



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2026-021**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Duyen Nguyen, Applicant**, on behalf of **Patrick Moffatt, 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 593 LOT 13 PT LOT 14**, known municipally as **3910 Alcina Ave**, and is zoned “**Residential (R1)**.”

The applicant is proposing to construct a principal dwelling containing two (2) basement accessory dwelling units. The applicant is seeking relief from Table 4.2a) to permit a reduced exterior side yard setback of approximately 2.51 m, whereas a minimum exterior side yard setback of 6.0 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, September 17, 2026, at 6:30 PM.**

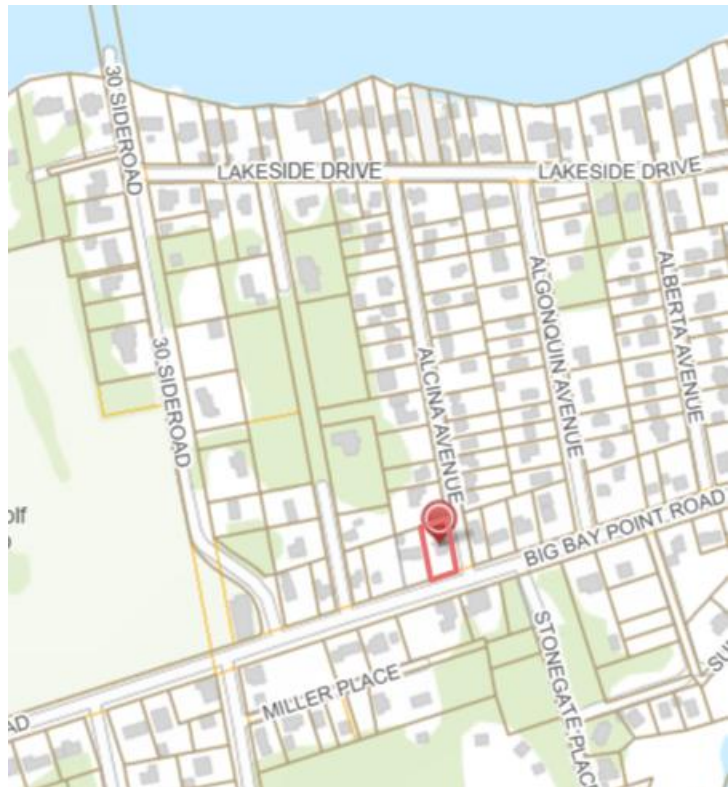
To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:

<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).

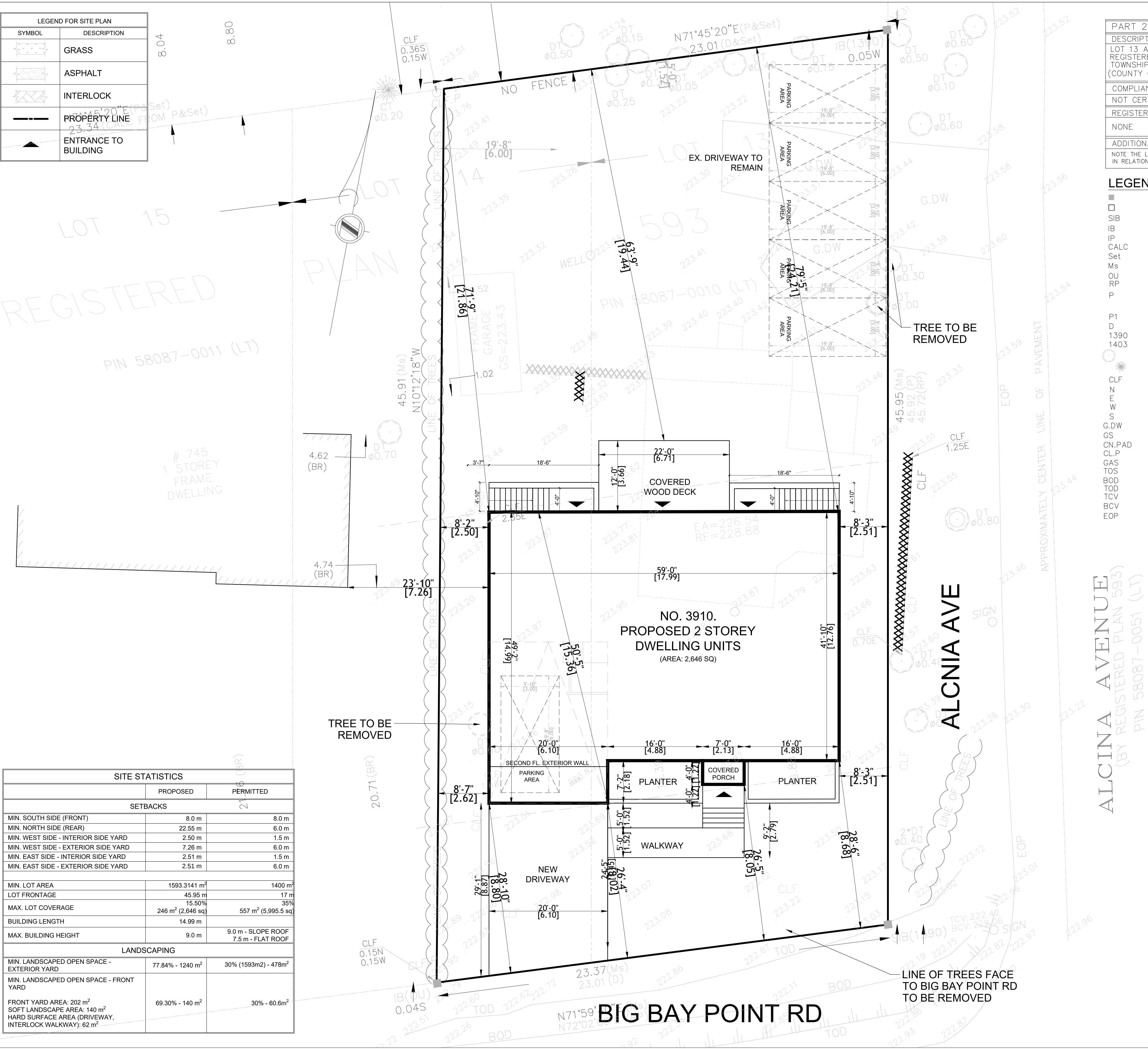
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.



Dated: **August 20, 2026**

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

LEGEND FOR SITE PLAN	
SYMBOL	DESCRIPTION
	GRASS
	ASPHALT
	INTERLOCK
	PROPERTY LINE
	ENTRANCE TO BUILDING



SITE STATISTICS		
	PROPOSED	PERMITTED
SETBACKS		
MIN. SOUTH SIDE (FRONT)	8.0 m	8.0 m
MIN. NORTH SIDE (REAR)	22.55 m	6.0 m
MIN. WEST SIDE - INTERIOR SIDE YARD	2.50 m	1.5 m
MIN. WEST SIDE - EXTERIOR SIDE YARD	7.26 m	6.0 m
MIN. EAST SIDE - INTERIOR SIDE YARD	2.51 m	1.5 m
MIN. EAST SIDE - EXTERIOR SIDE YARD	2.51 m	6.0 m
LANDSCAPING		
MIN. LANDSCAPED OPEN SPACE - EXTERIOR YARD	77.84% - 1240 m ²	30% (1593m2) - 478m ²
MIN. LANDSCAPED OPEN SPACE - FRONT YARD		
FRONT YARD AREA: 202 m ² SOFT LANDSCAPE AREA: 140 m ² HARD SURFACE AREA (DRIVEWAY, INTERLOCK WALKWAY): 62 m ²	69.30% - 140 m ²	30% - 60.6m ²

PART 2	
DESCRIPTION OF LAND	
LOT 13 AND PART OF LOT 14 REGISTERED PLAN 593 TOWNSHIP OF INNISFIL (COUNTY OF SIMCOE) AS IN PIN 58087-0010 (LT)	
COMPLIANCE WITH MUNICIPAL ZONING	
NOT CERTIFIED BY THIS REPORT	
REGISTERED EASEMENTS	
NONE	
ADDITIONAL REMARKS	
NOTE THE LOCATION OF THE FENCES, HEDGE AND HYDRO POLE IN RELATION TO THE BOUNDARY LIMITS.	

LEGEND	
■	DENOTES FOUND BAR
□	DENOTES PLANTED BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIN
CALC	DENOTES CALCULATION
Set	DENOTES SET
Ms	DENOTES MEASURED
OU	DENOTES UNKNOWN
RP	DENOTES REGISTERD PLAN 593
P	DENOTES PLAN OF SURVEY BY RUDY MAK SURVEYING LTD., OLS, DATED NOVEMBER 5, 1990.
P1	DENOTES PLAN 51R-1673
D	DENOTES INSTRUMENT #R01316769
1390	DENOTES R.P. KITCHEN, O.L.S.
1403	DENOTES W.D. SMITH, O.L.S.
○	DENOTES DECIDUOUS TREE WITH DIAMETER
★	DENOTES CONIFEROUS TREE WITH DIAMETER
CLF	DENOTES CHAIN LINK FENCE
N	DENOTES NORTH
E	DENOTES EAST
W	DENOTES WEST
S	DENOTES SOUTH
G.DW	DENOTES GRAVEL DRIVEWAY
GS	DENOTES GARAGE SILL
CN.PAD	DENOTES CONCRETE PAD
CL.P	DENOTES CHAIN LINK POST
GAS	DENOTES GAS METER
TOS	DENOTES TOP OF SLOPE
BOD	DENOTES BOTTOM OF DITCH
TOD	DENOTES TOP OF DITCH
TCV	DENOTES TOP OF CULVERT
BCV	DENOTES BOTTOM OF CULVERT
EOP	DENOTES EDGE OF PAVEMENT

GENERAL NOTES:

ALL CONTRACTOR & OWNER SHALL CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITION ON SITE BEFORE PROCEEDING WITH ANY WORK. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSED UNTIL BUILDING PERMIT ISSUED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO ONTARIO BUILDING CODE AND BUILDING PERMIT APPROVED PLANS.

