



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2026-001**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Scottie Scholten, Owners**, 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 **CON 5 S PT LOT 1**, known municipally as **6625 County Rd 27**, and is zoned “**Agricultural (AG)**”.

The applicant is seeking relief from Section 3.11 of the Zoning By-law to construct a bunkhouse (Barndominium). Section 3.11 states that a bunkhouse shall be located within 200m of the associated farm dwelling. However, the subject land is vacant, and no farm dwelling exists.

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



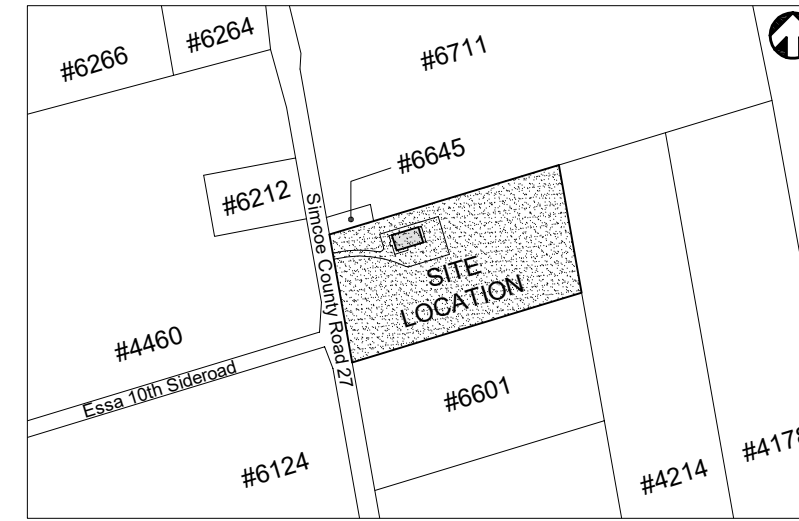
Dated: **January 30, 2026**

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

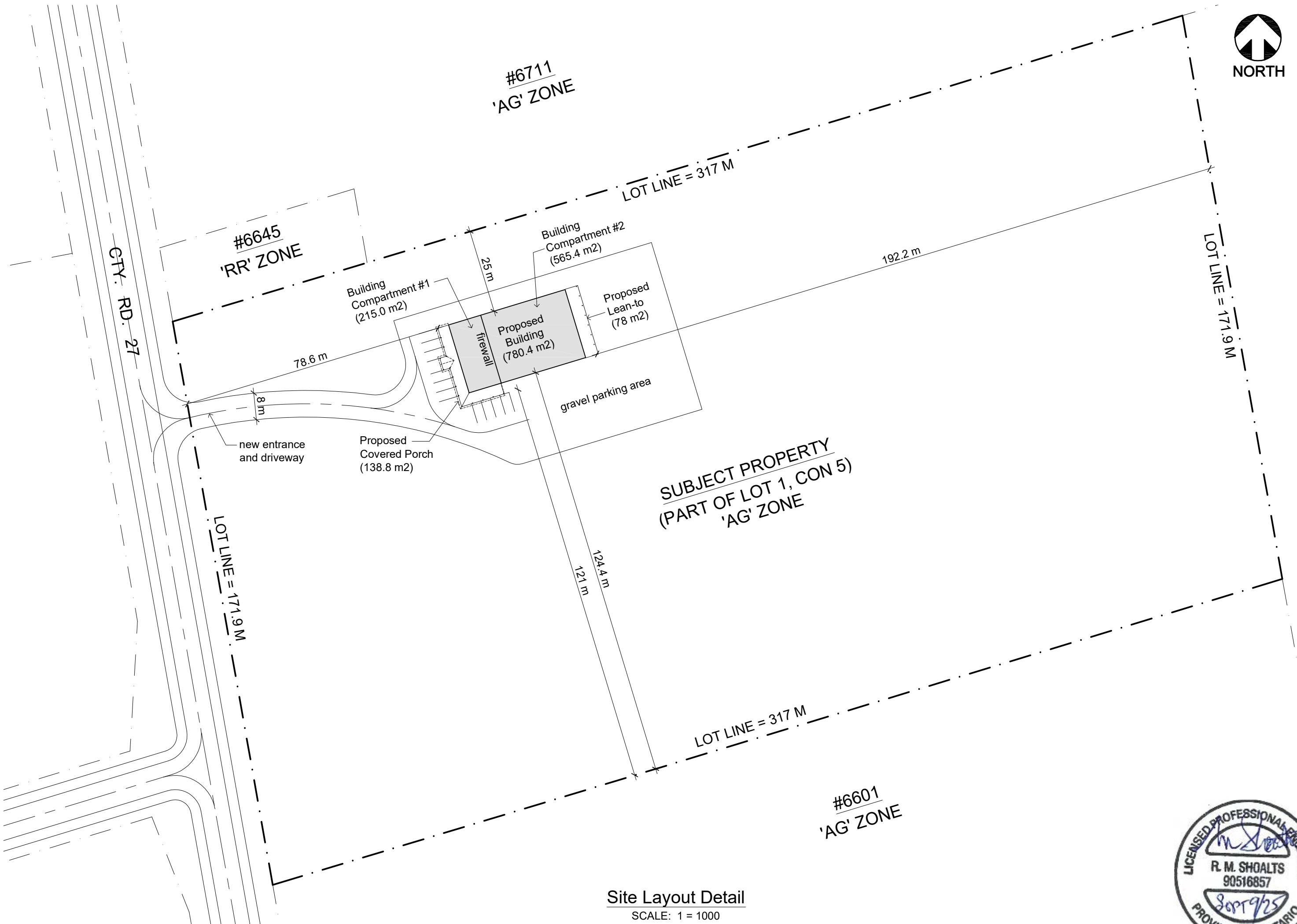
PROPOSED "BARNDOMINIUM" LOT NORTH OF 6601 COUNTY ROAD 27 TOWN OF INNISFIL, ON

SITE STATISTICS:

TOWNSHIP OF INNISFIL ZONING BY-LAW 080-13 SECTION 8.2 - AGRICULTURAL (AG) ZONE			
	PROPOSED	REQUIRED	VARIANCE
Min. Lot Area	5.41 ha / 13.37 ac	40 ha	existing
Min. Lot Frontage	171.9 m / 564 ft	150 m	no
Min. Front Yard	78.6 m / 258 ft	10 m	no
Min. Interior Side Yard	25 m / 82 ft	10 m	no
Min. Exterior Side Yard	N/A	10 m	no
Min. Rear Yard	192.2 m / 630.7 ft	10 m	no
Max. Lot Coverage	997.2 m ² / 10,734 ft ² (1.84%)	N/A	no
Proposed Building	780.4 m ²		
Proposed Porch	138.8 m ²		
Proposed Lean-to	78.0 m ²		
Max. Building Height	9.25 m / 30.33 ft	11 m	no



SITE KEY PLAN NTS



Site Layout Detail
SCALE: 1 = 1000



CODE CONFORMANCE - BUILDING COMPARTMENT #1

Item	2024 Ontario Building Code Data Matrix - Part 9	Code Reference
1	Project Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Addition and renovation <input type="checkbox"/> Change of use Description: single dwelling with accessory dwelling unit	[A] 1.3.3.3
2	Major Occupancy Classification: <input type="checkbox"/> Residential <input type="checkbox"/> Use: house	9.10.2
3	Superimposed Major Occupancies: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Description: -	9.10.2.3
4	Building Area (m ²): Existing: 0 New: 215.0 Total: 215.0	[A] 1.4.1.2
5	Gross Area (m ²): Existing: 0 New: 405.5 Total: 405.5	[A] 1.4.1.2
6	Mezzanine Area (m ²): Existing: 0 New: 0 Total: 0	9.10.4.1
7	Building Height: 9.25(m) Above Grade 2 Storeys Above Grade 0 Storeys Below Grade	[A] 1.4.1.2 & 9.10.4
8	Number of Streets / Firefighter Access: 1 street(s)	9.10.20
9	Sprinkler System: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Provided: <input type="checkbox"/> Entire building <input type="checkbox"/> Selected compartments <input type="checkbox"/> Selected floor areas <input type="checkbox"/> Basement <input type="checkbox"/> In lieu of roof rating <input checked="" type="checkbox"/> None Description: -	9.10.8.2-4 & 3.2.4.7(4)
10	Fire Alarm System: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Provided: <input type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input checked="" type="checkbox"/> None	9.10.18
11	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	9.31.3
12	Construction Type: Restriction: <input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Encapsulated mass timber permitted Actual: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Combination of combustible and non-combustible <input type="checkbox"/> Encapsulated mass timber <input type="checkbox"/> Combination of encapsulated mass timber and non-combustible Heavy Timber Construction: <input type="checkbox"/> No <input type="checkbox"/> Yes	9.10.6, 3.1.5, & 3.1.4.7
13	Post-disaster Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	[A] 1.3.3.2 & Part 4
14	Occupant Load: Based On: <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of Building Posted Limit? <input type="checkbox"/> Required Basement Occupancy - Load: - persons <input type="checkbox"/> Required 1st Floor Occupancy C Load: 0 persons <input type="checkbox"/> Required 2nd Floor Occupancy C Load: 4 persons <input type="checkbox"/> Required 3rd Floor Occupancy - Load: - persons <input type="checkbox"/> Required	9.9.1.3, Table 3.1.17.1
15	Barrier-Free Design: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain): not required Number of Barrier-free Entrances: - Explanation: -	9.5.2 & 3.8
16	Hazardous Substances: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (Explain): -	9.10.1.3
17	Required Fire Resistance Ratings: Horizontal Assembly Rating Supporting Assembly Noncombustible in lieu of rating? Floors over basement - hrs - hrs <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Floors N/R hrs N/R hrs <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Mezzanine N/R hrs N/R hrs <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Roof N/R hrs N/R hrs <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	9.10.8 & 9.10.11
18	Spatial Separation: Exposing Building Face EBF Area (m ²) Limiting Distance (m) Req'd FRR (hrs) Permitted Max. % of Openings Proposed Max. % of Openings Construction Type Cladding Noncombustible? North 58.8 25 - 100 - combustible <input type="checkbox"/> Yes <input type="checkbox"/> No East - - - 100 - combustible <input type="checkbox"/> Yes <input type="checkbox"/> No South 58.8 124.4 - 100 - combustible <input type="checkbox"/> Yes <input type="checkbox"/> No West 132.2 56.3 - 100 - combustible <input type="checkbox"/> Yes <input type="checkbox"/> No	9.10.14, 9.10.15

