COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2026-022

TAKE NOTICE that an application has been received by the Town of Innisfil from **Randy Verbruggen, 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 properties are described legally as **PLAN 1503 LOT 17,** known municipally as **3806 Fairway Rd,** and is zoned **"Residential (R1)."**

The applicant is proposing to construct a new single detached dwelling and is seeking relief from the Town of Innisfil Zoning By-law 080-13 for the following variance:

1. Minimum Front Yard Setback – Table 4.2a: To permit a minimum front yard setback of 6.0 m from Fairway Road for the proposed single detached dwelling, whereas a minimum front yard setback of 8.0 m is required.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, November 19, 2026, 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 consent, 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 Land Tribunal (OLT).

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: **November 3, 2026**

Sarah Burton Hopkins
Secretary Treasurer
sburtonhopkins@innisfil.ca 705-436-3710 ext. 3504

SHOREVIEW DRIVE

PROPOSED 36 m^2 FILTER BED
(4M X 8M COMES WITH 6M X 8M
EXPANDED CONTACT AREA,
10MM REBAR MARKING
CORNERS FOR FUTURE DETECTION)

4 RUNS 75mm PERFORATED
PVC ON 1.2M CENTERS

PROPOSED 6000L
BROOKLIN CONCRETE
SEPTIC TANK

150′ 45.72M

2.5M 5.6M

4.0M 6.0M

8.0M

1.5M

7.44M

9.09M/29′10″

22′ 6.7M

EXISTING
GARAGE
440 ft^2
40.80m^2

20′ 6.09M

.99M

REAR
PORCH

346.8 m^2

FRONT
PORCH
ENTRY

PROPOSED ONE
STOREY HOME.

ATTACHED
GARAGE.