THE DESIGNER HAS NOT RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND TAKE NO RESPONSIBILITY FOR ANY FAILURE OF THE CONTRACTOR, OWNER OR SUBCONTRACTORS TO CARRY OUT THE WORK.

3.	IF PLANNER COMMENTS	2026/07/24	DN
2.	DRAFT SITE PLAN IF REVIEW	2026/06/15	DN
1.	DRAFT SITE PLAN IF REVIEW	2026/06/11	DN
NO.	ISSUED FOR	DATE	BY

**828
DESIGN INC.**

PROJECT STATISTICS - RESIDENTIAL	
ADDRESS	3910 ALCINA AVE, INNISFIL, ON L9S 2M4
ZONING	RESIDENTIAL 1 ZONE - R1
LOT AREA	1593.3141 m ²
LOT FRONTAGE	45.95 m
PROPOSED HEIGHT TO MID ROOF	9.0 m
PROPOSED HEIGHT TO EAVES	7.13 m
HEIGHT OF MAIN WALL	6.93 m
LOT COVERAGE	271 m ² (17%)
GROSS FLOOR AREA	PROPOSED
GROUND FLOOR	246 (2,646 SQ) m ²
BASEMENT FLOOR	198 (2,122 SQ) m ²
SECOND FLOOR	232 (2,497 SQ) m ²
TOTAL GFA	676 (7,276 SQ) m ²
LOT COVERAGE	PROPOSED
DWELLING FOOT PRINT (INCLUDED GARAGE)	246 m ²
REAR WOOD PORCH	25 m ²
ACCESSORY STRUCTURES (SHED)	m ²
EAVES (greater than 0.45m)	m ²
OTHER: Balcony, 2nd fl overhang, etc	m ²
TOTAL PROPOSED LOT COVERAGE	271 m ² (17%)

PROJECT: 3910 ALCINA AVE, INNISFIL

TITLE: PROPOSED SITE PLAN

CITY FILE NUMBER:

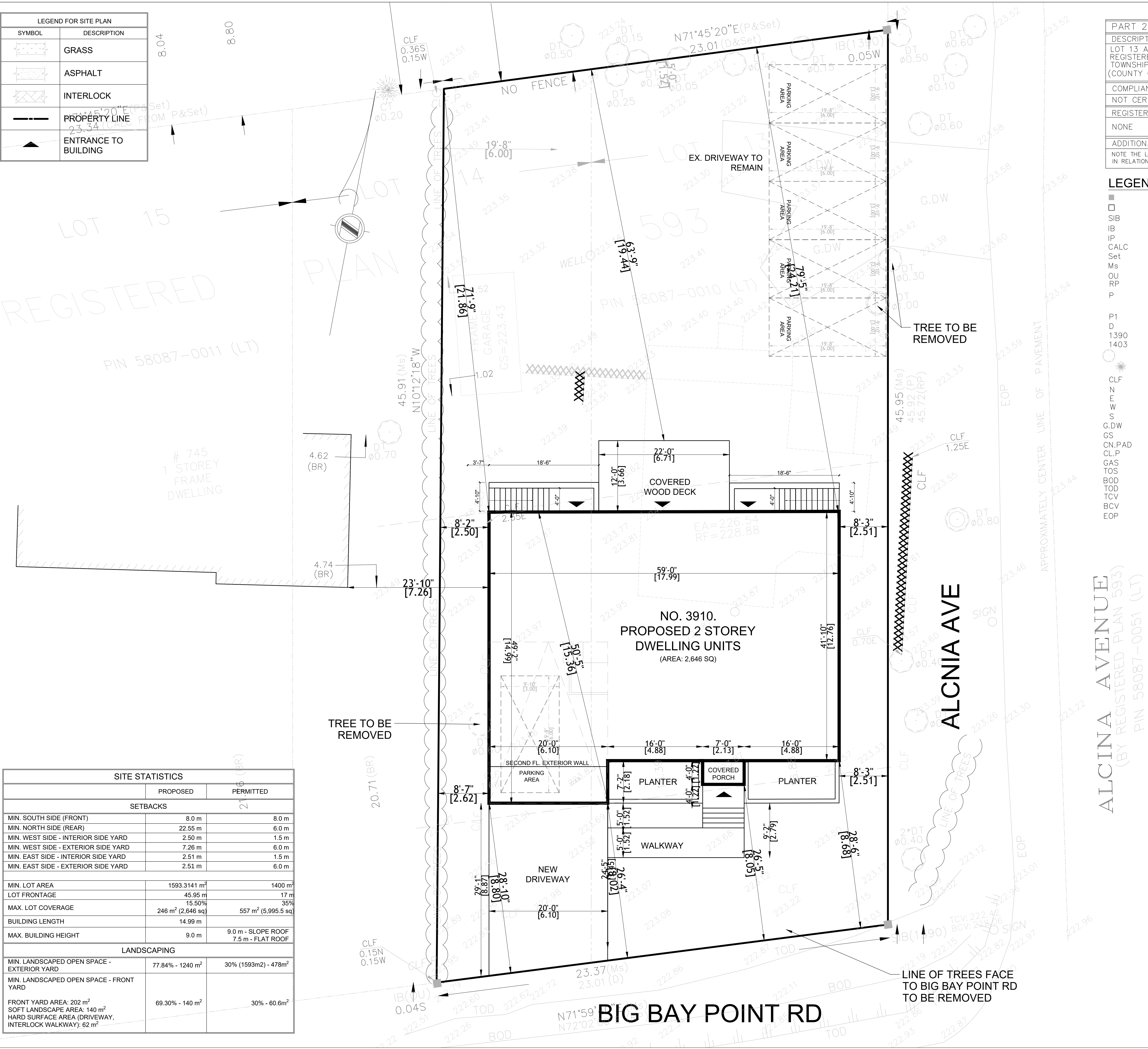
DATE: DRAWN BY: DN

SCALE: CHK'D BY: DN

SHEET NUMBER

S1

LEGEND FOR SITE PLAN	
SYMBOL	DESCRIPTION
	GRASS
	ASPHALT
	INTERLOCK
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	ENTRANCE TO BUILDING



SITE STATISTICS		
	PROPOSED	PERMITTED
SETBACKS		
MIN. SOUTH SIDE (FRONT)	8.0 m	8.0 m
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MIN. WEST SIDE - INTERIOR SIDE YARD	2.50 m	1.5 m
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NO.	ISSUED FOR	DATE	BY

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DESIGN INC.**

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ZONING	RESIDENTIAL 1 ZONE - R1	
LOT AREA	1593.3141 m ²	
LOT FRONTAGE	45.95 m	
PROPOSED HEIGHT TO MID ROOF	9.0 m	
PROPOSED HEIGHT TO EAVES	7.13 m	
HEIGHT OF MAIN WALL	6.93 m	
LOT COVERAGE	271 m ² (17%)	
GROSS FLOOR AREA		PROPOSED
GROUND FLOOR	246 (2,646 SQ)	m ²
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SECOND FLOOR	232 (2,497 SQ)	m ²
TOTAL GFA	676 (7,276 SQ)	m ²
LOT COVERAGE		PROPOSED
DWELLING FOOT PRINT (INCLUDED GARAGE)	246	m ²
REAR WOOD PORCH	25	m ²
ACCESSORY STRUCTURES (SHED)		m ²
EAVES (greater than 0.45m)		m ²
OTHER: Balcony, 2nd fl overhang, etc		m ²
TOTAL PROPOSED LOT COVERAGE	271 m ² (17%)	

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TITLE: PROPOSED SITE PLAN

CITY FILE NUMBER:

DATE: DRAWN BY: DN

SCALE: CHKD BY: DN

SHEET NUMBER

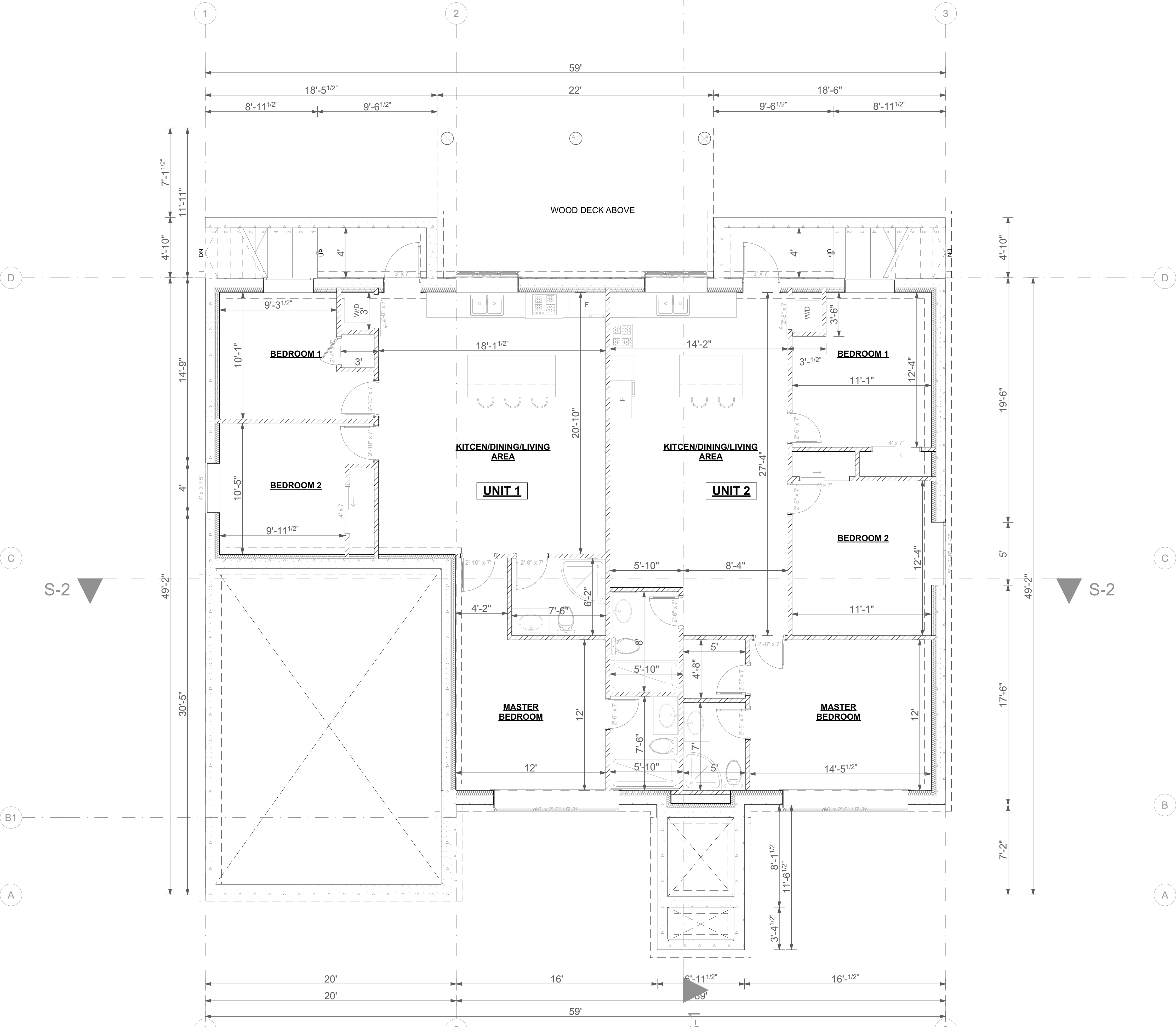
S1

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LEGEND

- EXISTITNG WALL
- PROPOSED NEW WALL
- PROPERTY LINE
- EXISTING FENCE
-
-
-
-



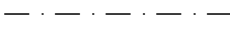
3.		
2.	ISSUED FOR REVIEW	2026/07/12
1.	ISSUED FOR REVIEW	2026/06/22
NO.	DESCRIPTION	DATE
PROJECT ADDRESS:		
3910 ALCIAN AVE INNISFIL		
DRAWING TITLE:		
PROPOSED BASMENT FL		
CITY FILE NUMBER:		
PAGE:		
A3		
SCALE:		
1/4" = 1'-0"		

GENERAL NOTES:

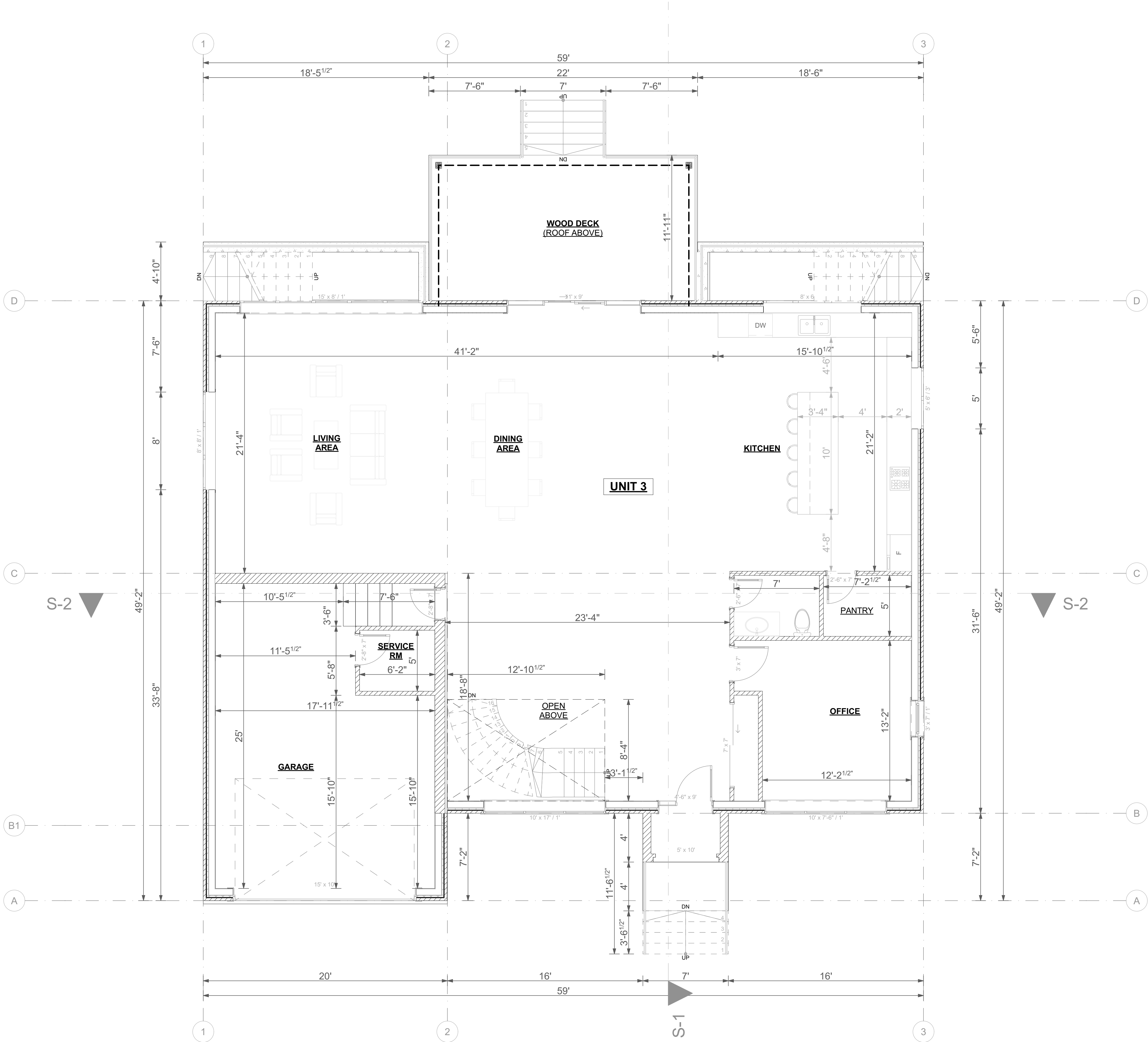
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LEGEND

- EXISTITNG WALL
- PROPOSED WALL
- NEW WALL
- PROPERTY LINE
- EXISTING FENCE



3.		
2.	ISSUED FOR REVIEW	2026/07/12
1.	ISSUED FOR REVIEW	2026/06/22
NO.	DESCRIPTION	DATE
PROJECT ADDRESS:		
3910 ALCIAN AVE INNISFIL		
DRAWING TITLE:		
PROPOSED GROUND FL		
CITY FILE NUMBER:		
PAGE:		
A4		
SCALE: 1/4" = 1'-0"		



