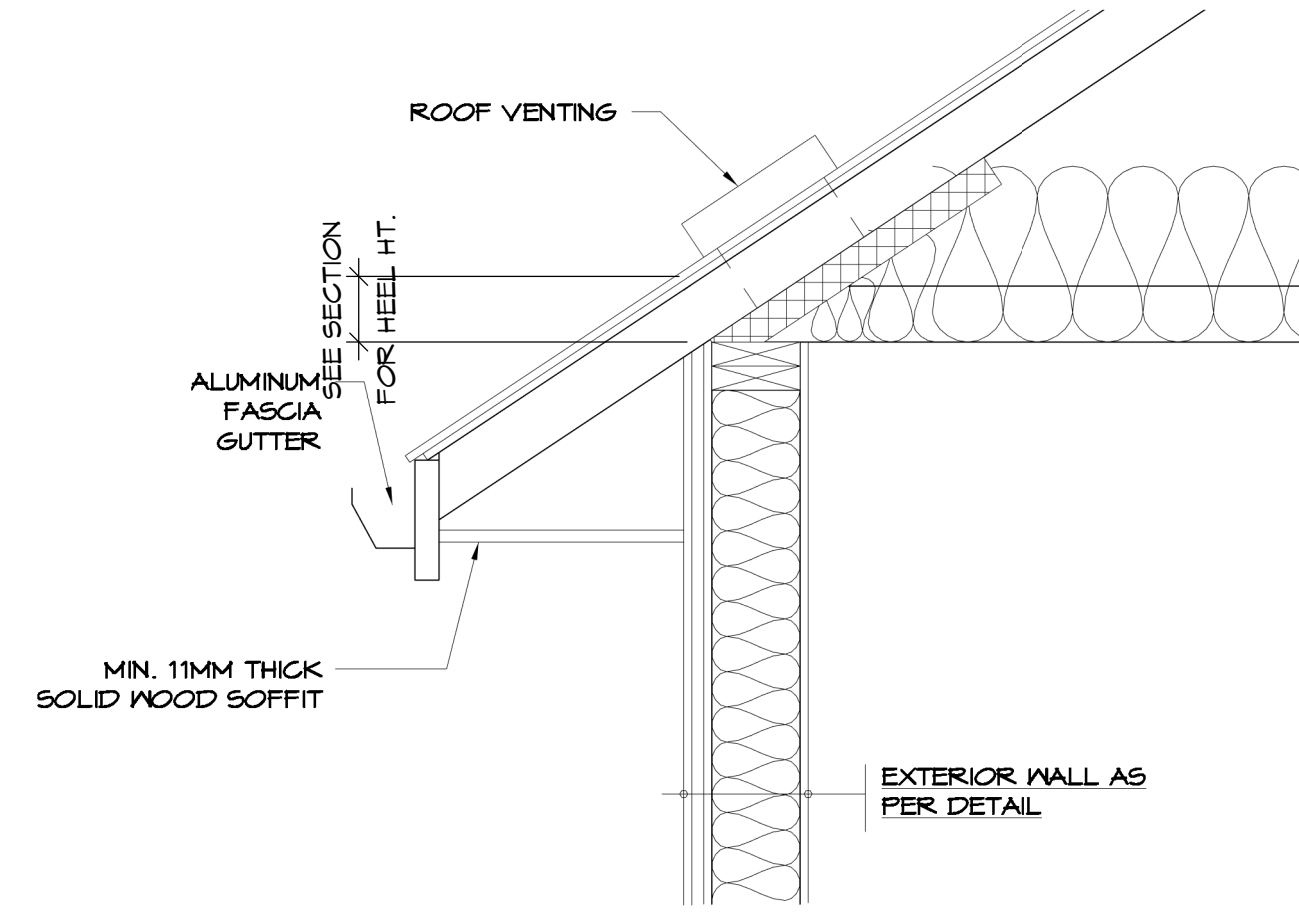
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER. ANY DISCREPANCIES ON DRAWINGS ARE TO BE REPORTED TO THE DESIGNER BEFORE INITIATING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL WORK IS FULFILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE LOCAL BUILDING CODE.