REQUESTED
6 M
19′9″

30.48M

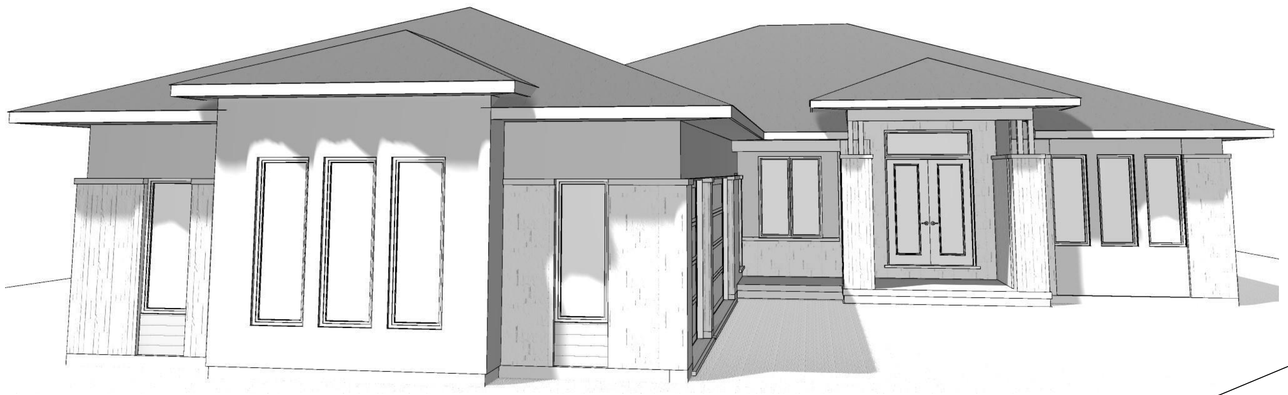
100′

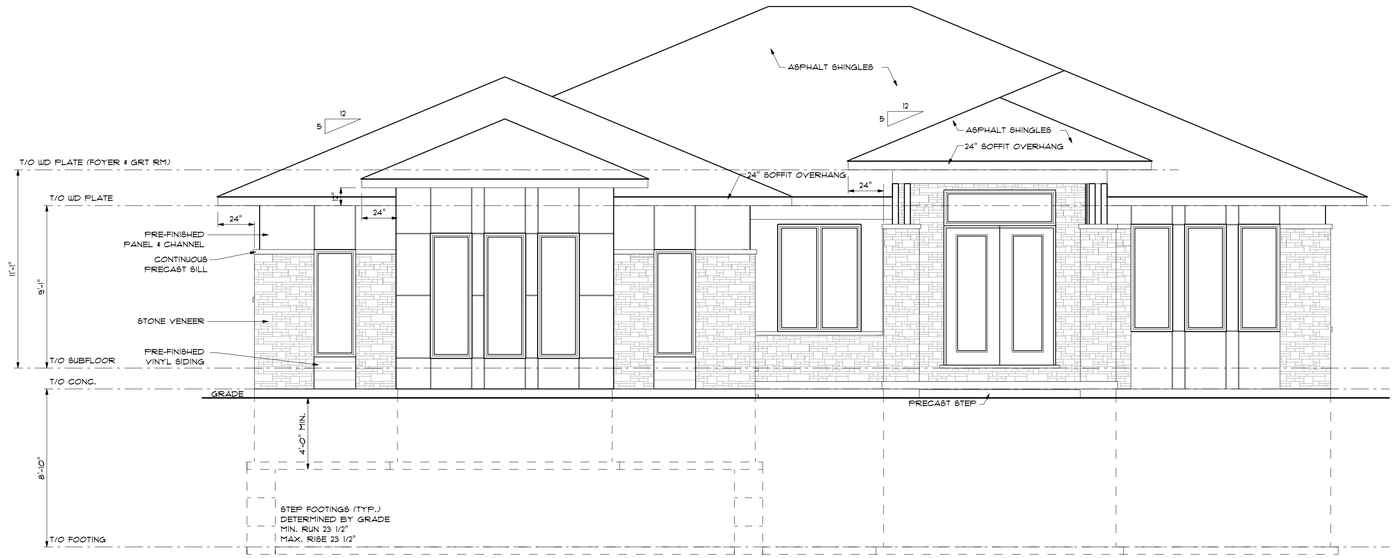
FAIRWAY ROAD

GARAGE 40.80 m^2
HOUSE 346.8 m^2
387.6 m^2
LOT 1: 1395.4

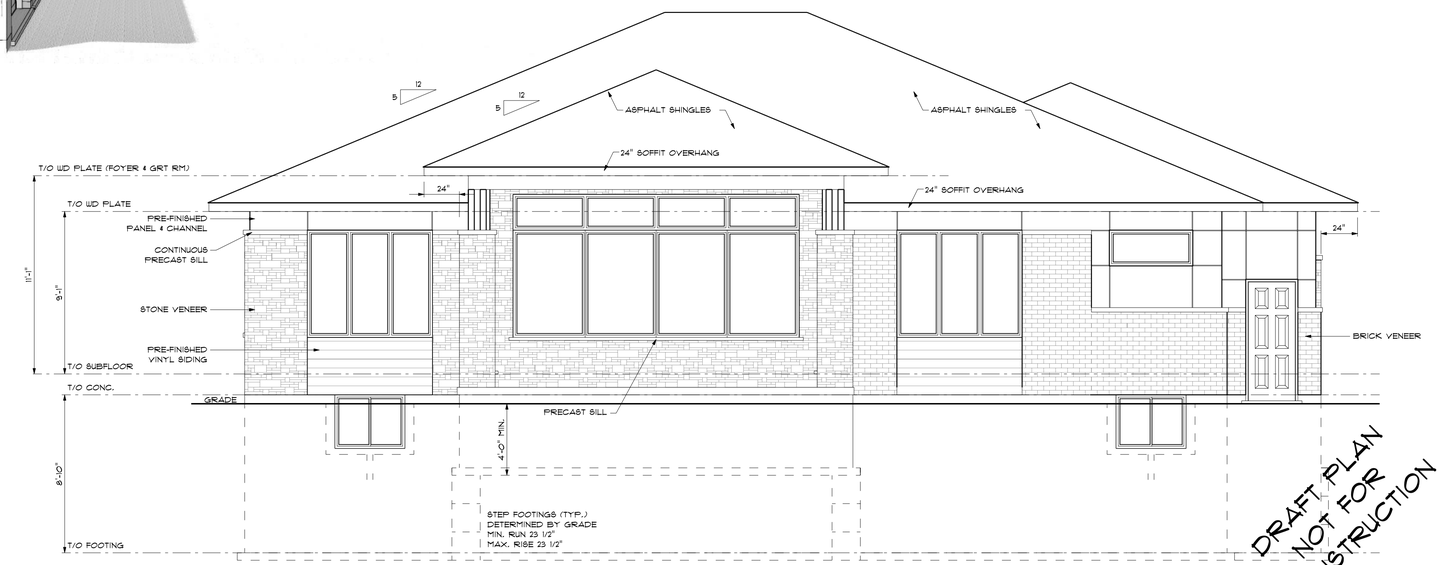
27.7%

3.04M/10′





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



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

DRAFT PLAN NOT FOR CONSTRUCTION

GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY ANY DISCREPENCIES BEFORE CONSTRUCTION BEGINS.
- DRAWINGS ARE TO BE READ AND NOT TO BE SCALED
- ALL CONSTRUCTION, MATERIALS & EQUIP. TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL TO LOCAL FROST LEVELS (4'-0" MIN. BELOW GRADE)
- REFER TO PLANS, X-SECTIONS & DETAILS FOR ALL TYP. CONSTRUCTION DETAILS AND NOTES.
- 1 1/2" MIN. CONC. REBAR COVERAGE
- MIN. CONC. STRENGTH (28 DAYS) - 20 MPa (3000 psi)
- STEEL STRENGTH - 400 MPa (60 ksi)
- ASSUMED SOIL BEARING CAPACITY - 1570 psf
- CONSTRUCTION SEQUENCING:
  BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND
  BACKFILL TO BE PLACED IN 1ft (30cm) LIFTS
  EVENLY AROUND STRUCTURE.
  COMPACT BACKFILL TO 98% STANDARD PROCTOR.
- ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
- PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