CODE CONFORMANCE - BUILDING COMPARTMENT #2

Item	2024 Ontario Building Code Data Matrix - Part 9	Code Reference
1	Project Type: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Addition and renovation <input type="checkbox"/> Change of use Description: storage garage serving single dwelling	[A] 1.3.3.3
2	Major Occupancy Classification: <input type="checkbox"/> Residential <input type="checkbox"/> Use: house	9.10.2
3	Superimposed Major Occupancies: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Description: -	9.10.2.3
4	Building Area (m ²): Existing: 0 New: 565.4 Total: 565.4	[A] 1.4.1.2
5	Gross Area (m ²): Existing: 0 New: 565.4 Total: 565.4	[A] 1.4.1.2
6	Mezzanine Area (m ²): Existing: 0 New: 0 Total: 0	9.10.4.1
7	Building Height: 9.25(m) Above Grade 1 Storeys Above Grade 0 Storeys Below Grade	[A] 1.4.1.2 & 9.10.4
8	Number of Streets / Firefighter Access: 1 street(s)	9.10.20
9	Sprinkler System: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Provided: <input type="checkbox"/> Entire building <input type="checkbox"/> Selected compartments <input type="checkbox"/> Selected floor areas <input type="checkbox"/> Basement <input type="checkbox"/> In lieu of roof rating <input checked="" type="checkbox"/> None Description: -	9.10.8.2-4 & 3.2.4.7(4)
10	Fire Alarm System: <input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required Provided: <input type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input checked="" type="checkbox"/> None	9.10.18
11	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	9.31.3
12	Construction Type: Restriction: <input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Encapsulated mass timber permitted Actual: <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Combination of combustible and non-combustible <input type="checkbox"/> Encapsulated mass timber <input type="checkbox"/> Combination of encapsulated mass timber and non-combustible Heavy Timber Construction: <input type="checkbox"/> No <input type="checkbox"/> Yes	9.10.6, 3.1.5, & 3.1.4.7
13	Post-disaster Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	[A] 1.3.3.2 & Part 4
14	Occupant Load: Based On: <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of Building Posted Limit? <input type="checkbox"/> Required Basement Occupancy - Load: - persons <input type="checkbox"/> Required 1st Floor Occupancy C Load: 0 persons <input type="checkbox"/> Required 2nd Floor Occupancy - Load: - persons <input type="checkbox"/> Required 3rd Floor Occupancy - Load: - persons <input type="checkbox"/> Required	9.9.1.3, Table 3.1.17.1
15	Barrier-Free Design: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain): not required Number of Barrier-free Entrances: - Explanation: -	9.5.2 & 3.8
16	Hazardous Substances: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (Explain): -	9.10.1.3
17	Required Fire Resistance Ratings: Horizontal Assembly Rating Supporting Assembly Noncombustible in lieu of rating? Floors over basement - hrs - hrs <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Floors N/R hrs N/R hrs <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Mezzanine N/R hrs N/R hrs <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A Roof N/R hrs N/R hrs <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	9.10.8 & 9.10.11
18	Spatial Separation: Exposing Building Face EBF Area (m ²) Limiting Distance (m) Req'd FRR (hrs) Permitted Max. % of Openings Proposed Max. % of Openings Construction Type Cladding Noncombustible? North 167.9 25 - 100 - combustible <input type="checkbox"/> Yes <input type="checkbox"/> No East 132.2 240 - 100 - combustible <input type="checkbox"/> Yes <input type="checkbox"/> No South 167.9 124.4 - 100 - combustible <input type="checkbox"/> Yes <input type="checkbox"/> No West - - - - - combustible <input type="checkbox"/> Yes <input type="checkbox"/> No	9.10.14, 9.10.15

SHOALTS ENGINEERING
P.O. BOX 218
FENWICK, ON
L0S 1C0
905-892-2110

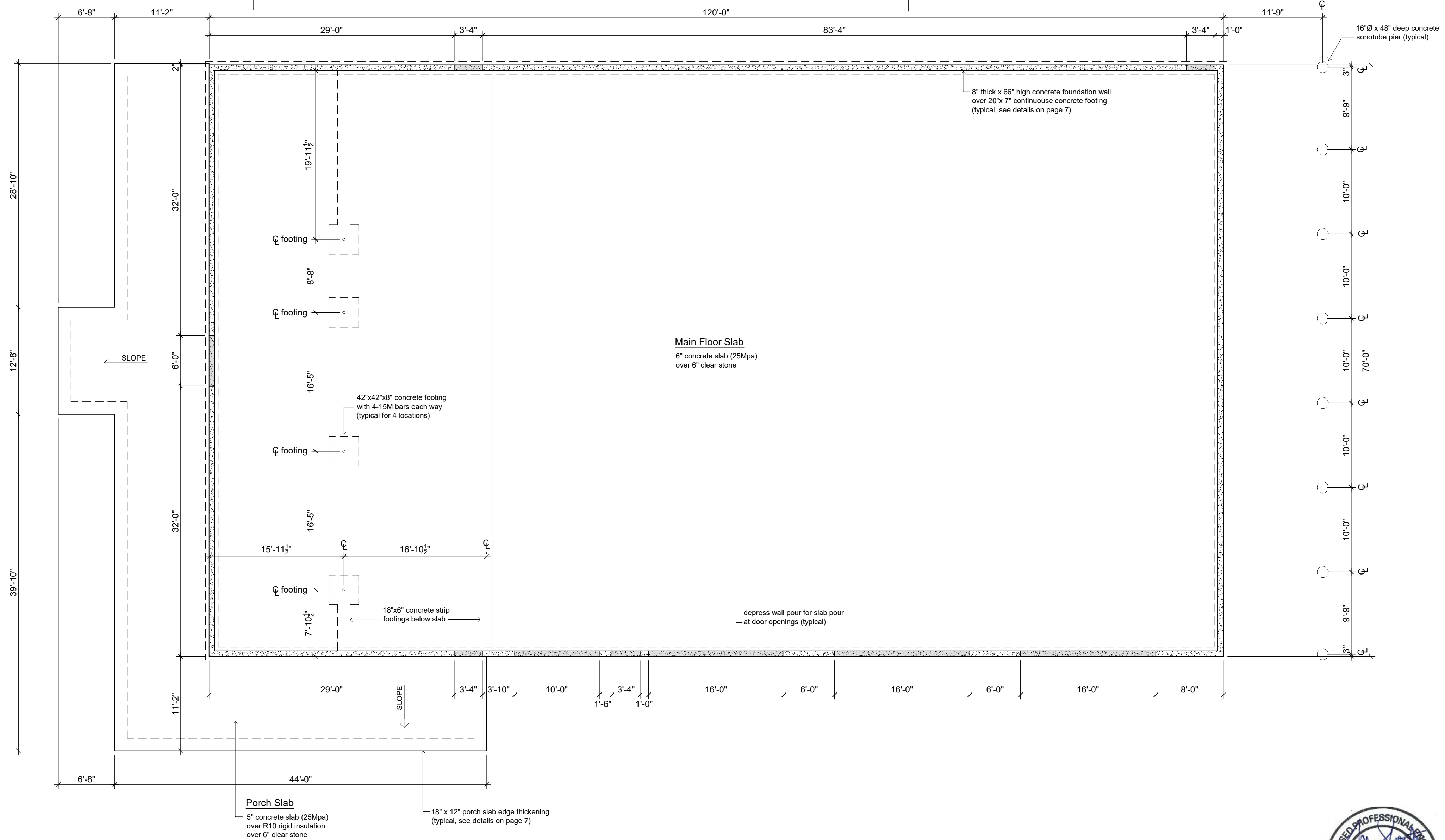
PROPOSED "BARNDOMINIUM"
AT
LOT N. OF 6601 CTY RD 27
INNISFIL, ON

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DATE: 9 SEPTEMBER 2025
DRAWING #: 1