ROOF VENT DETAIL
1" = 1'-0"



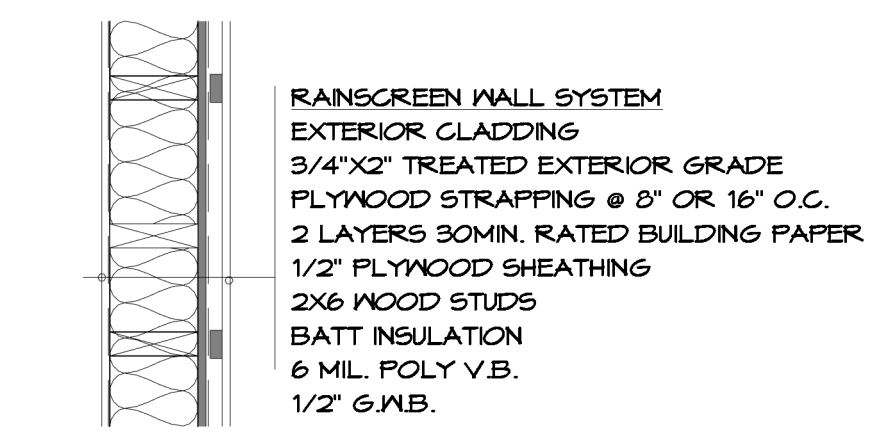
TYP. CEILING/ROOF EAVE
1" = 1'-0"



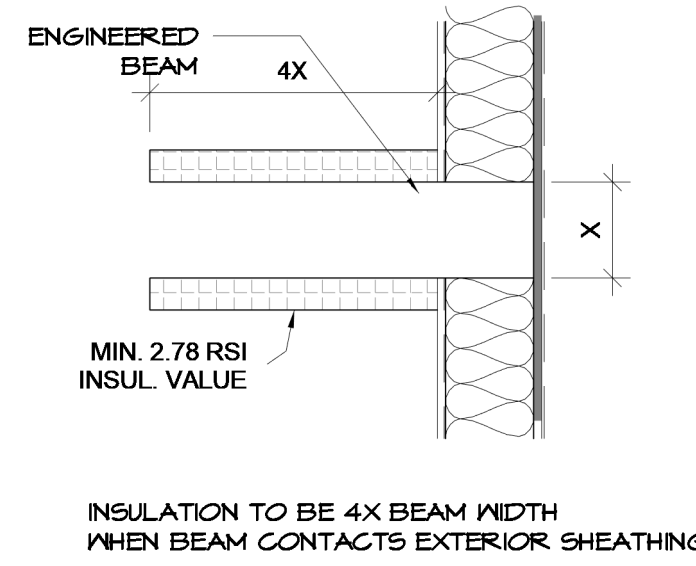
TYP. SOFFIT PROTECTION
1" = 1'-0"