DESIGN NOTES

DESIGN DATA LOCATION: BARRIE

GROUND SNOW LOAD:	2.5 KPA (52.2 psf)
SPECIFIED SNOW LOAD:	1.71 KPA (36.3 psf)
DEAD LOAD:	0.48 KPA (10 psf)
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1/4" CONTROL JOINTS @ 20' O.C. E.W. IN POURED CONC. SLABS
ALL WOOD No. 2 SPRUCE OR BETTER
ALL BOLTS GALVANIZED STEEL

MAX. BRICK LINTEL SPANS
4" BRICK/STONE O.B.C. 9.20.5.2.

BL-1	4" V x 3 1/2" H x 1/4" T	8'-2"
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STAIR INFO.

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RUN:	MIN. 10 1/16"
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HEADROOM:	MIN. 6'-5"
UNIFORM RISE/RUN	

LEGEND

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- PL — POINT LOAD
- S.J. — SINGLE JOIST
- D.J. — DOUBLE JOIST
- T.J. — TRIPLE JOIST
- D.C.J. — DOUBLE CEILING JOIST

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3. PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE.

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3. HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH THE HVAC INSTALLER.

PLAN AREAS

FINISHED BASEMENT	658 sq ft.
MAIN FLOOR PLAN	2246 sq ft.
COVERED PORCH	423 sq ft.
LOT COVERAGE	3733 sq ft.

WE SHARE IN YOUR EXCITEMENT!! PLEASE LIKE US ON FACEBOOK AND TAG US ON INSTAGRAM SO WE CAN SEE YOUR PROJECT

PROPOSED RESIDENCE FOR

RANDY VERBRUGGEN
3806 FAIRWAY RD., INNISFIL

PROJECT NUMBER

1432-26-01

djDESIGN
Architectural • Energy • HVAC
Phone: (519) 539-9381
E-mail: plans@djdesign.ca
Website: www.djdesign.ca
378 Hunter Street
Woodstock, ON.
N4S 4G2

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE

NAME	BCIN
DEREK JUKEMA	21758

SIGNATURE

ELEVATIONS & 3D VIEW

scale:	1/4" = 1'-0"
date:	2026-03-17
drawn by:	JVB
designed by:	JENSEN@DJDESIGN.CA
checked by:	AB

A-1

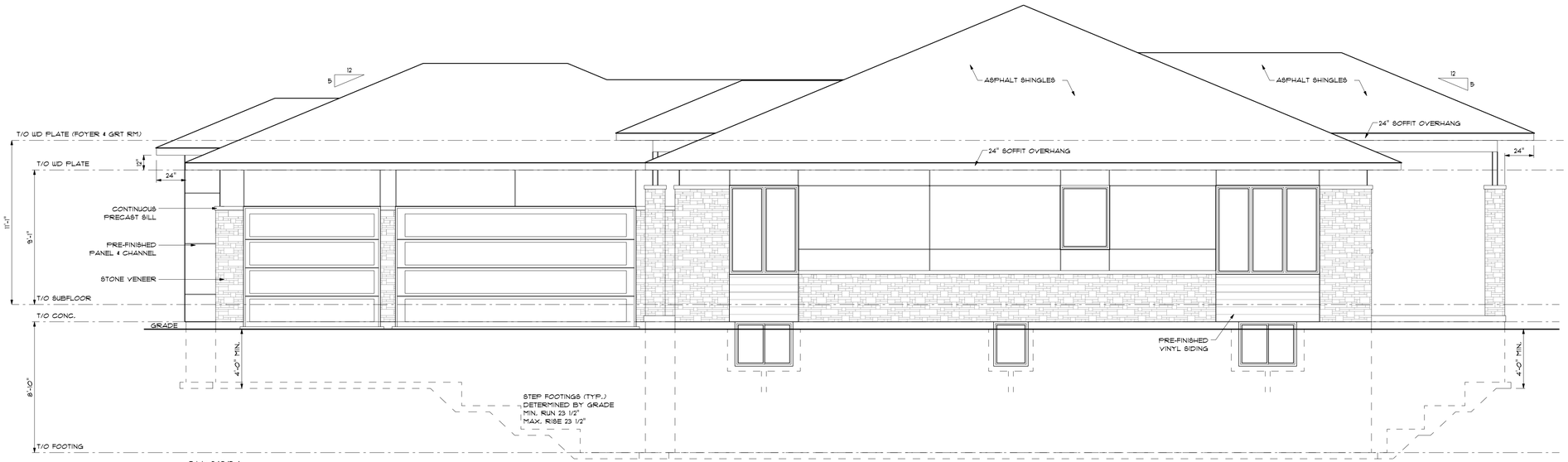


Table 9.10.15.4.