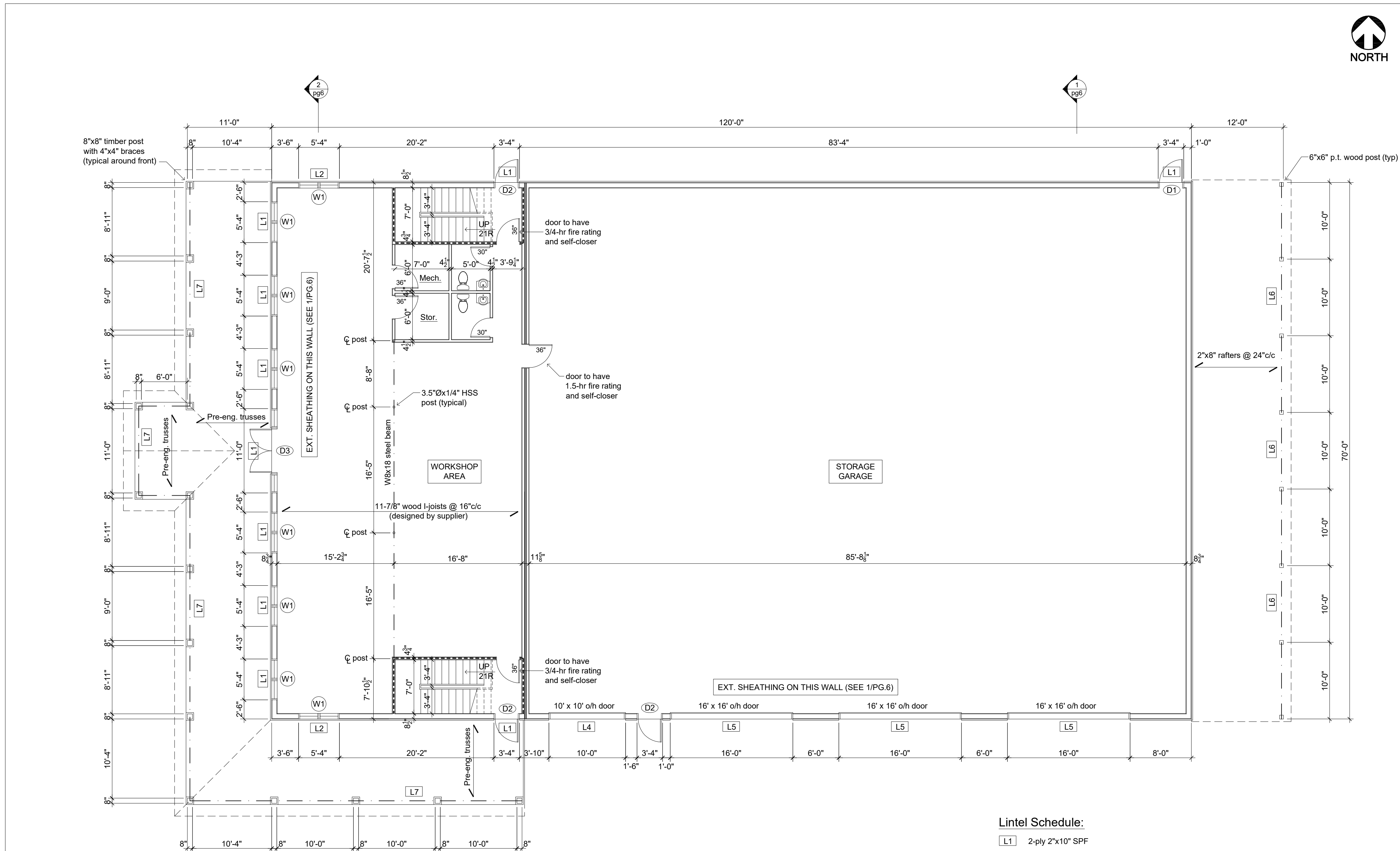


2
pg6

1
pg6



SHOALTS ENGINEERING P.O. BOX 218 FENWICK, ON L0S 1C0 905-892-2110	PROPOSED "BARNDOMINIUM" AT LOT S. OF 6645 CTY RD 27 INNISFIL, ON	DRAWING TITLE: FOUNDATION PLAN	
		SCALE: 1/8" = 1'-0" PAPER SIZE: 18" x 24" DATE: 9 SEPTEMBER 2025	DRAWING #: 2



Wall Type Legend:

<p>W1 Exterior Wall</p> <ul style="list-style-type: none"> - 28 ga. metal siding - 1"x4" horiz. strapping @ 24" c/c - building paper (c/w taped joints) - 7/16" OSB sheathing (West & South walls only) - 2"x8" #1&2 SPF studs @ 16" c/c with 2 rows of blocking full length - R28 batt insulation - 6mil poly vapour barrier - 1"x4" horiz. strapping @ 24" c/c - 29 ga. interior metal liner panels fastened vertically to strapping 	<p>W2 Exterior Wall (living space)</p> <ul style="list-style-type: none"> - 28 ga. metal siding - 1"x4" horiz. strapping @ 24" c/c - building paper (c/w taped joints) - 7/16" OSB sheathing (West & South walls only) - 2"x8" #1&2 SPF studs @ 16" c/c with 2 rows of blocking full length - R28 batt insulation - 6mil poly vapour barrier - 1/2" drywall 	<p>W3 Interior Partition (non-loadbearing)</p> <ul style="list-style-type: none"> - 1/2" drywall - 2"x4" studs @ 16" o.c. - 1/2" drywall 	<p>W4 Interior Partition (loadbearing)</p> <ul style="list-style-type: none"> - 5/8" type X drywall - 2"x4" studs @ 16" o.c. - 5/8" type X drywall <p>OBC SB-3 Wall Type W1d provides 1-hour fire rating (1-hour required)</p>	<p>W5 Interior Partition (1-hr fire separation)</p> <ul style="list-style-type: none"> - 5/8" type X drywall - 2"x4" studs @ 16" o.c. - 5/8" type X drywall <p>OBC SB-3 Wall Type W1d provides 1-hour fire rating (1-hour required)</p>	<p>W6 Interior Party Wall (1-hr FRR & STC-50)</p> <ul style="list-style-type: none"> - 2 layers 5/8" type X drywall - resilient metal channels @ 24" o.c. - 2"x4" wood studs @ 16" o.c. - 3.5" fiberglass or Roxul batt insulation in stud wall - 5/8" type X drywall <p>OBC SB-3 Wall Type W4a provides STC-51 sound rating (STC-50 req'd) and 1-hour fire rating (1-hour required)</p>	<p>W7 Interior Firewall (2-hr fire separation)</p> <ul style="list-style-type: none"> - 5/8" type X drywall on main floor loadbearing wall - 2"x4" wood studs @ 16" o.c. - 3/4" air gap - 2 layers 1" Sheetrock gypsum liner panels within frame of 2" steel H-studs @ 24" o.c. - 3/4" air gap - 2"x4" wood studs @ 16" o.c. - 1/2" drywall on garage side <p>ULC Design W314 provides 2-hour fire rating (2-hour required) SEE FULL DETAILS IN B/pg7</p>
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Lintel Schedule:

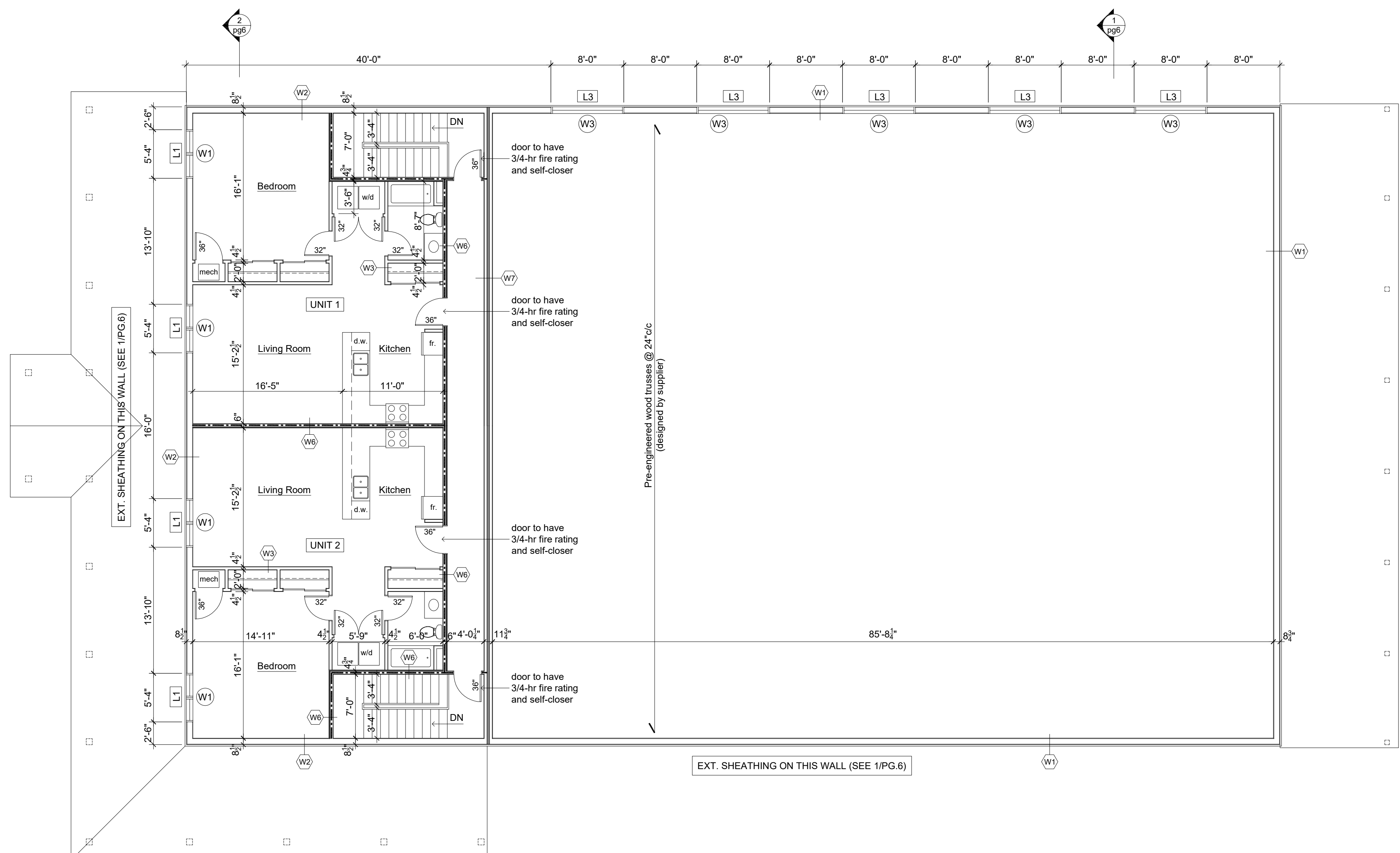
- L1 2-ply 2"x10" SPF
- L2 3-ply 2"x10" SPF
- L3 4-ply 2"x12" SPF OR 3-ply 9.5" LVL
- L4 3-ply 14" LVL on 3-ply 2"x6" posts each end
- L5 W12x26 steel beam on HSS 4"x4"x3/16" posts each end
- L6 3-ply 2"x8" SPF
- L7 8"x8" timber beam