NOTES PERTAINING TO LEAKAGE PATHS IN PROBLEMATIC AREAS

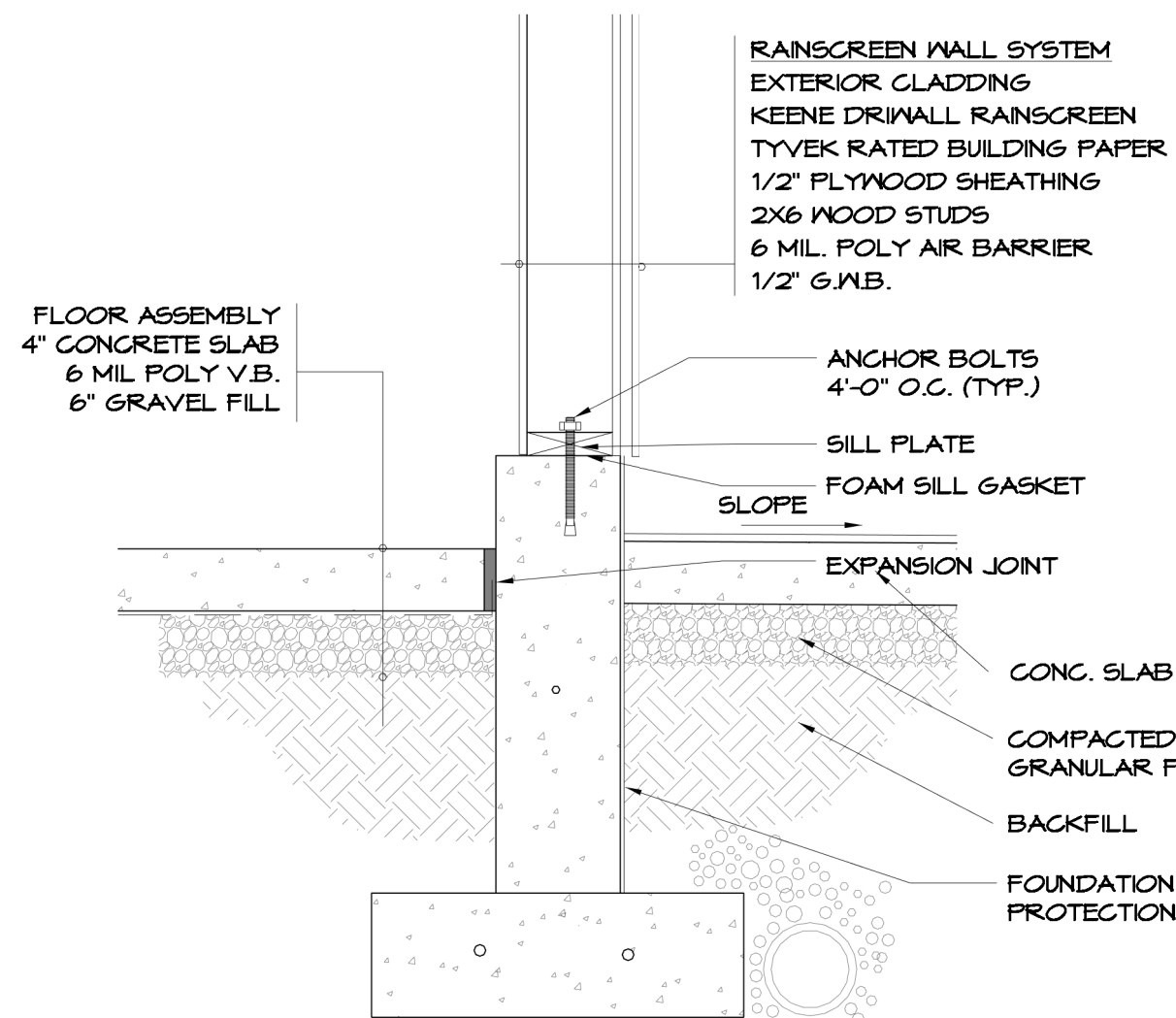
- FOUNDATION TO SILL PLATE AND RIM JOISTS
ALL JOISTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR-TIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.
- INTERIOR WALL INTERSTAGE
INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIR TIGHTNESS MUST BE MADE AIRTIGHT BY EITHER SEALING ALL JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL.
- RIM JOIST
ALL JOISTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.
- CANTILEVERED FLOORS
CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES/EXTERIOR SPACE MUST BE MADE AIRTIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.
- WINDOW HEAD
THE INTERFACE BETWEEN THE HEAD/JAMS AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.
- WINDOW SILL
THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.
- MECHANICAL FLUES AND CHIMNEYS
STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL SEALANT CAPABLE OF WITHSTANDING HIGH TEMPERATURES.
- PLUMBING STACKS
PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIRTIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIRTIGHTNESS AND SEALING IT TO THE TOP PLATE.
- SKYLIGHTS
THE INTERFACE BETWEEN THE SKYLIGHT AND THE WALL ASSEMBLY MUST BE MADE AIRTIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT.
- WALL TO CEILING
ALL JOISTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIRTIGHT BY SEALING ALL JOISTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.
- WALL VENTED DUCTS
DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIRTIGHT SEAL.
- ELECTRICAL PENETRATION IN WALL
ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHES, AND RECESSED FIXTURES THROUGH THE PLANE OF AIRTIGHTNESS MUST BE AIRTIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIRTIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.



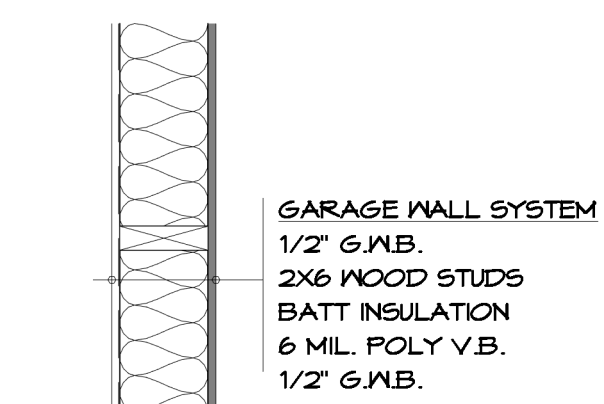
TYP. EXTERIOR WALL
1" = 1'-0"