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LEGEND

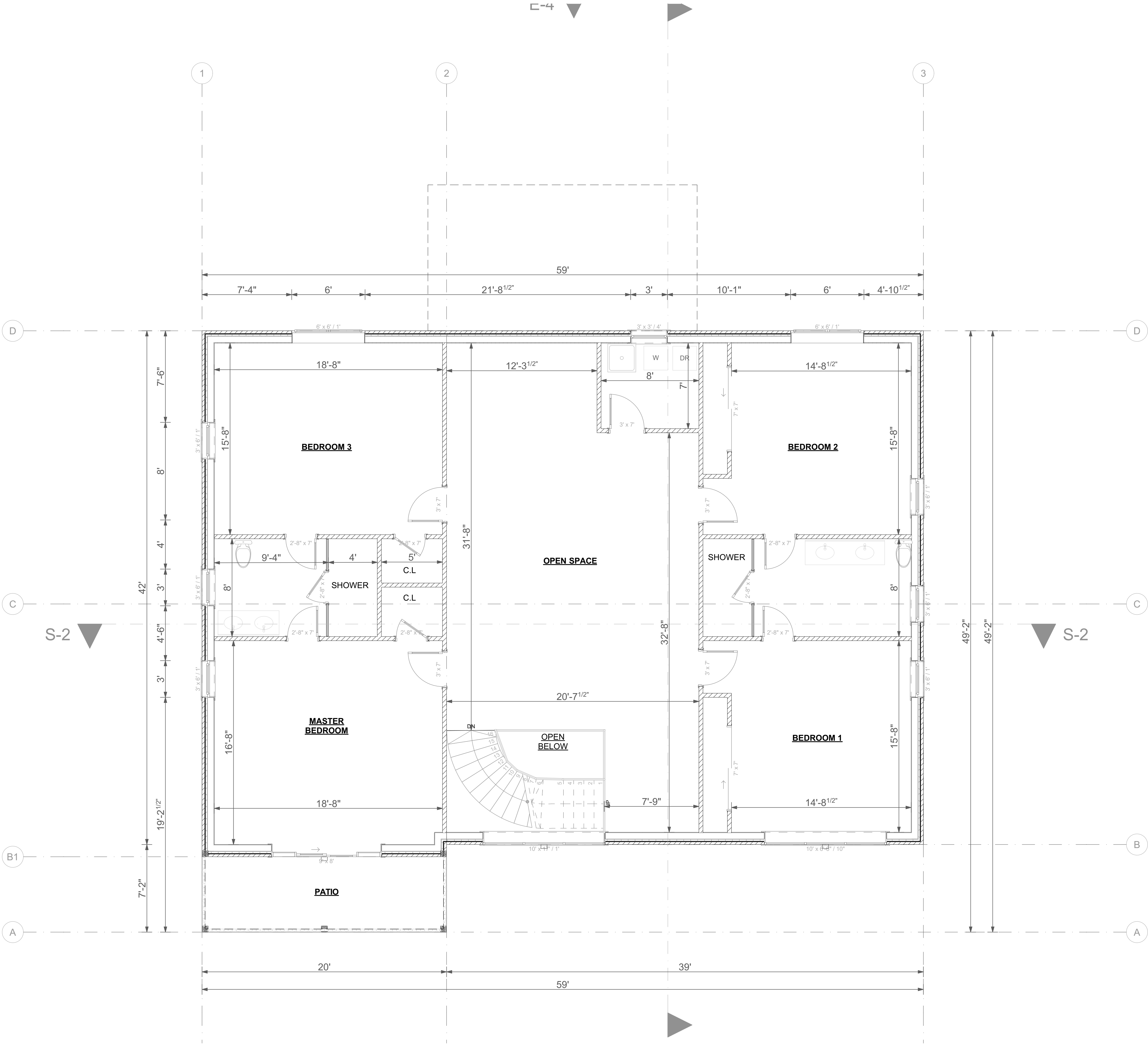
- EXISTITNG WALL

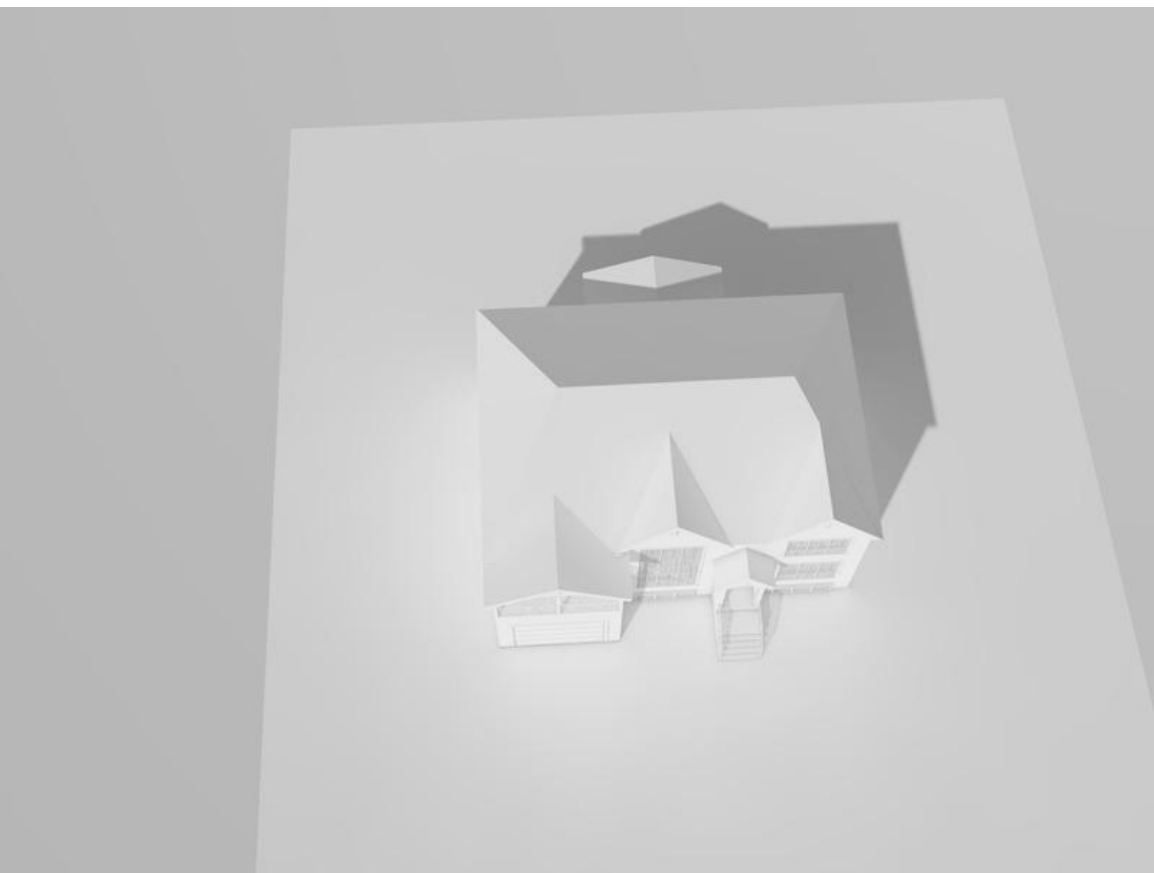
PROPOSED WALL

PROPERTY LINE

EXISTING FENCE
-

3.		
2.	ISSUED FOR REVIEW	2026/07/12
1.	ISSUED FOR REVIEW	2026/06/22
NO.	DESCRIPTION	DATE
PROJECT ADDRESS:		
3910 ALCIAN AVE INNISFIL		
DRAWING TITLE:		
PROPOSED SECOND FL		
CITY FILE NUMBER:		
PAGE:		A5
SCALE:		1/4" = 1'-0"





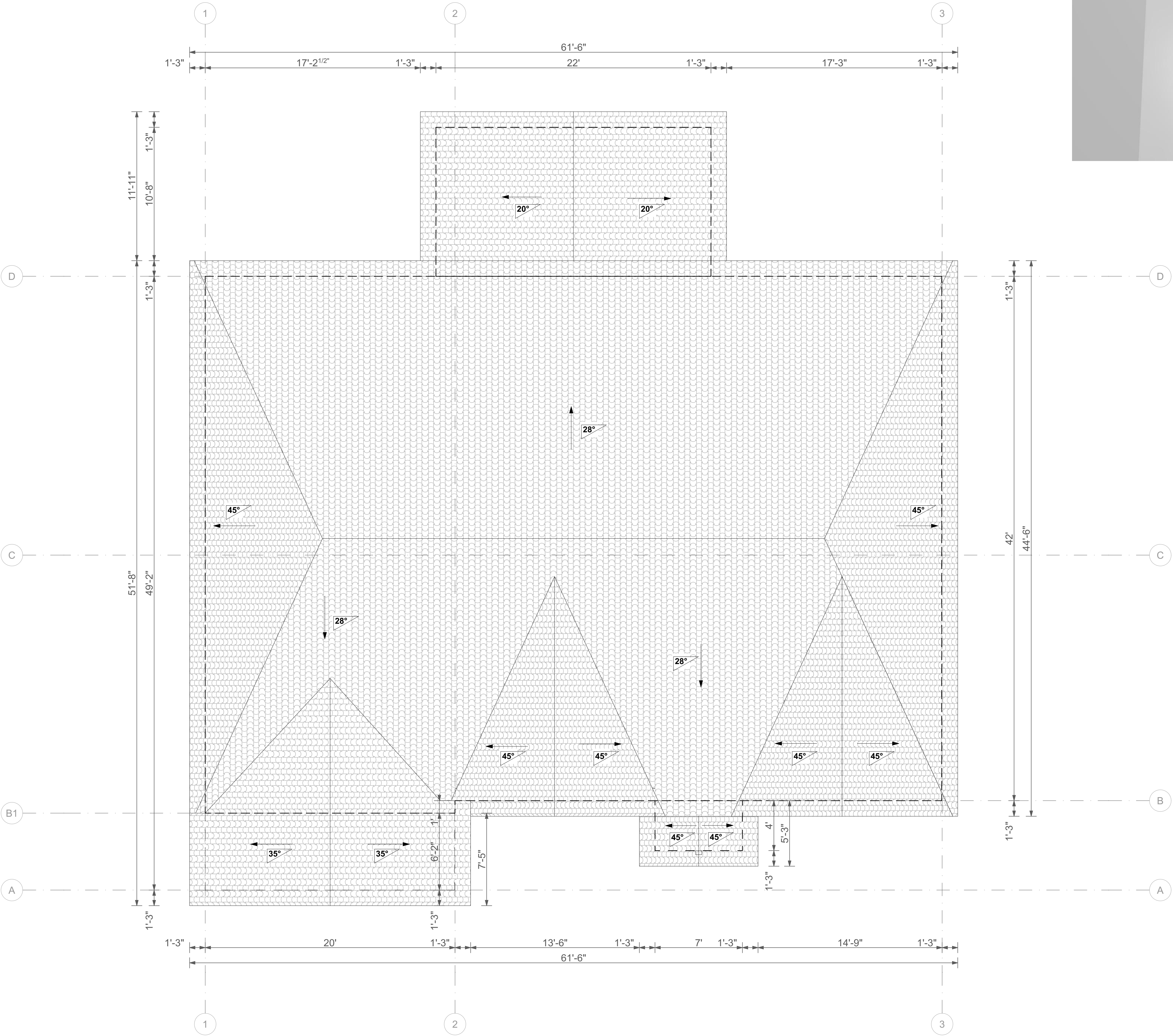
828 DESIGN INC.