MAXIMUM AREA OF GLAZED OPENINGS IN EXTERIOR WALLS OF HOUSES	
AREA OF EXPOSED BUILDING FACE	0 sq.ft
LIMITING DISTANCE	0 m
ALLOWABLE PERCENTAGE	0 %
TOTAL PERCENTAGE	0 %

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

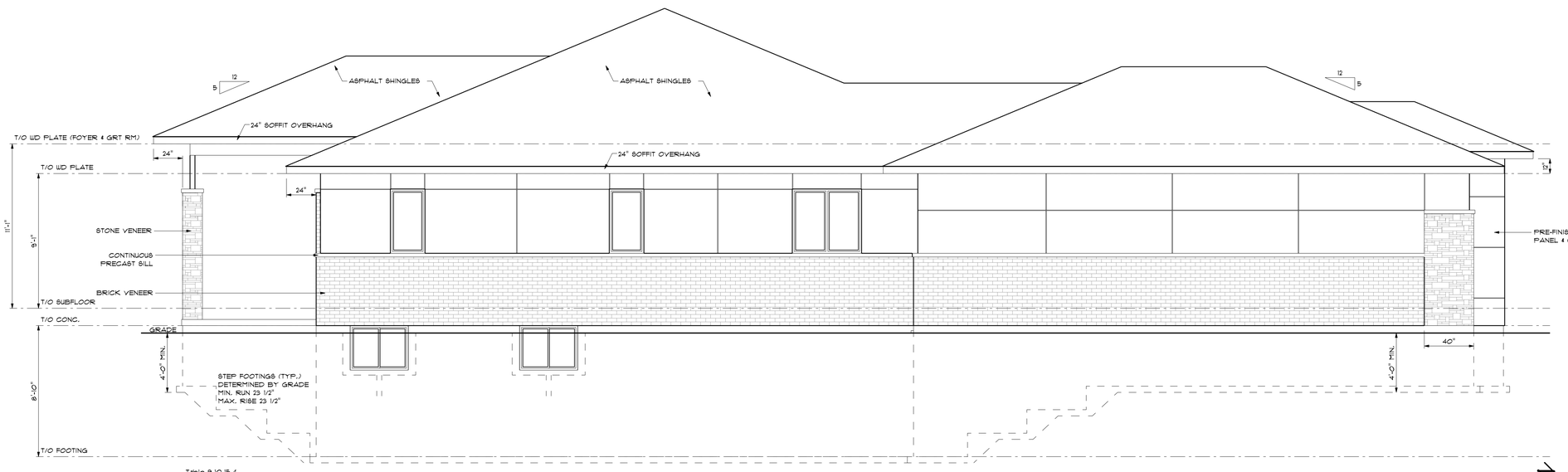


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DEREK JUKEMA — 21759
NAME — BCIN

SIGNATURE

RIGHT & LEFT ELEVATION

scale:	1/4" = 1'-0"
date:	2026-03-17
drawn by:	JVB
designed by:	JENSEN@DJDESIGN.CA
checked by:	AB