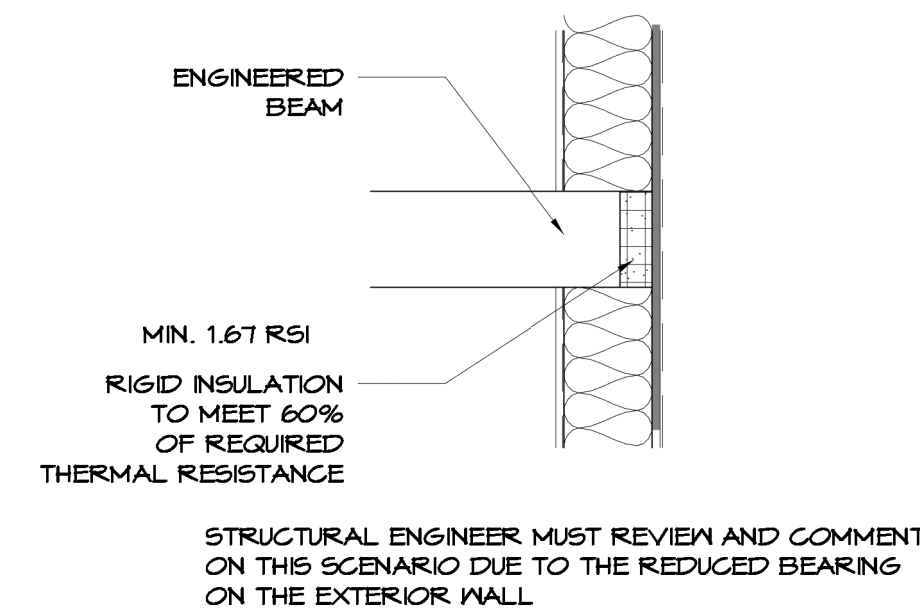
BEAM / WALL - PLAN DETAIL 1
1" = 1'-0"



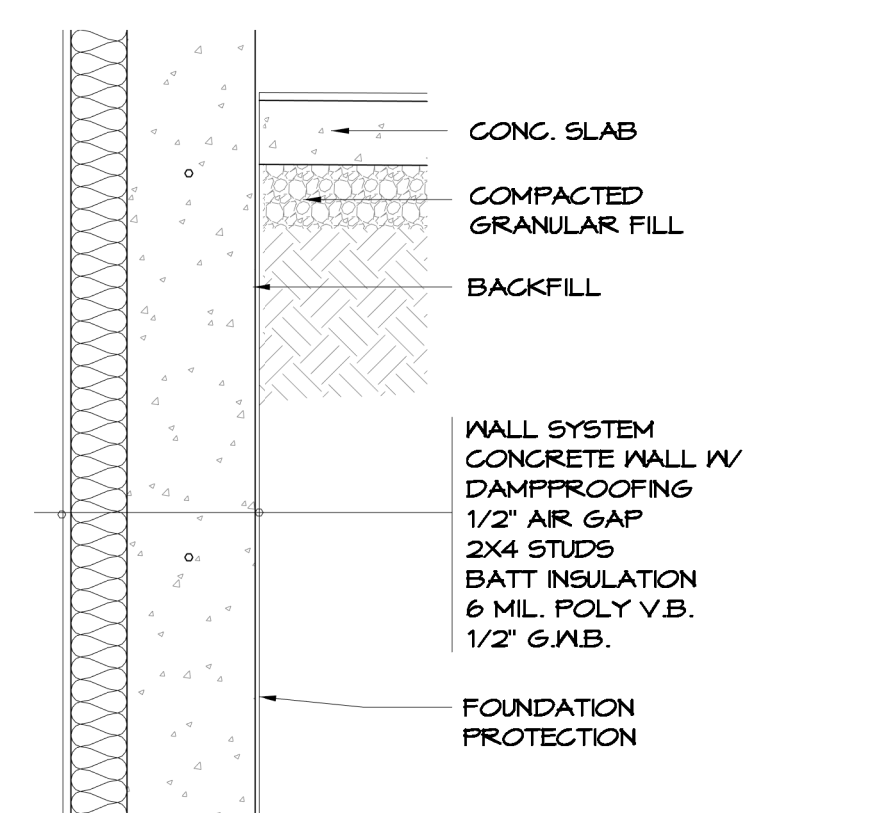
TYP. GARAGE SLAB @ EXTERIOR WALL
1" = 1'-0"