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 P.O. BOX 218
 FENWICK, ON
 L0S 1C0
 905-892-2110

PROPOSED "BARNDOMINIUM"
 AT
 LOT S. OF 6645 CTY RD 27
 INNISFIL, ON

DRAWING TITLE: MAIN FLOOR PLAN		DRAWING #:
SCALE: 1/8" = 1'-0"	PAPER SIZE: 18" x 24"	3
DATE: 9 SEPTEMBER 2025		



Wall Type Legend:

<p>W1 Exterior Wall</p> <ul style="list-style-type: none"> - 28 ga. metal siding - 1"x4" horiz. strapping @ 24" c/c - building paper (c/w taped joints) - 7/16" OSB sheathing (West & South walls only) - 2"x8" #1&2 SPF studs @ 16" c/c with 2 rows of blocking full length - R28 batt insulation - 6mil poly vapour barrier - 1"x4" horiz. strapping @ 24" c/c - 29 ga. interior metal liner panels fastened vertically to strapping 	<p>W2 Exterior Wall (living space)</p> <ul style="list-style-type: none"> - 28 ga. metal siding - 1"x4" horiz. strapping @ 24" c/c - building paper (c/w taped joints) - 7/16" OSB sheathing (West & South walls only) - 2"x8" #1&2 SPF studs @ 16" c/c with 2 rows of blocking full length - R28 batt insulation - 6mil poly vapour barrier - 1/2" drywall 	<p>W3 Interior Partition (non-loadbearing)</p> <ul style="list-style-type: none"> - 1/2" drywall - 2"x4" studs @ 16" o.c. - 1/2" drywall 	<p>W4 Interior Partition (loadbearing)</p> <ul style="list-style-type: none"> - 5/8" type X drywall - 2"x4" studs @ 16" o.c. - 5/8" type X drywall <p>OBC SB-3 Wall Type W4 provides 1-hour fire rating (1-hour required)</p>	<p>W5 Interior Partition (1-hr fire separation)</p> <ul style="list-style-type: none"> - 5/8" type X drywall - 2"x4" studs @ 16" o.c. - 5/8" type X drywall <p>OBC SB-3 Wall Type W5 provides 1-hour fire rating (1-hour required)</p>	<p>W6 Interior Party Wall (1-hr FRR & STC-50)</p> <ul style="list-style-type: none"> - 2 layers 5/8" type X drywall - resilient metal channels @ 24" o.c. - 2"x4" wood studs @ 16" o.c. - 3.5" fiberglass or Roxul batt insulation in stud wall - 5/8" type X drywall <p>OBC SB-3 Wall Type W6a provides STC-51 sound rating (STC-50 req'd) and 1-hour fire rating (1-hour required)</p>	<p>W7 Interior Firewall (2-hr fire separation)</p> <ul style="list-style-type: none"> - 5/8" type X drywall on main floor loadbearing wall - 2"x4" wood studs @ 16" o.c. - 3/4" air gap - 2 layers 1" Sheetrock gypsum liner panels within frame of 2" steel H-studs @ 24" o.c. - 3/4" air gap - 2"x4" wood studs @ 16" o.c. - 1/2" drywall on garage side <p>ULC Design W314 provides 2-hour fire rating (2-hour required) SEE FULL DETAILS IN B/pg7</p>
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Lintel Schedule:

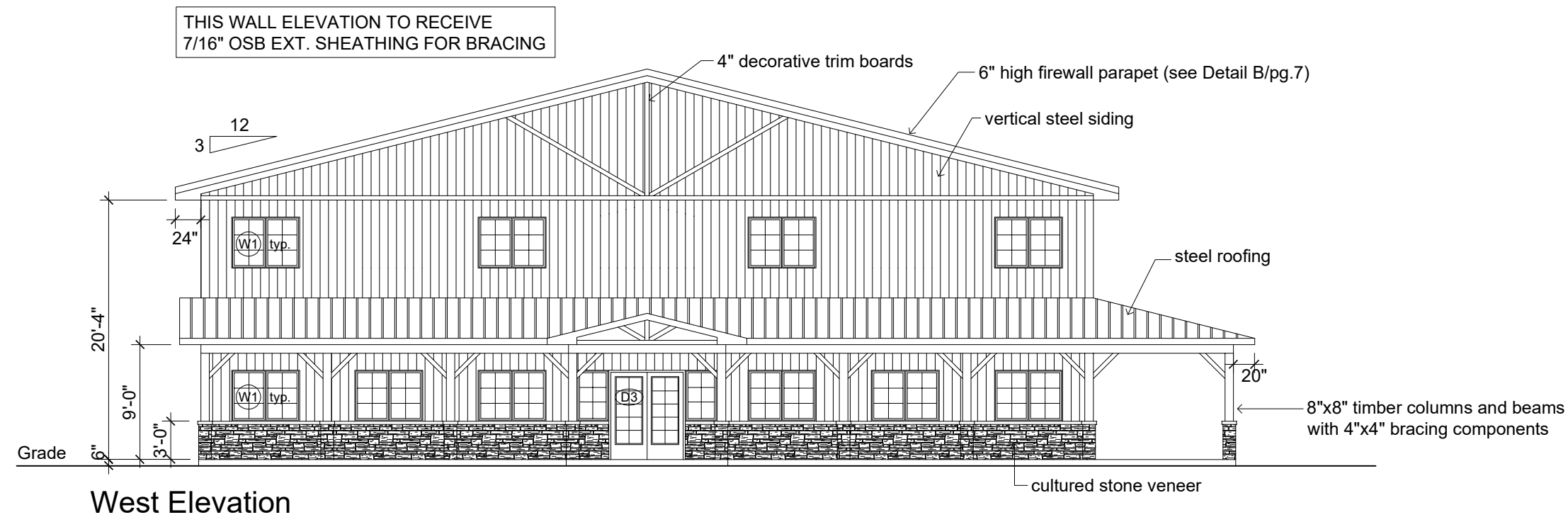
- L1 2-ply 2"x10" SPF
- L2 3-ply 2"x10" SPF
- L3 4-ply 2"x12" SPF OR 3-ply 9.5" LVL
- L4 3-ply 14" LVL on 3-ply 2"x6" posts each end
- L5 W12x26 steel beam on HSS 4"x4"x3/16" posts each end
- L6 3-ply 2"x8" SPF
- L7 8"x8" timber beam