A-2

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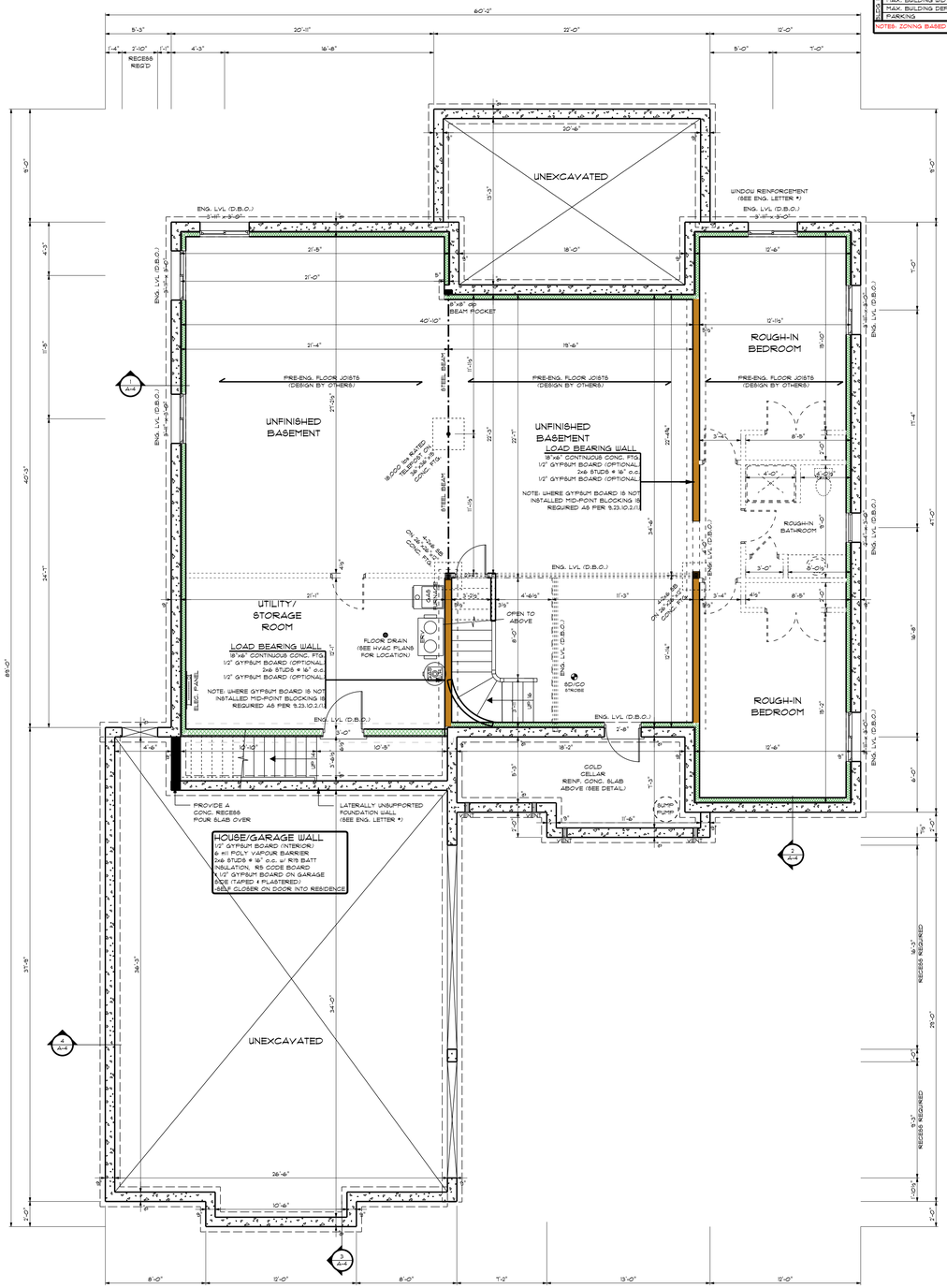
ZONING CHART	MUNICIPALITY: INNISFIL PROPERTY ZONING: R1	
DESCRIPTION	PROVIDED	BY-LAW
LOT AREA	1398.4M2	1400M2
LOT DEPTH (MIN.)	48.72M	---
LOT FRONTAGE (MIN.)	30.48M	11.0M
LOT COVERAGE	346.8M2 (24.9%)	488.4M2 (35%)
FRONT YARD	8.05M	8.0M
REAR YARD	10.54M	8.0M
INT. SIDE (LEFT)	1.55M	1.5M
INT. SIDE (RIGHT)	---	---
EXTERIOR SIDE	10.95M	8.0M
BUILDING HEIGHT (MAX.)	***M	9.0M
MAX. BUILDING WIDTH	18.34M	22.98M
MAX. BUILDING DEPTH	21.13M	31.72M
PARKING	2+	2

NOTES: ZONING BASED ON LOT W/ MUNICIPAL WATER ONLY.