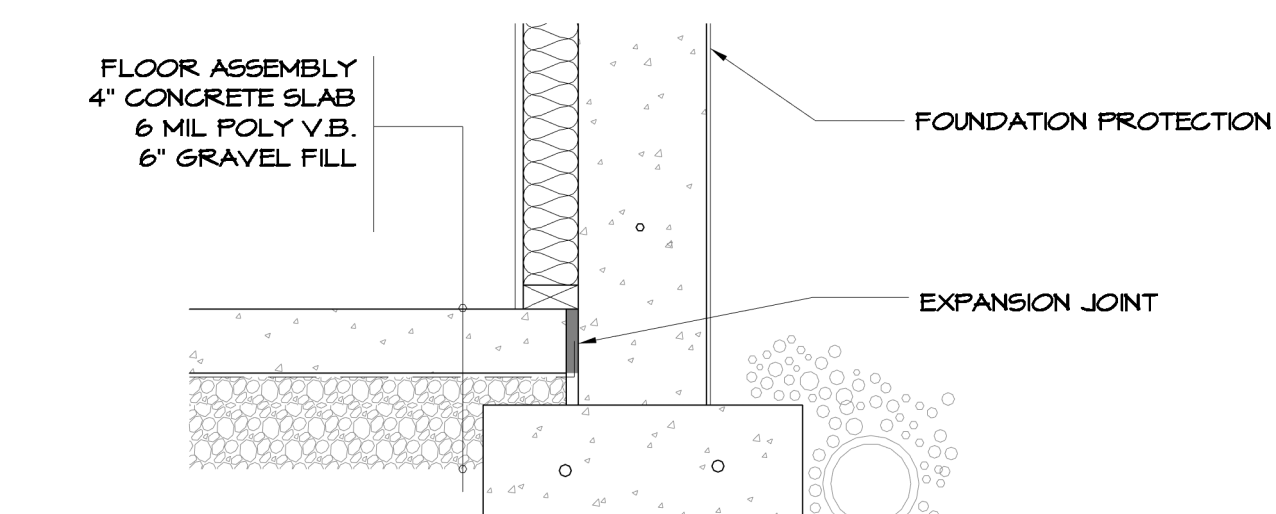
TYP. GARAGE WALL
1" = 1'-0"



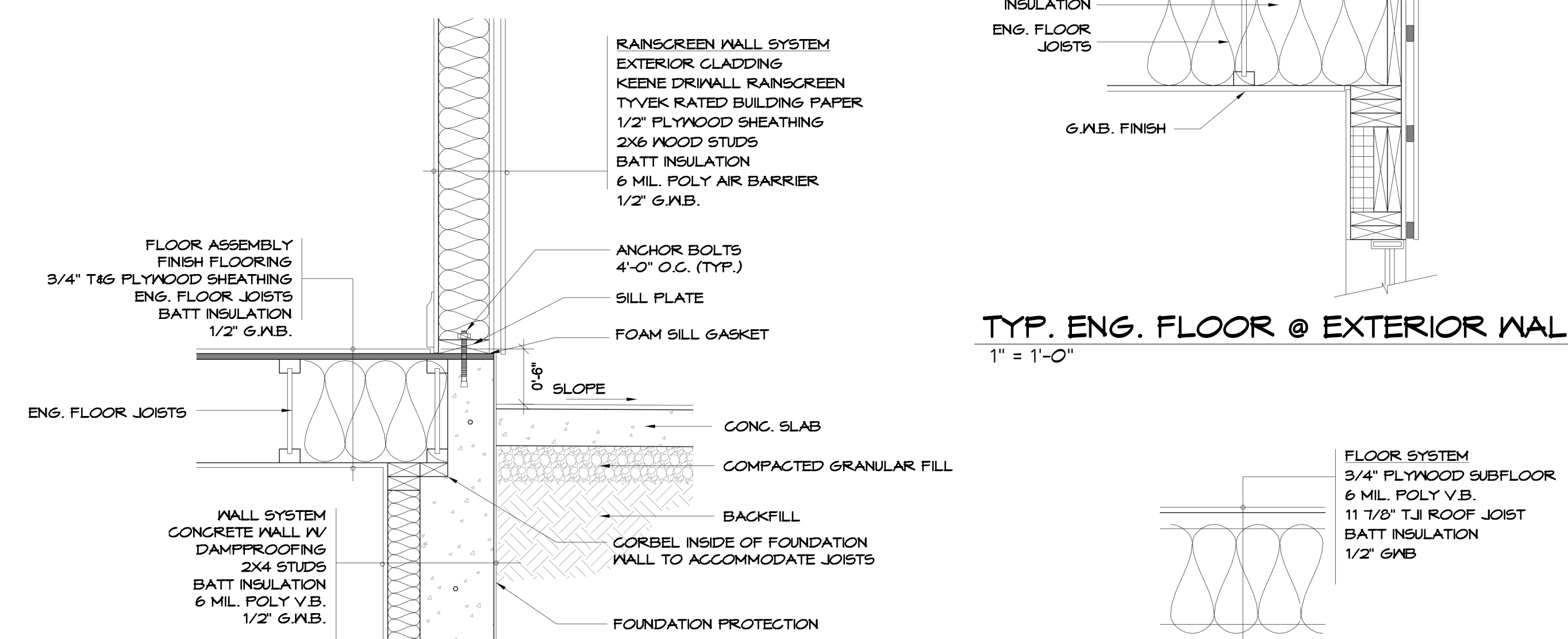
BEAM / WALL - PLAN DETAIL 2
1" = 1'-0"