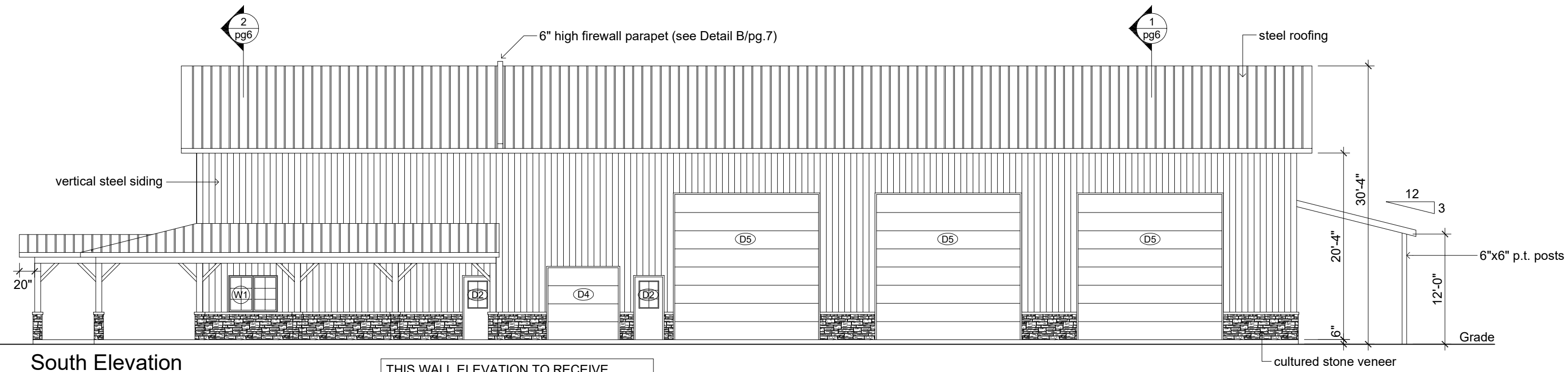
SHOALTS ENGINEERING
 P.O. BOX 218
 FENWICK, ON
 LOS 100
 905-892-2110

PROPOSED "BARNDOMINIUM"
 AT
 LOT S. OF 6645 CTY RD 27
 INNISFIL, ON

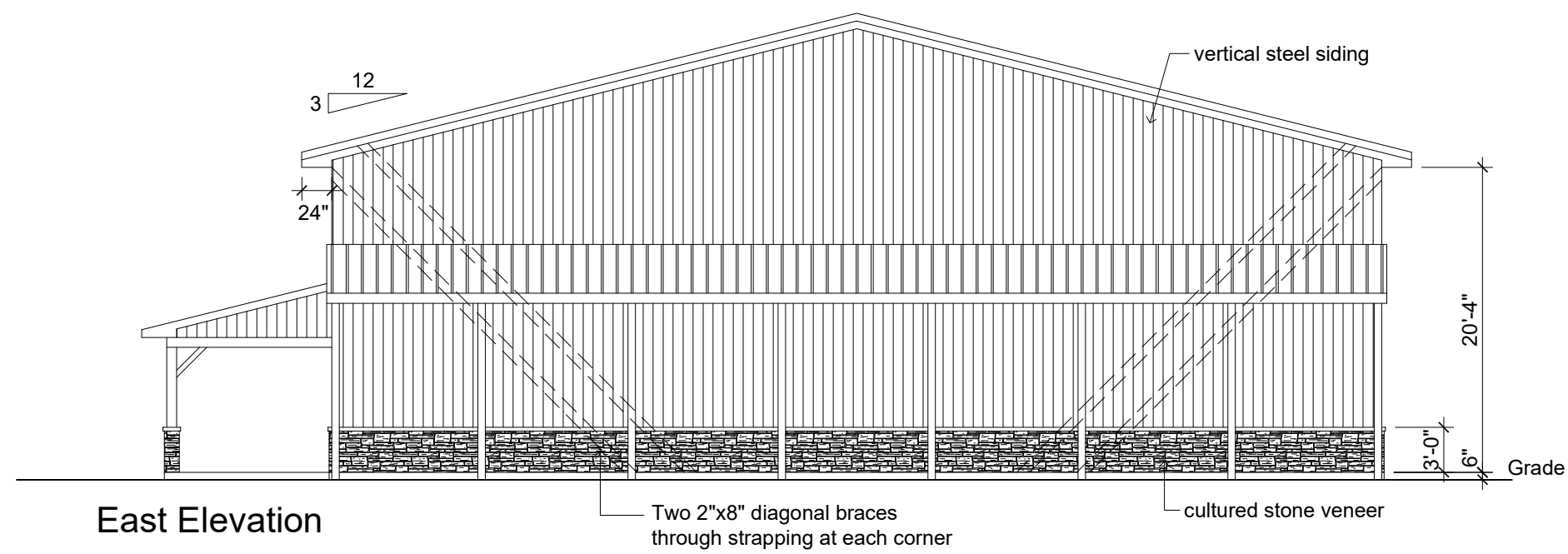
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DATE:	9 SEPTEMBER 2025	



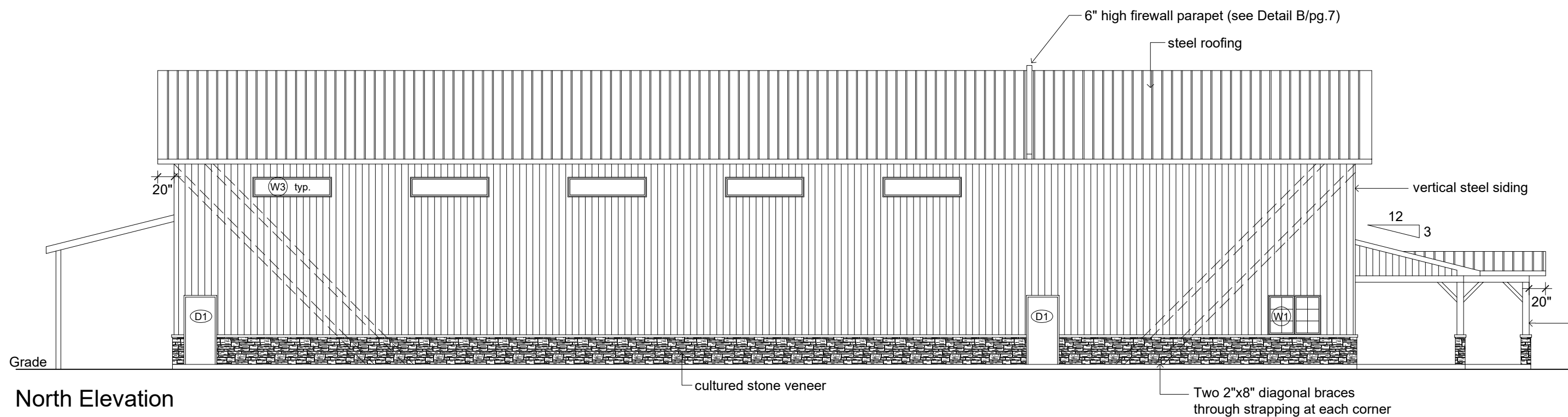
West Elevation



South Elevation

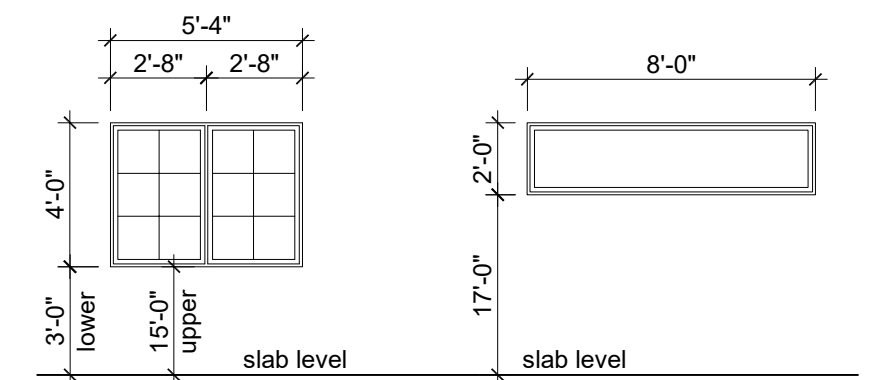


East Elevation

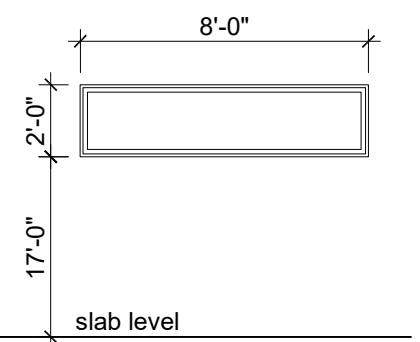


North Elevation

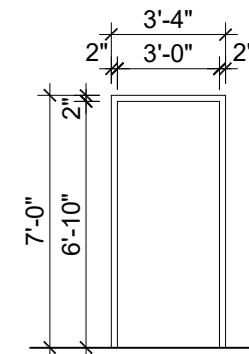
Window & Exterior Door Schedule:



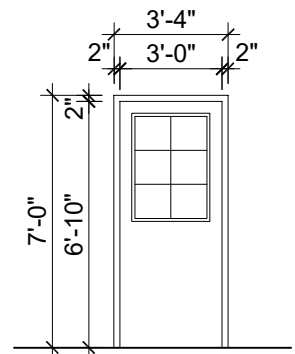
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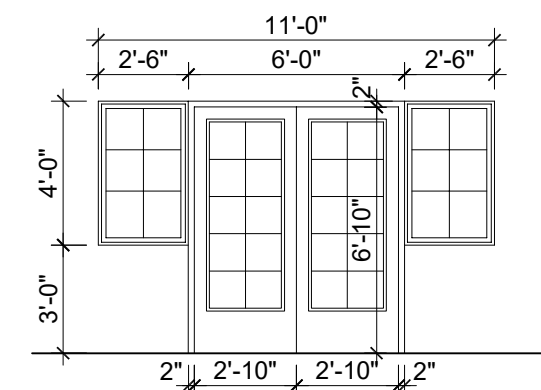
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D1 QUANTITY: 2