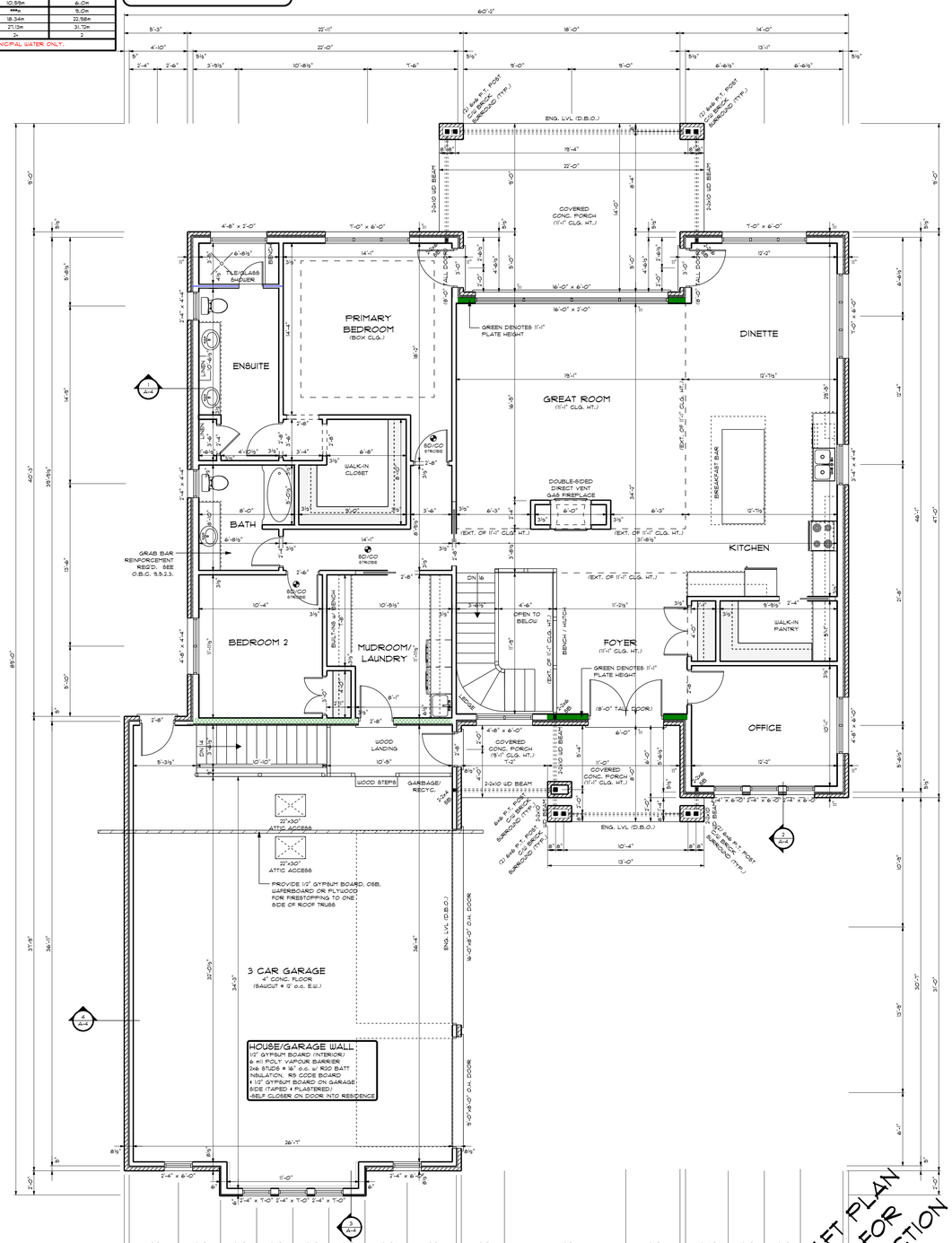
STANDARD CEILING

BOX CEILING

CREATES BULKHEAD ALL AROUND THE ROOM
CENTER OF CEILING IS RAISED TO SPECIFIED HEIGHT
TYPICALLY 16" WIDE BULKHEAD



FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

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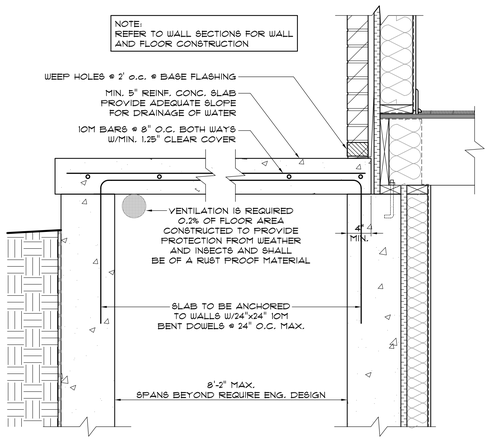
SIGNATURE

FLOOR PLANS

scale:	3/16" = 1'-0"
date:	2026-09-17
drawn by:	JVB
designed by:	JENSEN@DJDESIGN.CA
checked by:	AB

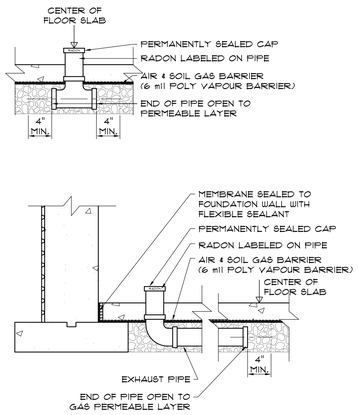
A-3

WE SHARE IN YOUR EXCITEMENT!! PLEASE LIKE US ON FACEBOOK AND TAG US ON INSTAGRAM SO WE CAN SEE YOUR PROJECT



SECTION THRU CONCRETE SLAB

SCALE 1"=1'-0"



RADON READY DETAIL

SCALE: 1"=1'-0"

PERFORMANCE PACKAGE		
COMPONENT	THERMAL VALUES*'	
CEILING WITH ATTIC SPACE	MIN. NOMINAL R	R50
	MAX. U	____
CEILING WITHOUT ATTIC SPACE	MIN. NOMINAL R	____
	MAX. U	____
EXPOSED FLOOR	MIN. NOMINAL R	____
	MAX. U	____
WALLS ABOVE GRADE	MIN. NOMINAL R	19 + 5ci
	MAX. U	____
BASEMENT WALLS	MIN. NOMINAL R	12 + 5ci
	MAX. U	____
BELOW GRADE SLAB ENTIRE SURFACE GREATER THAN 600mm (23 5/8") BELOW GRADE	MIN. NOMINAL R	____
	MAX. U	____
HEATED SLAB OR SLAB EQUAL OR LESS THAN 600mm BELOW GRADE	MIN. NOMINAL R	R10
	MAX. U	____
EDGE OF BELOW GRADE SLAB EQUAL OR LESS THAN 600mm (23 5/8") BELOW GRADE	MIN. NOMINAL R	R10
WINDOWS AND SLIDING GLASS DOORS	MAX. U	____
	ENERGY RATING	____
SKYLIGHTS	MAX. U	____
SPACE HEATING EQUIPMENT	MIN. AFUE	____%ECM
HRV	MIN. SRE	____
DOMESTIC HOT WATER HEATER	MIN. EF	____
COMBINED SPACE / DOM. WATER HEATING	MIN. EF	____
DWHR (CSA B55.1)	MIN. EFFICIENCY	N/A

