

Summary of Comments

A-009-2024 - 2154 Adullam Ave



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: A-009-2024
MEETING DATE: May 16, 2024
TO: Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment
FROM: Keirsten Morris, Senior Planner
SUBJECT: Minor variance applications A-009-2024 seeking relief from Section 3.18.1 g) of Zoning By-law No. 080-13 for a proposed additional driveway.

PROPERTY INFORMATION:

Municipal Address	2154 Adullam Avenue
Legal Description	Plan 1249 Pt Blk A RP 51R-2624 Part 2
Official Plan	Residential Low Density 1 (Schedule B1)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-009-2024 to the following conditions:

1. That the existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. A Tree Preservation/Planting Plan shall be prepared to the satisfaction of the Town, proposing tree compensation and replacement rates for any trees to be removed, and location of new trees and tree protection measures during construction of the driveway.
2. That the Applicant/Owner obtain an entranceway permit from the Town of Innisfil prior to connecting the additional driveway to Adullam Avenue.

REASON FOR APPLICATION:

The applicant is proposing to construct a second driveway for the subject lands to provide access to the side and rear yards of the property. The applicant is seeking relief from Section 3.18.1 g) of the Zoning By-law, which only permits one (1) driveway per residentially zoned lot within a settlement area. An entranceway permit will be required from the Town to connect the proposed driveway to Adullam Avenue which is included as a recommended condition.

Application Number	By-law Section	Requirement	Proposed	Difference
A-009-2024	3.18.1 g)	1 driveway per residentially zoned lot in settlement area	2 driveways	1 additional driveway

SURROUNDING LANDS:

North	Single detached residential lots
East	Adullam Avenue, single detached residential lots
South	Single detached residential lots
West	Single detached residential lots

ANALYSIS:

Site Inspection Date	May 8, 2024
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located within the Primary Settlement Area of Alcona and are designated “Residential Low Density 1” on Schedule B1 to the Town Official Plan which permits single-detached dwellings and accessory structures. The surrounding neighbourhood is characterized primarily by single detached dwellings. No policy in the Town Official Plan specifically restricts two entrances onto a local residential street, although policies are in place to minimize entrances onto arterial and collector roads to promote continuous and uninterrupted pedestrian, cyclist and vehicle use. As Adullam Avenue is not identified as an arterial or collector road on Schedule C of the Town Official Plan, staff do not have concern with an additional driveway on the subject lands in consideration of Official Plan policies.</p> <p>Section 15.1.2 of the Official Plan states that all development applications within settlement areas shall require that there be no net loss of trees and Section 15.1.6 states that a tree protection plan shall be required as part of development applications that identifies, preserves and compensates trees on the lot. The tree protection plan shall also address provision for native tree species consistent with Town of Innisfil Engineering Standards. There appears to be four existing mature trees along the front lot line of the subject lands, some of which may require removal for the proposed additional driveway. As such, staff have recommended a condition requiring that the existing boundary trees be protected and maintained to the satisfaction of the Town and that a Tree Preservation/Planting Plan be submitted for any proposed tree removal that includes tree protection measures for existing trees during construction of the driveway in accordance with OP policies 15.1.2 and 15.1.6.</p> <p>Subject to the recommended conditions, Staff are of the opinion that the application maintains the purpose and intent of the Official Plan.</p>
Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are zoned Residential 1 (R1) in Zoning By-law 080-13, as amended. Section 3.18.1 g) only allows one driveway on a residentially zoned lot within a settlement area.</p> <p>This provision was established through a housekeeping amendment to the Zoning By-law in 2017 with the intent of restricting corner lots in settlement areas to only one driveway and to replace 0.3m reserves that were put on corner lots in new subdivisions to prohibit more than one driveway. The provision also assists in maintaining a consistent streetscape, ensures front yards are not dominated by parking areas</p>

	<p>and minimizes traffic and safety concerns. The subject lands maintain a significant frontage of approximately 100 ft (30 m) with the existing driveway being located at the very north end of the lot and the new proposed driveway being located at the very south end of the lot. The 30m frontage provides adequate space for an additional driveway in Staff's opinion while continuing to maintain a consistent streetscape and does not create a frontage that is dominated by parking area.</p> <p>With the additional proposed driveway, the front yard of the subject lands would continue to maintain approximately 69% landscaped open space which exceeds the required front yard landscaped open space of 40% per Section 3.35.2 k). Visual dominance of parking areas on the subject lands is also minimized by the existing trees at the front of the property and the significant amount of front yard landscaped open space. The proposed additional driveway also complies with all parking standards of Section 3.35 of the Zoning By-law including width, length and setback from lot lines. Staff do not expect any negative impacts in terms of traffic safety or sightlines with the proposed additional driveway however this would be confirmed through the entranceway permit process which is included as a recommended condition.</p> <p>In consideration of the above and subject to the recommended conditions, the subject application maintains the purpose and intent of the Town's Zoning By-law.</p>
<p>The variance is desirable for the appropriate/orderly development or use of the land: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>In the opinion of Staff, the variance is considered desirable for appropriate/orderly development of the land as the second driveway is proposed to be used to access the side and rear yards of the subject lands while maintaining adequate landscaped open space. It will not impact surrounding residential properties, nor is it expected to cause clutter or increased traffic within the neighborhood and would not appear to cause any significant sightline issues or traffic concerns.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Staff are of the opinion that the proposed secondary driveway is minor in nature. Given the scale of the lot and other matters previously discussed, it is considered minor subject to the recommended conditions.</p>

CONCLUSION:

The Planning Department recommends approval of application A-009-2024 subject to the recommended conditions.

PREPARED BY:

Keirsten Morris
Senior Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: May 10, 2024

FROM/CONTACT: Jocelyn Penfold ex 3506 jpenfold@innisfil.ca

FILE/APPLICATION: A-009-2024

SUBJECT: 2154 Adullam Avenue

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. No comments

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. No comments



Engineering

MEMORANDUM TO FILE

DATE: May 9, 2024

FROM/CONTACT: Adil Khan ex 3244 akhan@innisfil.ca

FILE/APPLICATION: A-006-2024

SUBJECT: 2154 Adullam Avenue

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. The Applicant/Owner shall confirm adequate separation of the Hydropole from the proposed Driveway with InnPower.
2. The Applicant/Owner should submit a tree preservation and compensation plan to the satisfaction of the Towns Planning Department

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. No comments.