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LEGEND

EXISTITNG WALL	
PROPOSED NEW WALL	
PROPERTY LINE	
EXISTING FENCE	



3.		
2.	ISSUED FOR REVIEW	2026/07/12
1.	ISSUED FOR REVIEW	2026/06/22
NO.	DESCRIPTION	DATE
PROJECT ADDRESS:		
3910 ALCIAN AVE INNISFIL		
DRAWING TITLE:		
PROPOSED ROOF PLAN		
CITY FILE NUMBER:		
PAGE:		
A.06		
SCALE:		
1/4" = 1'-0"		

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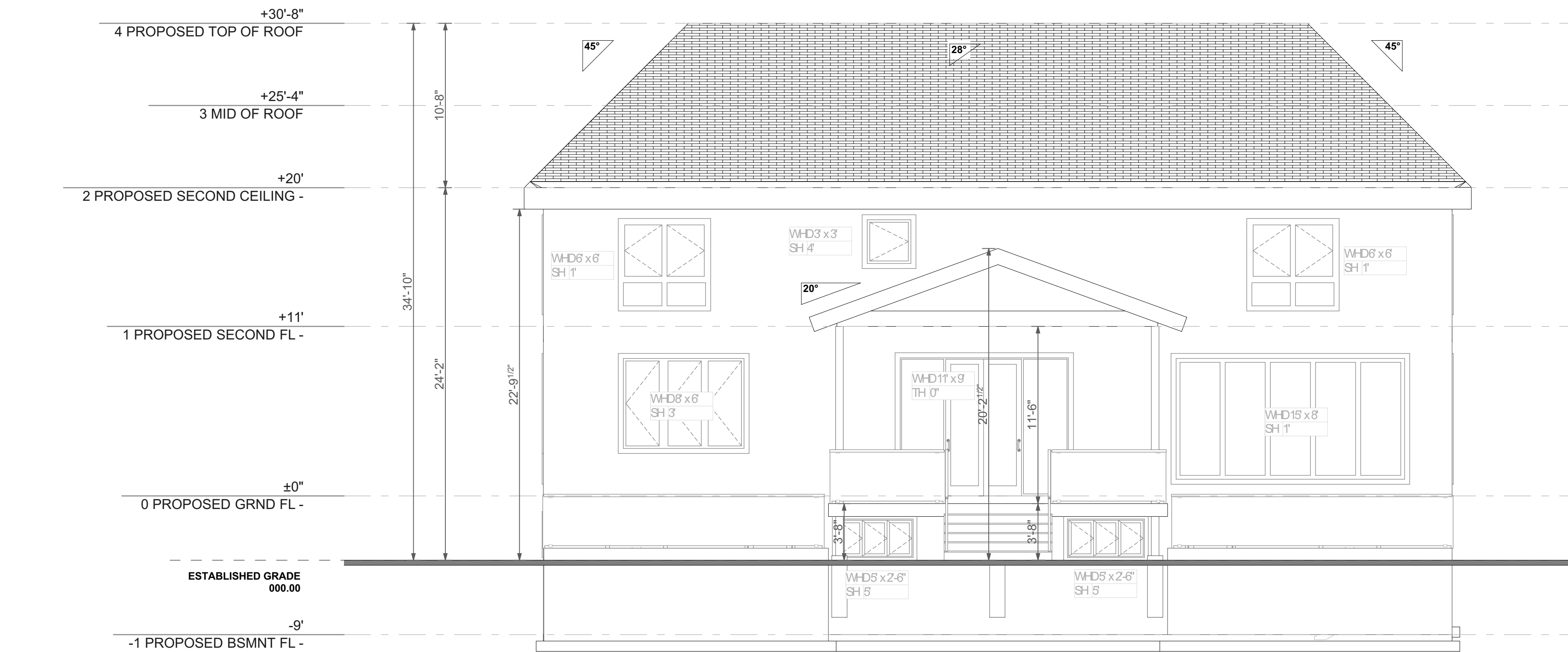
LEGEND

EXISTING WALL	
PROPOSED NEW WALL	
PROPERTY LINE	
EXISTING FENCE	



1 SOUTH (FRONT) ELE. (1) 3/16" = 1'-0"

SITE STATISTICS							
BUILDING COVERAGE	264 m²						
BUILDING HEIGHT	9.0 m						
ONTARIO BUILDING CODE, DIV. B, PART 9	9.10.14.4				9.10.14.5		
	SETBACKS	PROPOSED GLAZING AREA	EXPOSING WALL AREA	PERMIT OPENING	MIN. F.R.R REQUIRED	CONSTRUCTION TYPE REQUIRED	TYPE OF CLADDING REQUIRED
NORTH SIDE (REAR)	21.86 m	26% - 33 m²	125 m²	100%	45 MINUTES	COMBUSTIBLE OR NON-COMBUSTIBLE	COMBUSTIBLE OR NON-COMBUSTIBLE
SOUTH SIDE (FRONT)	8.0 m	26% - 38 m²	146 m²	28%			
WEST SIDE	2.50 m	11% - 11 m²	100 m²	11%	1 HOUR		NONCOMBUSTIBLE
EAST SIDE	2.50 m	11% - 10m²	90 m²	11%			



2 NORTH (REAR) ELE. (1) 3/16" = 1'-0"

3.		
2.	ISSUED FOR REVIEW	2026/07/12
1.	ISSUED FOR REVIEW	2026/06/22
NO.	DESCRIPTION	DATE

PROJECT ADDRESS:
3910 ALCIAN AVE
INNISFIL

DRAWING TITLE:
PROPOSED ELEVATIONS

CITY FILE NUMBER:

PAGE:
A6

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

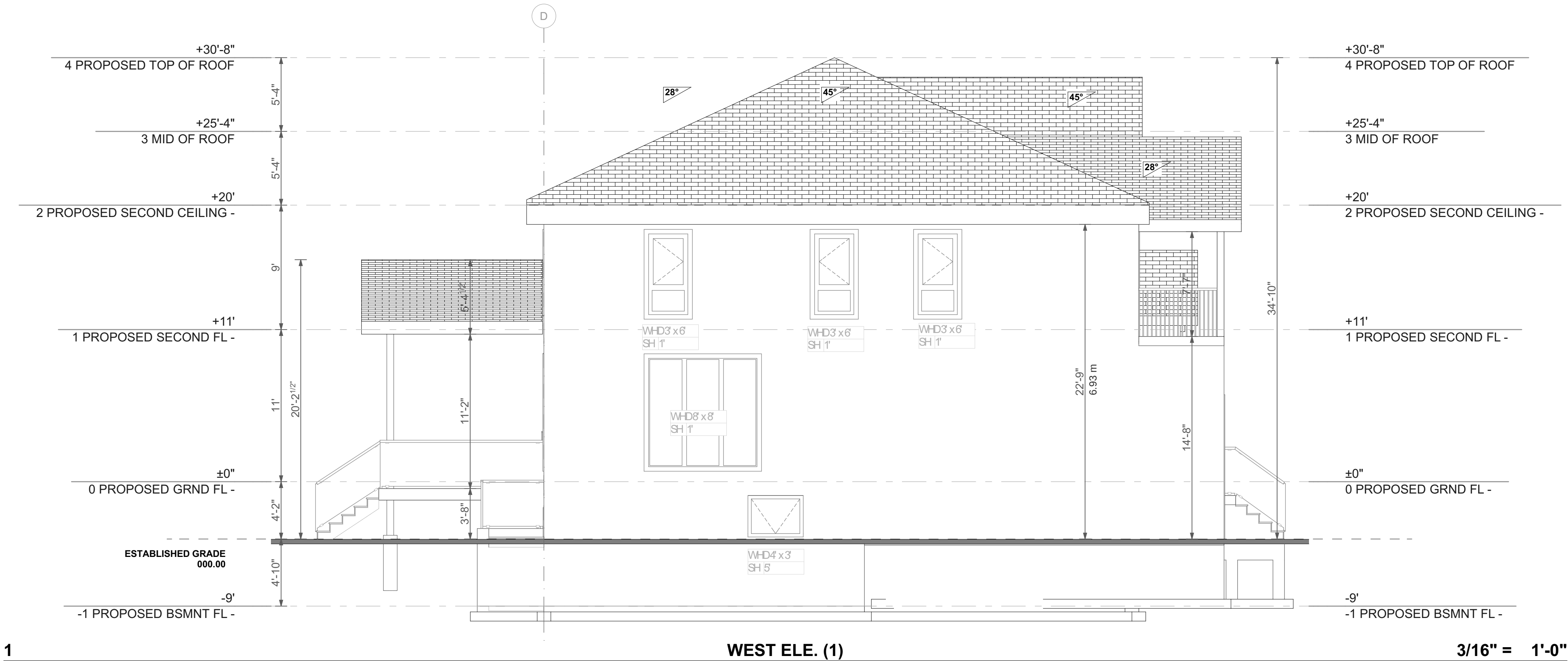
828
DESIGN INC.