NOTES:
(1) DRAIN WATER HEAT RECOVERY DOES NOT APPLY TO DWELLING UNITS IN WHICH THERE ARE NO SHOWERS OR THERE ARE NO STOREYS OR CRAWLSPACES BENEATH ANY OF THE SHOWERS.

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  BACKFILL TO BE PLACED IN 1Ft (30cm) LIFTS EVENLY AROUND STRUCTURE.
  COMPACT BACKFILL TO 95% STANDARD PROCTOR.
- ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
- PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

DESIGN NOTES

DESIGN DATA LOCATION: BARRIE

GROUND SNOW LOAD:	2.5 KPA (52.2 PSF)
SPECIFIED SNOW LOAD:	1.71 KPA (36.9 PSF)
DEAD LOAD:	0.48 KPA (10 PSF)
WIND LOAD (1/50):	0.36 KPA (7.5 PSF)

1/2" PERIMETER EXPANSION JOINT FOR POURED CONC. SLABS 1/4" CONTROL JOINTS @ 20' O.C. E.W. IN POURED CONC. SLABS ALL WOOD No. 2 SPRUCE OR BETTER ALL BOLTS GALVANIZED STEEL

MAX. BRICK LINTEL SPANS
4" BRICK/STONE O.B.C. 9.20.5.2.

BL-1	4" V x 3 1/2" H x 1/4" T 8'-2"
BL-2	5" V x 3 1/2" H x 5/16" T 10'-1"
BL-3	6" V x 3 1/2" H x 7/16" T 11'-1"
BL-4	6" V x 3 1/2" H x 1/2" T 12'-4"

STAIR INFO.

RISE:	MAX. 7 7/8"
RUN:	MIN. 10 1/16"
TREAD:	MIN. 11"
NOSING:	MAX. 1"
HEADROOM:	MIN. 6'-5"
UNIFORM RISE/RUN	

LEGEND.

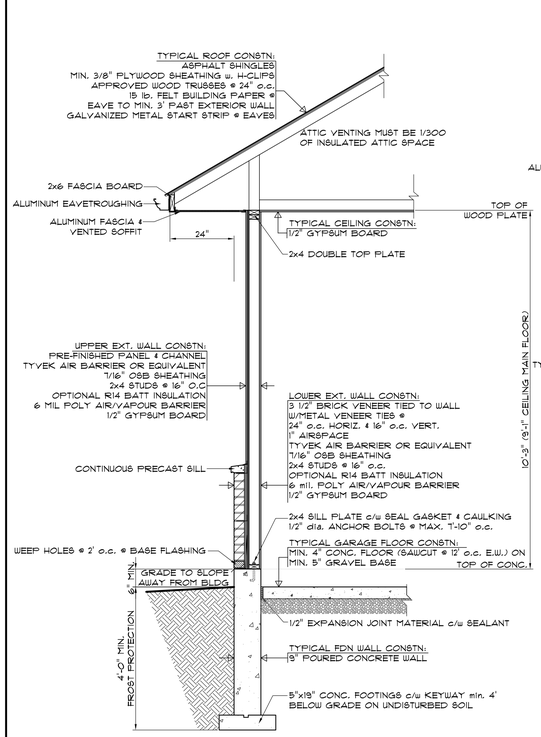
SB	SOLID BEARING
GIRDER	SB FOR GIRDER
PV	POINT LOAD
S.J.	SINGLE JOIST
D.J.	DOUBLE JOIST
T.J.	TRIPLE JOIST
D.C.J.	DOUBLE CEILING JOIST

STRUCTURAL NOTES

1. ALL EXTERIOR & INTERIOR LINTELS TO BE MIN. (2) PLY 2x10 C/W 2x4 DRYWALL NAILER & PLYWOOD FILLERS BETWEEN EACH PLY, UNLESS NOTED OTHERWISE.
2. ALL NOTCHING & DRILLING OF FRAMING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES.
3. PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE.