D2 QUANTITY: 2



D3 QUANTITY: 1

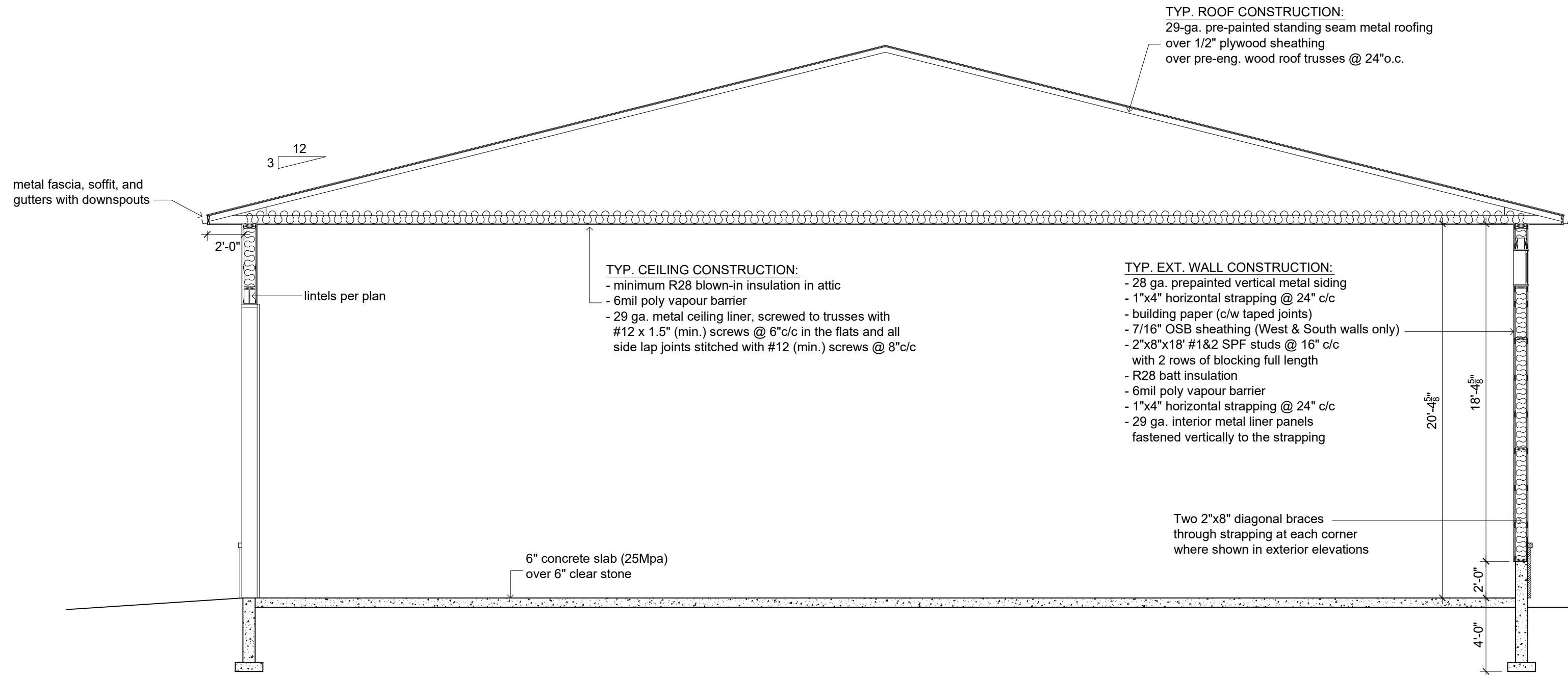


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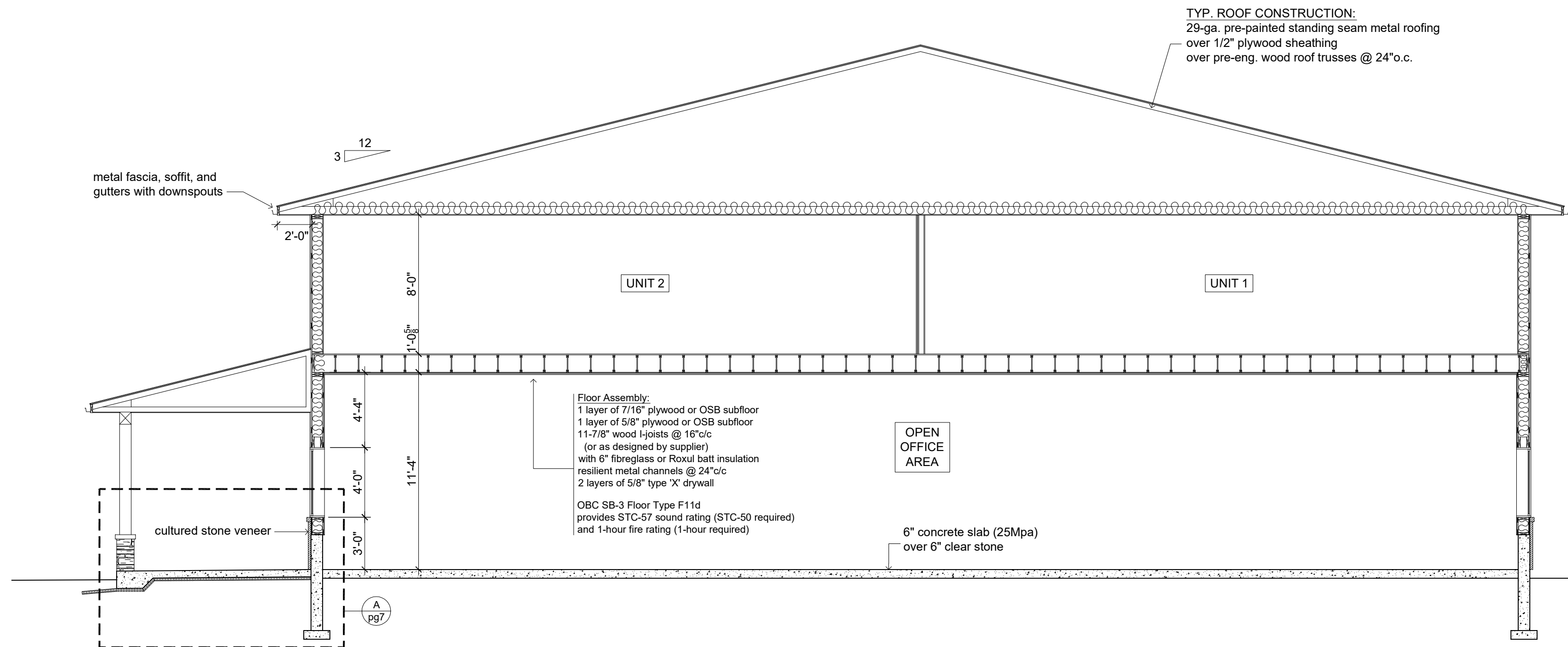
PROPOSED
"BARNDOMINIUM"
AT
LOT S. OF 6645 CTY RD 27
INNISFIL, ON

DRAWING TITLE:
EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"
PAPER SIZE: 18" x 24"
DATE: 9 SEPTEMBER 2025

DRAWING #:
5



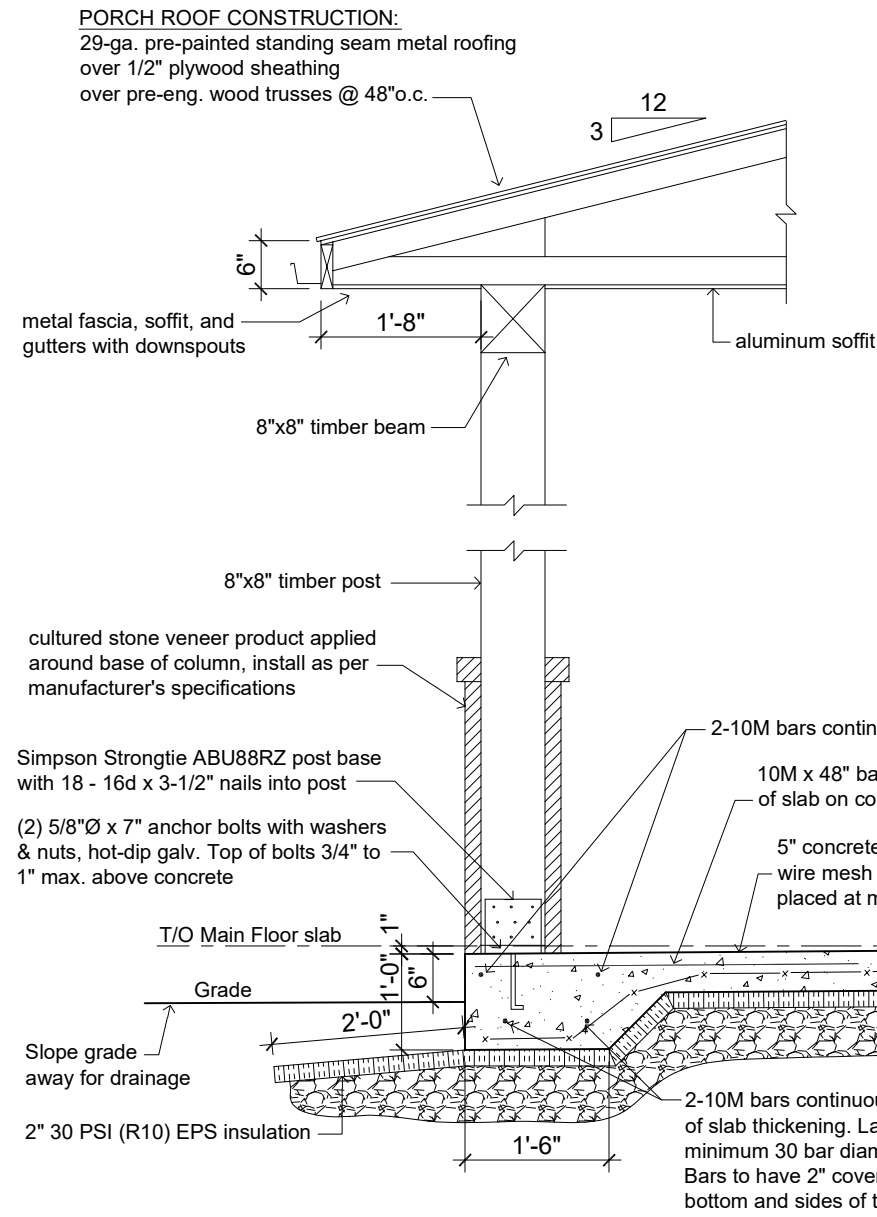
1 Typical Cross Section
 SCALE: 3/16" = 1'-0"