TYP. BELOW GRADE FDN. WALL
1" = 1'-0"

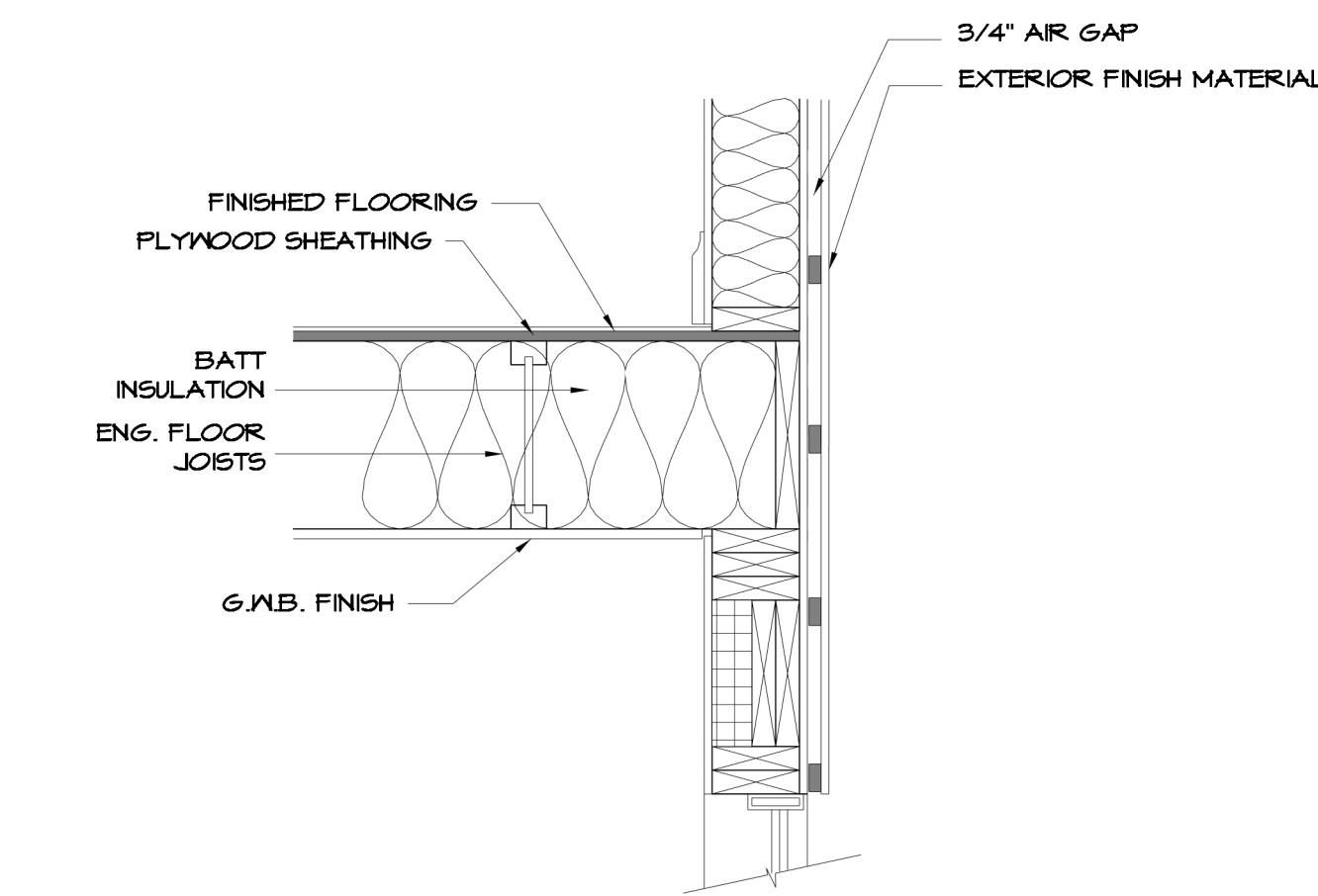


TYP. BASEMENT FTG @ UNHEATED FLOOR
1" = 1'-0"



TYP. ENTRY STOOP @ CORBEL - ENG. JOISTS
1" = 1'-0"