DESIGNER DISCLAIMER

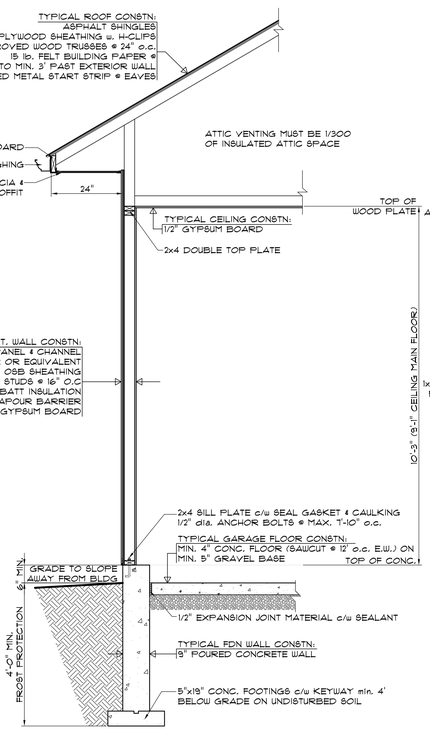
1. THESE PLANS WERE PRODUCED WITH INFORMATION PROVIDED ON OR BEFORE THE PRINTED DATE.
2. IF ANY ERRORS OR OMISSIONS ARE FOUND ON THE DRAWINGS, THE DESIGNER IS TO BE INFORMED IMMEDIATELY TO HELP RESOLVE ANY ISSUES PRIOR TO THE WORK PROCEEDING.
3. HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH HVAC INSTALLER.



GARAGE WALL SECTION

4 / A-4

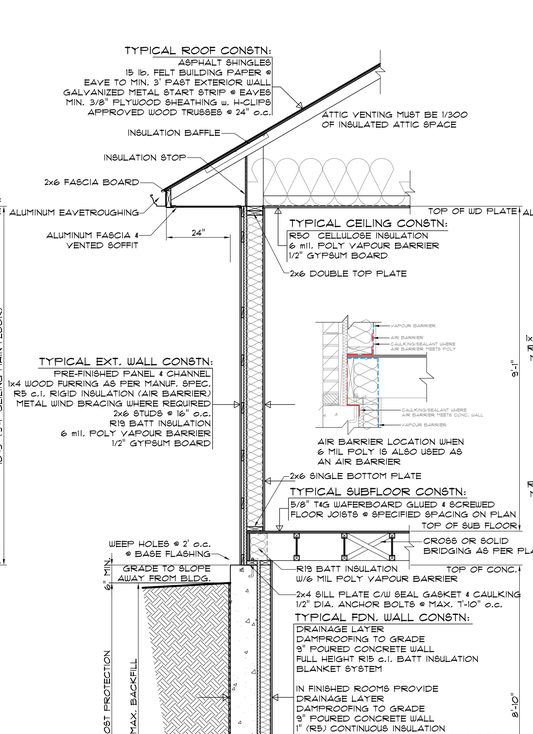
SCALE: 1/2"=1'-0"



GARAGE WALL SECTION

3 / A-4

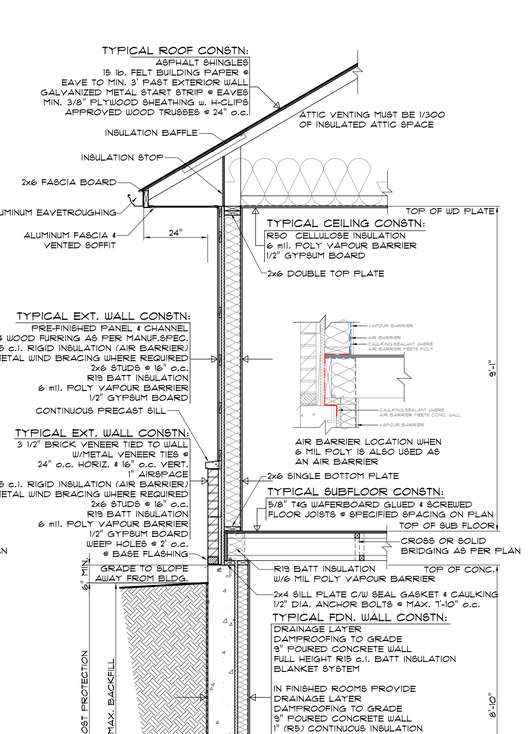
SCALE: 1/2"=1'-0"



TYPICAL WALL SECTION

2 / A-4

SCALE: 1/2"=1'-0"



TYPICAL WALL SECTION

1 / A-4

SCALE: 1/2"=1'-0"

NOT PLAN FOR CONSTRUCTION

PROPOSED RESIDENCE FOR
RANDY VERBRUGGEN
3806 FAIRWAY RD., INNISFIL

PROJECT NUMBER
1432-26-01

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Architectural • Energy • HVAC
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Email: plans@djdesign.ca
Website: www.djdesign.ca
378 Hunter Street
Woodstock, ON.
N4S 4G2

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C, 3.2.5.1. OF THE BUILDING CODE

DEREK JUKEMA	21759
NAME	BCIN
SIGNATURE	

SECTIONS & DETAILS

scale:	AS SHOWN
date:	2026-09-17
drawn by:	JVB
designed by:	JENSEN@DJDESIGN.CA
checked by:	AB

A-4

WE SHARE IN YOUR EXCITEMENT! PLEASE LIKE US ON FACEBOOK AND TAG US ON INSTAGRAM SO WE CAN SEE YOUR PROJECT