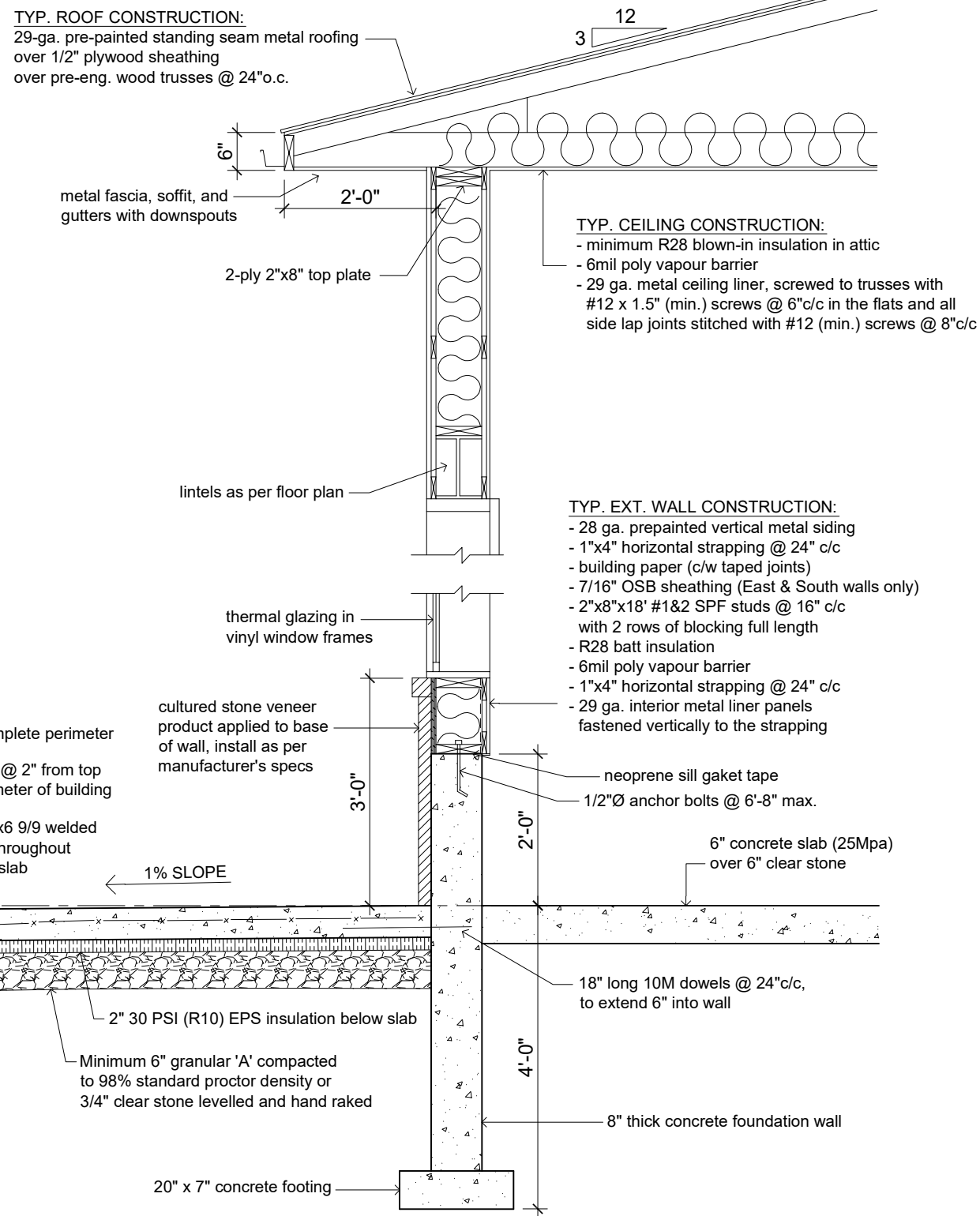
2 Typical Cross Section
 SCALE: 3/16" = 1'-0"



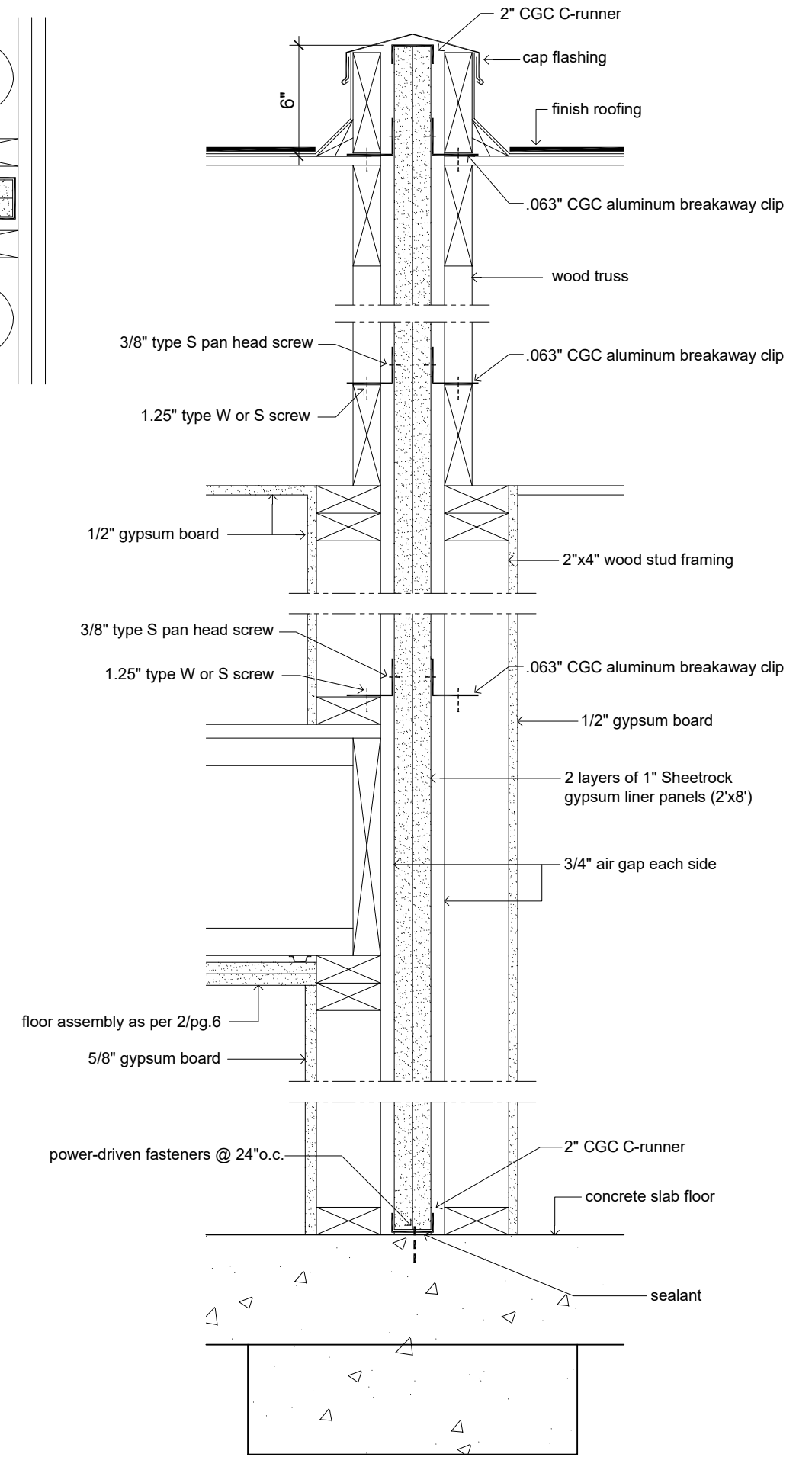
SHOALTS ENGINEERING P.O. BOX 218 FENWICK, ON L0S 1C0 905-892-2110	PROPOSED "BARNDOMINIUM" AT LOT S. OF 6645 CTY RD 27 INNISFIL, ON	DRAWING TITLE: CROSS SECTIONS	DRAWING #: 6
	SCALE: 3/16" = 1'-0"	PAPER SIZE: 18" x 24"	DATE: 9 SEPTEMBER 2025



A Section Detail through Porch
pg7 SCALE: 1/2" = 1'-0"



C 'W7' Firewall Plan Detail @ Exterior Wall
pg7 SCALE: 1-1/2" = 1'-0"



D Typical 'W7' Firewall Details
pg7 SCALE: 1-1/2" = 1'-0"

GENERAL STRUCTURAL NOTES

DIVISION 1: GENERAL

DESIGN, FABRICATION, CONSTRUCTION, AND INSTALLATION OF ALL COMPONENTS SHALL BE IN CONFORMANCE WITH THE ONTARIO BUILDING CODE LATEST REVISIONS, PARTS 3 & 4. IMPORTANCE CATEGORY: NORMAL
 GROUND SNOW LOAD $S_s = 2.5$ kPa
 GROUND RAIN LOAD $S_r = 0.4$ kPa
 WIND LOAD $q_{50} = 0.36$ kPa
 SEISMIC DATA: $S_a(0.2) = 0.150$, $S_a(0.5) = 0.110$, $S_a(1.0) = 0.065$, $S_a(2.0) = 0.021$
 GROUND FLOOR LIVE LOAD = 7.2 kPa
 DEAD AND LIVE LOADS FROM EQUIPMENT AS SPECIFIED BY MANUFACTURER

DIVISION 2: SITEWORK, EXCAVATION, AND BACKFILLING

THE AREA BELOW NEW FOOTINGS SHALL BE EXCAVATED TO UNDISTURBED SOIL AT LEAST 1.2 M BELOW FINAL GRADE WHERE REQUIRED FOR FROST PROTECTION. INSULATION MAY BE USED FOR FROST PROTECTION.