TYP. ENG. FLOOR @ EXTERIOR WALL
1" = 1'-0"



TYP. ENG. UNCONDITIONED FLOOR
1" = 1'-0"

LEWISTON

SU CASA
DESIGN

PROJECT: _____
TITLE: DETAILS
SCALE: As indicated
DATE: 12/18/2023 11:05:01 AM
SHEET NUMBER: **A4.0**



LOFT PLANNING

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Collingwood, Ontario
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kristine@loftplanning.com
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April 8, 2024

Toomaj Haghshenas
Committee of Adjustment
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, Ontario
L9S 1A1

Email only: thaghshenas@innisfil.ca

Dear Mr. Haghshenas:

**RE: Planning Justification Letter (Minor Variance)
LT 18 PL 1016 INNISFIL; T/W RO1346464; INNISFIL
Roll No. 4316010-049112000000
Applicant: San Diego Homes Inc.**

1.0 INTRODUCTION

We have been retained by San Diego Homes Inc. to act as planners for a minor variance that would permit a variance to the permitted height with respect to a proposed single detached dwelling on the subject lands. This Planning Justification Letter is being submitted as part of a complete application for a proposed minor variance.

The following is the Variance Request:

1. To vary the S 4.2 Table 4.2a) where a maximum building height of 9m is permitted and a maximum height of 9.4 m is provided.

2.0 LOCATION

The subject lands are legally known as LT 18 PL 1016; INNISFIL. A civic address has not yet been assigned. The land is located on the west side of Crescent Harbour Road and is located approximately 100 m from the end of the road. The lot is located on the non-shore side of Crescent Harbour Road. The subject lands have a lot area of 3273 square metres and a lot frontage of 20 m onto Crescent Harbour Road. The lands are vacant and are adjacent to existing or proposed residential uses.

3.0 POLICY

The lands are designated Shoreline Residential Area and KNHF and KHF. The lands are zoned Residential (R1) zone and Environmental Protection (EP).



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4.0 VARIANCE REQUEST

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The proposal is to permit the construction of a single detached dwelling. To permit the development a variance is required as follows:

1. To vary Section S 4.2 Table 4.2a) where a maximum building height of 9m is permitted and a maximum of 9.4m is provided/requested.

5.0 FOUR TESTS OF A MINOR VARIANCE

Under Section 45 of the Planning Act, RSO, 1990, the Committee of Adjustment is given the power to approve minor variances to the provisions of the Zoning By-law where it is demonstrated that the proposed variances represent good planning and are desirable for the appropriate development of the land and meet the general intent of the Official Plan and Zoning By-law.

The four tests were considered to determine the appropriateness of the proposed variances based on the impact on adjacent uses and a review of the Town of The Blue Mountains Official Plan and Zoning By-law. The analysis of the Four Tests is summarized as follows:

5.1 FOUR TESTS

1. Are the variances in keeping with the general intent and purpose of the Town of Innisfil Official Plan?

The minor variance maintains the general intent and purpose of the Town of The Blue Mountains Official Plan. The subject lands are designated Shoreline Residential Area. The proposed development is residential, in a residential area. The proposed minor variance is in keeping with the general intent and purpose of the Town of Innisfil Official Plan.

2. Are the variances in keeping with the general intent and purpose of the Town of Innisfil Zoning By-law?

The minor variance maintains the general intent and purpose of the Town of Innisfil Zoning By-law. The lands are zoned Residential Shoreline (R1) zone and Environmental Protection (EP). The location of the proposed dwelling is within the R1 zone. The proposed dwelling is of a typical height – the variance is required due to the high-water table on the property which requires the home to be built at a lesser depth within the ground. The dwelling will have a greater height per the zoning definition in order to maintain property ceiling heights. The Variance is in keeping with the general intent and purpose of the Town of Innisfil Zoning Bylaw.

3. Is the Application minor in nature?

The proposed variance is minor in nature. The review of a Minor Variance application must consider the impact of the proposal on the adjacent properties and the compatibility of the proposal with surrounding land uses. The



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use of the word 'minor' must be reviewed on a site-specific basis relative to the immediate impact the approval of the variance would impose on the surrounding area.

The Variance request will permit an increase in height of 0.4m related to a proposed single detached dwelling. As noted above, the high water is requiring the proposed dwelling to be built out of the ground, therefore increasing the overall height as defined by the zoning by-law. It is not anticipated that the proposed dwelling will have any adverse impacts on the residential land uses that surround the subject land. The proposed variance is considered minor.