GENERAL NOTES:

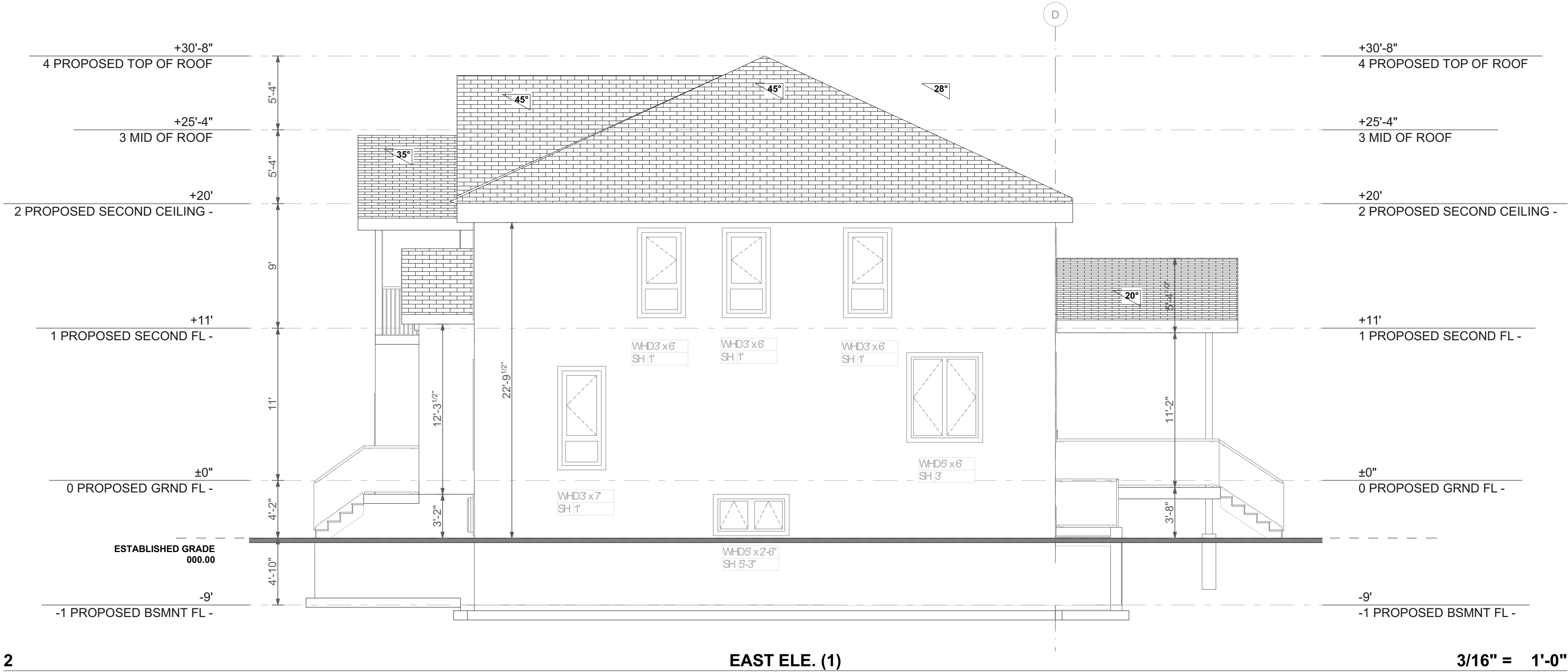
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- PROPOSED NEW WALL
- PROPERTY LINE
- EXISTING FENCE



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3910 ALCIAN AVE INNISFIL		
DRAWING TITLE:		
PROPOSED ELEVATIONS		
CITY FILE NUMBER:		
PAGE:		A.08
SCALE:		3/16" = 1'-0"

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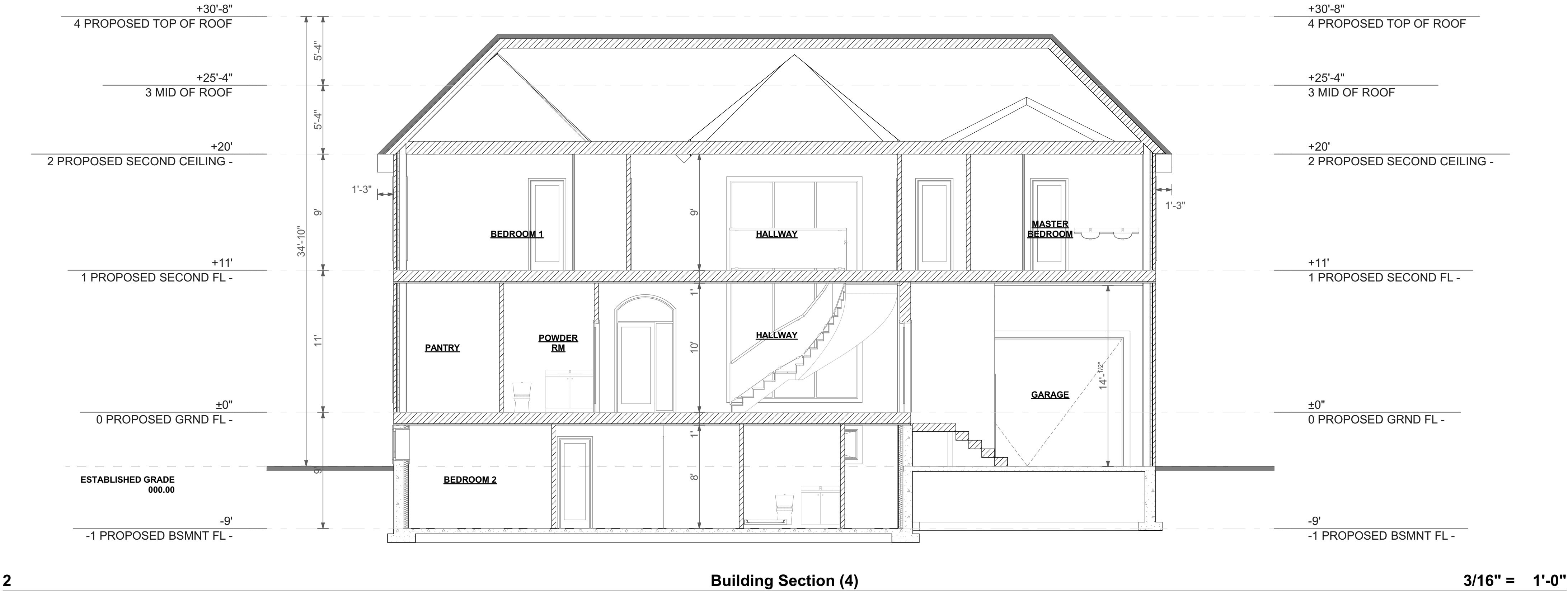
LEGEND

EXISTING WALL

PROPOSED NEW WALL

PROPERTY LINE

EXISTING FENCE



SURVEYOR'S REAL PROPERTY REPORT (PART 1)

LOT 13 AND PART OF LOT 14

REGISTERED PLAN 593

TOWNSHIP OF INNISFIL

(COUNTY OF SIMCOE)