ALL EXCAVATIONS INSIDE THE BUILDING OR UNDER CONCRETE SLABS SHALL BE BACKFILLED WITH GRANULAR "A" PLACED AND COMPACTED IN MAXIMUM 200 mm LIFTS TO ELEVATION ACHIEVING AT LEAST 98% STANDARD PROCTOR DENSITY OR WITH 20 mm CLEAR STONE LEVELLED AND HAND RAKED.

FOOTINGS ARE DESIGNED TO BEAR ON SOIL HAVING A MINIMUM BEARING CAPACITY OF 120 kPa.

DIVISION 3: CAST-IN-PLACE AND PRECAST CONCRETE

ALL CONCRETE AND FORMWORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF CAN/CSA A-23.1 AND A23.3. PRECAST CONCRETE SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO MANUFACTURING.

CONCRETE FOR FOUNDATIONS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS.

CONCRETE FOR INTERIOR SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa AT 28 DAYS.

CONCRETE EXPOSED TO FREEZE-THAW ACTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 32 MPa AT 28 DAYS AND SHALL HAVE AIR ENTRAINMENT OF 4-6%.

SLUMP SHALL BE A MINIMUM OF 75 mm AND A MAXIMUM OF 100 mm UNLESS PLASTICIZERS ARE USED.

REINFORCING STEEL SHALL HAVE A MINIMUM STRENGTH OF 400 MPa UNLESS OTHERWISE NOTED AND SHALL BE PROPERLY SUPPORTED IN FORMS OR ON CHAIRS.

MINIMUM COVER ON REINFORCING STEEL TO BE 65 mm IN FOOTINGS AND SLABS ON GRADE AND 40 mm IN WALLS AND PIERS.

DIVISION 4: MASONRY

ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF CAN3-S304-M OR CSA S304.1.

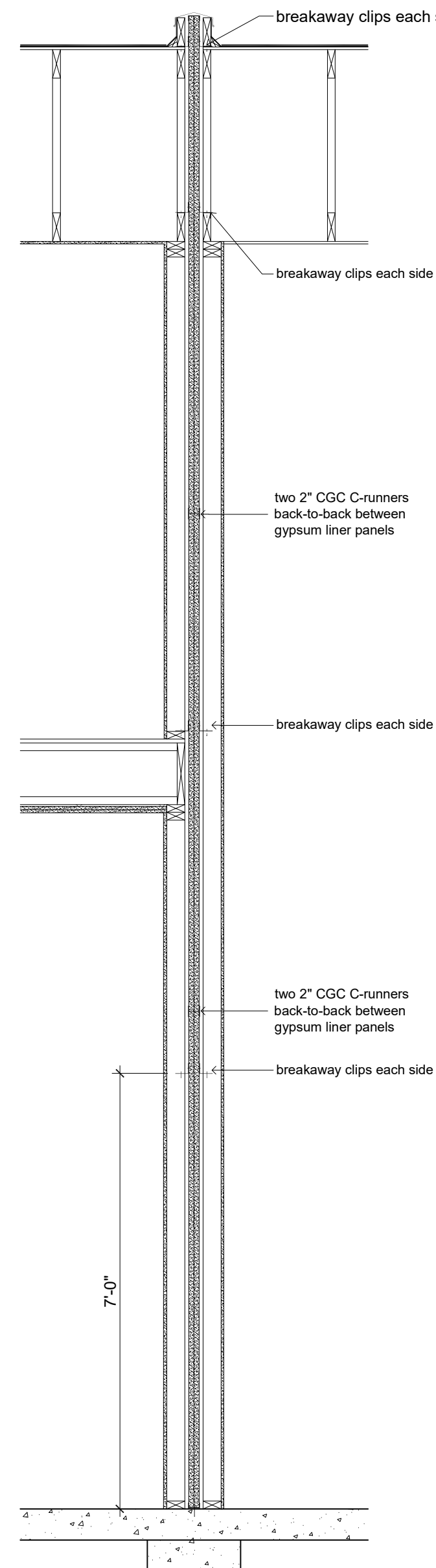
GROUTING OF BLOCK CORES AFTER PLACEMENT OF REINFORCING SHALL BE DONE WITH GROUT OF 20 MPa STRENGTH, NOT WITH MORTAR MIX.

DIVISION 5: STRUCTURAL STEEL

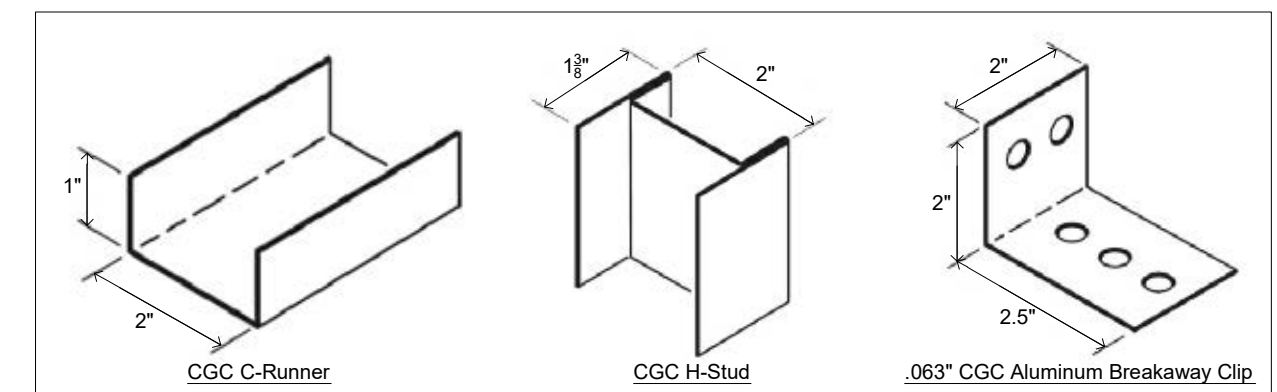
STRUCTURAL STEEL DESIGN AND FABRICATION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF CAN/CSA-S16.1-M.

ALL WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH CSA W-47.1.

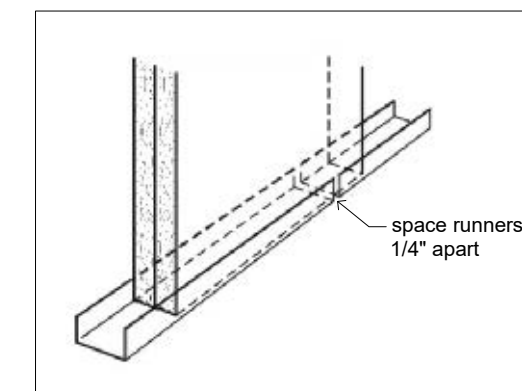
PRE-ENGINEERED BUILDING TO BE DESIGNED AND FABRICATED TO CSA A-660 AND DESIGN CERTIFICATE TO BE SUBMITTED WITH SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.



B 'W7' Firewall Clip Spacing Requirements
pg7 SCALE: 1/2" = 1'-0"



E Firewall Components
pg7 NOT TO SCALE




F Runner Installation
pg7 NOT TO SCALE

SHOALTS ENGINEERING
P.O. BOX 218
FENWICK, ON
L0S 1C0
905-892-2110

PROPOSED "BARNDOMINIUM"
AT
LOT S. OF 6645 CTY RD 27
INNISFIL, ON

DRAWING TITLE: DETAILS & NOTES		DRAWING #: 7
SCALE: 1/2" = 1'-0"	PAPER SIZE: 18" x 24"	
DATE: 9 SEPTEMBER 2025		





January 14, 2026

Re: Minor Variance Planning Justification Report

To Whom It May Concern,

As recommended by The Town of Innisfil Planning Department, I am requesting a minor variance for my property located at 6625 County Road 27 in Cookstown, Innisfil. This property is currently agricultural vacant land, zoned AG, and I am proposing to construct a barndominium with a bunkhouse as a way of establishing a business to engage in farming operations and related farming support operations.

I have discussed with Planning Department, and because there is no principal dwelling on the property, a minor variance application would be required to permit the bunkhouse on the property without a main dwelling because Section 3.11 of the Zoning By-law states that the bunkhouse shall be within 200m of the associated farm dwelling; being vacant land there is no farm dwelling.

I am confirming that the bunkhouse will meet Section 23.3.44 of the Official Plan and that it will be a seasonal dwelling used by the employees of the farm operation and it does not serve as the principal dwelling of the occupant.

I have been a resident of the Town of Innisfil for over a decade and have a not so young family now :), and would like to continue to contribute in positive ways in the village and Town that I call my home. In these economic times it is becoming increasingly harder to ignite new workers into our Town with the price of housing. This unique opportunity of a barndominium allows a hybrid option of a farming building with a living space which reduces cost for seasonal employees, alleviating burdens for all involved. It is my hope and dream that my agricultural business has the best opportunity to thrive to allow for a successful business that my children can be a part of one day and continue to establish their families within the community of Cookstown, Innisfil.

If you require any additional information please do not hesitate to contact me.

Sincerely,



Cheri Scholten