4. Is the Application desirable for the appropriate development or use of the land, building, or structure?

The proposed minor variance is desirable for the appropriate development of the subject lands. The lands are appropriately designated and zoned. The proposed variance is desirable for the appropriate development of the land.

6.0 CONCLUSION

This Planning Letter has been prepared in support of an application for Minor Variance. In our opinion the Minor Variance application meets the four tests of the *Planning Act*, R.S.O., 1990.

Respectfully Submitted,

LOFT PLANNING INC.

Kristine A. Loft, MCIP RPP
Principal

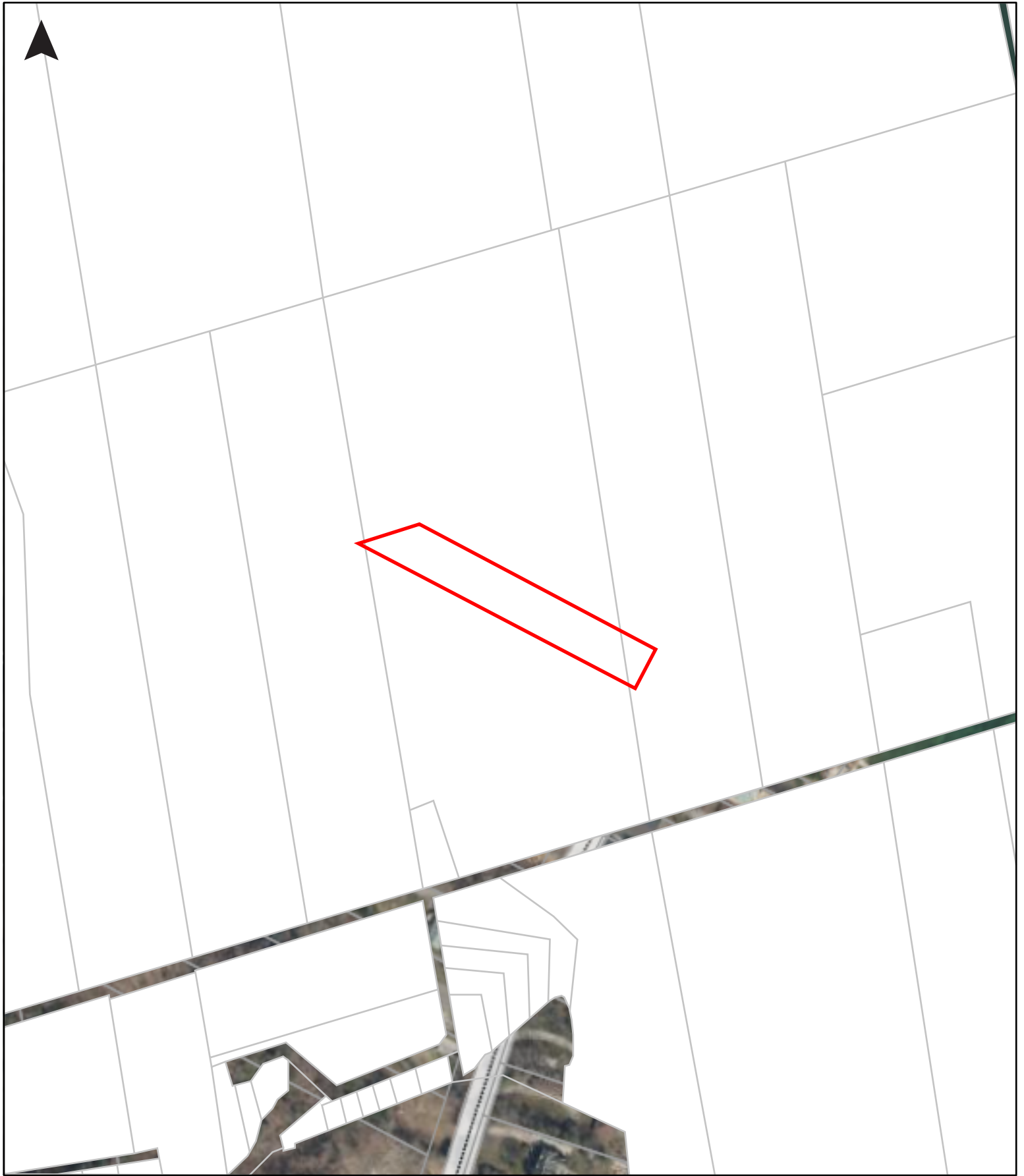


Figure 1
Location
LT 18 PL 1016 INNISFIL; T/W RO1346464; INNISFIL
Town of Innisfil

 Subject Lands

50 100
Metres



LOFT PLANNING
April 2024