SCALE 1:200



GRAD SURVEYING LTD.
ONTARIO LAND SURVEYORS
© 2026

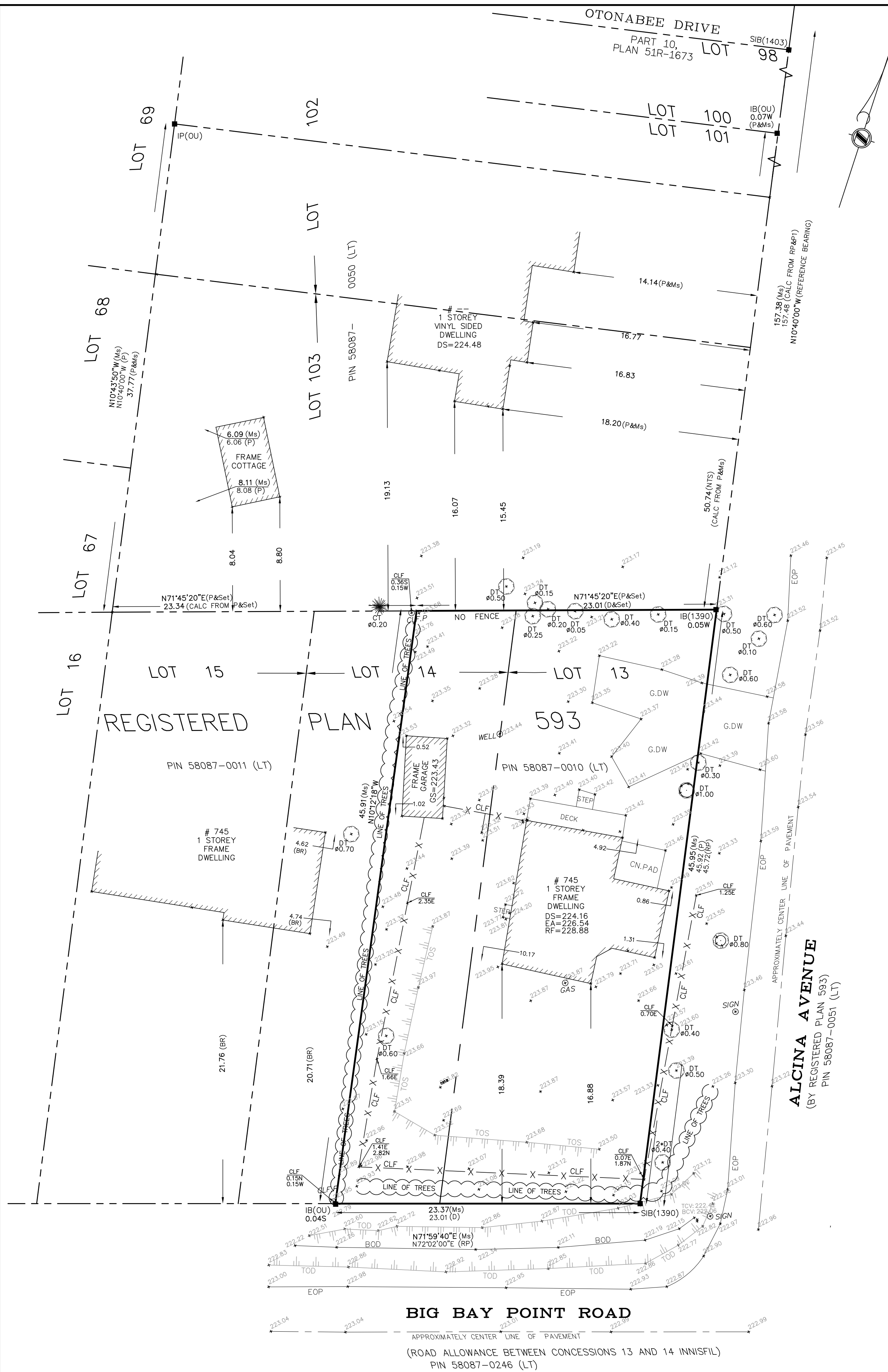
METRIC

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

PART 2	
DESCRIPTION OF LAND	
LOT 13 AND PART OF LOT 14 REGISTERED PLAN 593 TOWNSHIP OF INNISFIL (COUNTY OF SIMCOE) AS IN PIN 58087-0010 (LT)	
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NONE	
ADDITIONAL REMARKS	
NOTE THE LOCATION OF THE FENCES, HEDGE AND HYDRO POLE IN RELATION TO THE BOUNDARY LIMITS.	

LEGEND

■	DENOTES FOUND BAR
□	DENOTES PLANTED BAR
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIN
CALC	DENOTES CALCULATION
Set	DENOTES SET
Ms	DENOTES MEASURED
OU	DENOTES UNKNOWN
RP	DENOTES REGISTERED PLAN 593
P	DENOTES PLAN OF SURVEY BY RUDY MAK SURVEYING LTD., OLS, DATED NOVEMBER 5, 1990.
P1	DENOTES PLAN 51R-1673
D	DENOTES INSTRUMENT #R01316769
1390	DENOTES R.P. KITCHEN, O.L.S.
1403	DENOTES W.D. SMITH, O.L.S.
⊙	DENOTES DECIDUOUS TREE WITH DIAMETER
⊙	DENOTES CONIFEROUS TREE WITH DIAMETER
CLF	DENOTES CHAIN LINK FENCE
N	DENOTES NORTH
E	DENOTES EAST
W	DENOTES WEST
S	DENOTES SOUTH
G.DW	DENOTES GRAVEL DRIVEWAY
GS	DENOTES GARAGE SILL
CN.PAD	DENOTES CONCRETE PAD
CLP	DENOTES CHAIN LINK POST
GAS	DENOTES GAS METER
TOS	DENOTES TOP OF SLOPE
BOD	DENOTES BOTTOM OF DITCH
TOD	DENOTES TOP OF DITCH
TCV	DENOTES TOP OF CULVERT
BCV	DENOTES BOTTOM OF CULVERT
EOP	DENOTES EDGE OF PAVEMENT



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 4th DAY OF JUNE, 2026.

JUNE 11, 2026
DATE

F. K. RAD
ONTARIO LAND SURVEYOR

NOTE

TIES HERE SHOWN ARE TO FRAME UNLESS OTHERWISE MENTIONED.

BENCHMARK NOTE

ELEVATIONS HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM BENCHMARK #03120030028, TOWNSHIP OF INNISFIL, HAVING A PUBLISHED VALUE OF 243.642 METRES. (CGVD28:78)

NOTE

GRAD SURVEYING O.L.S., GRANTS 12512203 CANADA INCORPORATED ("THE CLIENT"), THEIR SOLICITOR AND OTHER RELATED PARTIES PERMISSION TO USE "ORIGINAL COPIES" OF THE SURVEYOR'S REAL PROPERTY REPORT IN TRANSACTIONS INVOLVING "THE CLIENT".

BEARING NOTE

BEARINGS ARE ASTRONOMIC, AND ARE REFERRED TO WESTERLY LIMIT OF ALCINA AVENUE HAVING A BEARING OF N10°40'00"W AS SHOWN ON REGISTERED PLAN 593.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

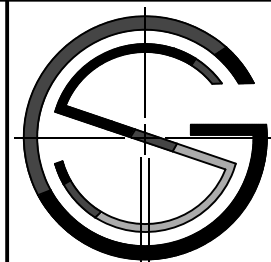
V-130708



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

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GRAD
SURVEYING

ONTARIO LAND SURVEYORS

PROJECT No. 26-036

PLANNING JUSTIFICATION REPORT

Minor Variance - Exterior Side Yard Setback

Property	3910 Alcina Avenue, Innisfil, Ontario L9S 2M4
Municipality	Town of Innisfil
Application	Committee of Adjustment - Minor Variance
Requested Relief	Exterior side yard: 6.0 m required; approximately 2.51 m proposed
Prepared by	828 Design Inc.
Date	August 28, 2026

Prepared in response to Town Planning staff comments requesting a brief rationale explaining why the proposed exterior side-yard variance is required, why the dwelling is not shifted further west, and what mitigation is proposed.

Supporting drawing set: 828 Design Inc., Proposed Site Plan and Architectural Drawings for 3910 Alcina Avenue, issued for planning review July 2026.

1. Executive Summary

This report supports a minor variance to reduce the required exterior side yard along Alcina Avenue from 6.0 m to approximately 2.51 m for the proposed residential redevelopment at 3910 Alcina Avenue.

The requested variance is not driven by excessive lot coverage or an attempt to place a larger building on the property. The submitted site plan shows a large corner lot of approximately 1,593 m², approximately 17% total proposed lot coverage, and substantial landscaped open space. The issue is the distribution of side-yard space between the public street side (Alcina Avenue) and the private residential property to the west.

Key response to the Town planner

A greater exterior side yard can be created only by shifting the same dwelling west. The current west interior side yard is approximately 2.50 m while the zoning minimum is 1.50 m, leaving only about 1.00 m of theoretical shift. Even a full 1.00 m shift would increase the Alcina Avenue exterior side yard only from about 2.51 m to about 3.51 m, so the 6.0 m requirement still would not be met. That shift would, however, materially reduce separation from the private west neighbour and reduce the west-side limiting distance used for the Ontario Building Code spatial-separation design.

The current 2.50 m west setback is also coordinated with the west exposing building face shown in the architectural drawings. The drawings identify an exposing building face of approximately 100 m² with approximately 11 m² (11%) of unprotected openings. Based on the applicable Part 9 spatial-separation table used in the submitted design, approximately 11% is permitted at a 2.50 m limiting distance, compared with approximately 8% at 1.50 m. A shift to the 1.50 m zoning minimum would therefore require a material reduction/redesign of west-side glazing or another compliant design approach. It can also change the construction category under OBC Article 9.10.14.5, depending on the final compliance approach.

For planning purposes, the present location is considered the more balanced solution because it preserves additional separation to the private neighbour, maintains practical side access and exterior circulation, protects the coordinated building-envelope design, and avoids transferring setback from the public-road side to the private-neighbour side without eliminating the variance.

2. Subject Property and Proposed Development

The subject property is a corner residential lot at Big Bay Point Road and Alcina Avenue. Big Bay Point Road functions as the front lot line for the proposed site plan and Alcina Avenue forms the exterior side lot line. The submitted drawings identify the property as Residential 1 (R1).

Site / Zoning Item	Proposed	Applicable / Context
Lot area	1,593.3141 m ²	1,400 m ² shown as minimum on submitted plan
Lot frontage	45.95 m	17 m shown as minimum on submitted plan
Front yard - Big Bay Point Rd	8.0 m	8.0 m
West interior side yard	2.50 m	1.50 m minimum

Site / Zoning Item	Proposed	Applicable / Context
East exterior side yard - Alcina Ave	2.51 m	6.0 m minimum - variance requested
Building height	9.0 m	9.0 m
Total proposed lot coverage	271 m ² (approx. 17%)	35% maximum shown on submitted plan
Landscaped open space	approx. 77.84%	30% minimum shown on submitted plan

Source: submitted architectural/site-plan drawing set. Final zoning measurements remain subject to Town review of the survey and application materials.

3. Requested Variance and Response to Staff Comment

The requested relief is to permit an exterior side yard of approximately 2.51 m along Alcina Avenue in place of the 6.0 m exterior side-yard requirement applicable to the R1 zone.

Town Planning staff specifically asked why the dwelling cannot be located further west, noting that the minimum required interior side yard is 1.5 m. The design team has reviewed that alternative. A westward shift is physically possible only to a limited extent, but it is not considered the preferable planning or building-design outcome for the following reasons.

4. Planning and Design Rationale

4.1 A westward shift would not eliminate the variance

The current west interior side yard is approximately 2.50 m, which is 1.00 m greater than the 1.50 m zoning minimum. Accordingly, the maximum theoretical westward relocation while continuing to meet the west interior-side-yard standard is approximately 1.00 m.

Even if the dwelling were shifted the full 1.00 m, the exterior side yard along Alcina Avenue would increase only from approximately 2.51 m to approximately 3.51 m. The proposal would still require relief from the 6.0 m standard. The shift therefore does not resolve the zoning condition; it simply transfers approximately 1.00 m of side-yard space away from the private west neighbour and toward the public-road side.

4.2 Preserve separation from the private west neighbour

The west side of the subject property directly interfaces with a private residential lot. By contrast, the east side interfaces with the Alcina Avenue road allowance. Maintaining approximately 2.50 m on the west side provides additional physical separation, privacy, building-maintenance access and functional open space adjacent to the private neighbour.

From an impact perspective, the present arrangement is more balanced than reducing the west yard to the minimum solely to obtain additional space toward a public street. The current design distributes open space around the building rather than concentrating it on the road side while compressing the private-neighbour side.

4.3 Ontario Building Code spatial-separation design is tied to the 2.50 m west clearance

The west building elevation and the submitted code table identify an exposing building face of approximately 100 m² with approximately 11 m² of unprotected openings, or approximately 11%. The proposed west limiting distance/setback is approximately 2.50 m.

Under OBC Article 9.10.14.4, using the residential row for a 100 m² exposing building face, the maximum aggregate area of unprotected openings is approximately 11% at a 2.50 m limiting distance and approximately 8% at a 1.50 m limiting distance. On the current 100 m² wall, a 1.50 m limiting distance would therefore reduce the table-based opening allowance from about 11 m² to about 8 m² - a reduction of about 3 m², or approximately 27% of the west-side openings currently shown.

Under OBC Article 9.10.14.5, the >10% to 25% opening range and the 0% to 10% opening range are subject to different construction requirements. Based on the table used for the submitted design, moving the wall into the 0% to 10% range can require noncombustible construction and noncombustible cladding. Accordingly, shifting the building west is not a neutral site-plan adjustment: it can require material redesign of glazing and the wall construction system, or another acceptable Building Code compliance approach.

Building Code note: this planning rationale describes the design consequence demonstrated by the submitted spatial-separation calculations. Final OBC classification, limiting distance, opening area, wall assembly and compliance method remain subject to review at the building-permit stage.

4.4 Functional side access and basement circulation

The proposed building includes basement dwelling areas and exterior access/circulation shown in the architectural plans. Retaining a reasonable west-side yard assists with practical passage, maintenance access and circulation around the building. Reducing the west side toward 1.50 m would narrow this functional space and place building activity closer to the adjacent private property.

4.5 Landscaping and overall development intensity

The variance is not being sought to create excessive site coverage. The drawings show approximately 17% total proposed lot coverage and approximately 77.84% landscaped open space. The present building location maintains a substantial landscaped component and a more even distribution of usable open space around the dwelling.

The additional construction cost associated with a westward shift is therefore a secondary consequence of a less balanced design solution, not the primary planning justification. The principal rationale is the combination of private-neighbour separation, functional circulation, Building Code spatial-separation constraints and the fact that the maximum possible westward shift would still not achieve the 6.0 m exterior side-yard standard.

5. Assessment of the Four Tests of a Minor Variance

Section 45(1) of the Planning Act permits a committee of adjustment to authorize a minor variance where the general intent and purpose of the zoning by-law and official plan are maintained and the variance is desirable for the appropriate development or use of the land. In practice, the proposal is assessed against the four established tests below.

5.1 General intent and purpose of the Official Plan

The proposal continues the established residential use of the property and supports redevelopment within the existing shoreline residential neighbourhood. The development does not introduce an incompatible land use and does not rely on excessive lot coverage, height or loss of overall landscaped open space to justify the variance. The requested side-yard relief is therefore consistent with the broader objective of accommodating appropriate residential development while maintaining neighbourhood compatibility and site function.

5.2 General intent and purpose of the Zoning By-law

The purpose of side-yard standards includes providing separation, access, open space, streetscape relationships and compatibility with adjoining properties. Those functions continue to be maintained. The east side abuts a public street, while the west side directly abuts a private residential property. The design

intentionally maintains approximately 2.50 m on the private-neighbour side even though only 1.50 m is required, while the property remains well below the maximum lot coverage shown in the zoning analysis and provides substantial landscaped open space.

The proposed variance therefore preserves the functional intent of the side-yard provisions even though the numerical exterior-side-yard dimension is reduced.

5.3 Desirable for the appropriate development of the land

The requested variance allows a practical and balanced placement of the dwelling on this corner lot. The current location maintains additional private-neighbour separation, usable side access, significant landscaping and the coordinated spatial-separation design of the west elevation. Shifting the same building west would not reduce building mass or lot coverage, would not eliminate the exterior-side-yard variance, and would create additional design and construction constraints. The proposed location is therefore a desirable and efficient site-planning response.

5.4 Minor in nature

The impact of the variance is limited primarily to the building relationship with the Alcina Avenue road allowance. The proposal does not reduce the east-side separation to another private dwelling, does not create excessive lot coverage, and preserves greater-than-minimum separation to the west residential property. With the mitigation measures identified below, no unacceptable privacy, access, massing or land-use impacts are anticipated from the requested exterior-side-yard relief.

Although the numerical relief is meaningful, the planning impact is moderated by the corner-lot context, the public road allowance on the east, the substantial overall open space on the property, and the retained 2.50 m west-side separation. On that basis, the variance is considered minor in its planning effect.

6. Proposed Mitigation Measures

- Maintain the Alcina Avenue exterior side yard predominantly as landscaped/open space, except for permitted access, walkways and approved site features.
- Maintain appropriate corner visibility and sightlines at Big Bay Point Road and Alcina Avenue; avoid landscaping or fencing that would obstruct required vehicular sightlines.
- Design final grading and drainage so runoff is appropriately managed and does not create adverse impacts on adjacent private property or the municipal road allowance.
- Maintain the approximately 2.50 m west interior side yard shown on the submitted plan unless any future revision is re-evaluated for planning, access and Building Code implications.
- Confirm final spatial-separation calculations, west-wall construction, cladding and openings through the building-permit review process.

7. Conclusion

The proposed 2.51 m exterior side yard along Alcina Avenue represents a balanced response to the corner-lot configuration at 3910 Alcina Avenue.

A greater exterior setback could be achieved only by shifting the dwelling west. However, the current west yard exceeds the minimum by only approximately 1.00 m, so even a full westward shift would increase the exterior side yard only to approximately 3.51 m and would not eliminate the need for a variance. At the same time, that shift would reduce separation from the private west neighbour, narrow practical side access and materially affect the west-wall spatial-separation design, including the permitted area of unprotected openings and potentially the required wall construction category.

The current location therefore provides the more appropriate overall balance between the public street side, the private-neighbour side, usable open space, access and Building Code design constraints. The proposal also maintains substantial landscaped open space and low overall lot coverage.

For these reasons, it is respectfully submitted that the requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law, is desirable for the appropriate development of the property, and is minor in its planning effect. Approval of the requested exterior side-yard variance from 6.0 m to approximately 2.51 m is respectfully requested.

8. Reference Documents

1. 828 Design Inc., Architectural Drawings - 3910 Alcina Avenue, Innisfil, including Proposed Site Plan S1 and Proposed Elevations / spatial-separation table, issued for review July 2026.
2. Town of Innisfil, Zoning By-law No. 080-13, consolidated through January 2025, including Table 4.2a - Residential Zone Regulations (R1).
3. Town of Innisfil, Official Plan "Our Place" (2018), including Section 19.2 - Shoreline Residential Area and Schedule B11 context for the Alcina/Algoma neighbourhood.
4. Planning Act, R.S.O. 1990, c. P.13, s.45(1) - powers of Committee of Adjustment / minor variance.
5. Ontario Building Code 2024, Division B, Part 9, Subsection 9.10.14 - Spatial Separation Between Buildings, including Articles 9.10.14.4 and 9.10.14.5.

3910 Alcina Avenue, Innisfil - Exterior Side Yard Variance



Mark-up is for planning justification only and is not a construction drawing.