

Summary of Comments

A-030-2025 & A-031-2025

1150 6th Line



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-030-2025 & A-031-2025

MEETING DATE: July 17, 2025

TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment

FROM: Ingrid Li, Development Planner

SUBJECT: Minor variance applications A30-2025 & A-031-2025 seeking relief from Section 4.2b of the Zoning By-Law to reduce the required minimum landscape open space from 35% to approximately 28%, and to increase the maximum height from 11m to approximately 12.5m to permit 3-storey townhouses.

PROPERTY INFORMATION:

Municipal Address	1150 6th Line
Legal Description	CON 6 S PT LOT 23 RP 51R40460 PT PART 2
Official Plan	Residential Medium Density and Residential Low Density (Schedule B1)
Zoning By-law	Residential Townhouse Exception 14 (RT-14)

RECOMMENDATION:

The Planning Department recommends approval of applications A-030-2025 & A-031-2025 subject to the following conditions:

CONDITIONS:

- 1.) That the variances only apply to the submitted drawings, subject to minor revisions, that provide a minimum 28% landscaped open space and a maximum height of 12.5 metres, and that any future development of the lands be subject to the Zoning By-law.
- 2.) That the variances apply exclusively to the townhouse Block 113 and 114 shown on the draft M-Plansubmitted with variances application A-030-2025 & A-031-2025.

REASON FOR APPLICATIONS:

The applicant is proposing 13 three-storey townhouse units (one block of 6 and one block of 7)on Block 113 and 114 on the proposed draft M-Plan with approximately 28% of landscaped open space for the overall development and a proposed height of approximately 12.5 metres on the subject lands. The subject lands are within the Sleeping Lion Plan of Subdivision associated with application D12-2013-002, which was adopted by Town of Innisfil Council on July 23, 2014.

Application Number	By-law Section	Requirement	Proposed	Difference
A-030-2025	Table 4.2b Minimum Landscaped Open Space	35%	28%	7%
A-031-2025	Table 4.2b Maximum Height	11m	12.5	1.5m

SURROUNDING LANDS:

North	Future townhouses and single-detached
East	Future townhouses and single-detached
South	6 th line (Agricultural lands and Environmental Protection lands)
West	Major Transit Station Mixed Use Area, future high-rise residential

ANALYSIS:

Site Inspection Date	July 3, 2025
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Block 113 and 114 on the draft M-Plan are designated Residential Medium Density on Schedule B1 in the Town's Official Plan, which permits townhouses and accessory structures on the subject lands. The two blocks are not within the Lake Simcoe Region Conservation Authority (LSRCA) regulated area. The Residential Medium Density designation provides for higher residential development in small pockets located generally in areas that can support transit and create walkable higher density nodes adjacent to commercial designations and community facilities and community hubs. Townhouses including conventional street, back-to-back and stacked units are permitted in the designation and density of the designation shall be within the range of 25 to 60 units per net hectare per Section 10.3.3. The proposed development would result in a built form that is permitted within the designation and a density of approximately 37.68 units per net hectare which is within the range supported by the Official Plan policies.</p> <p>The subject lands are located within the Primary Settlement Area of Alcona in an area surrounded by various uses including major transit station mixed use, agricultural lands, environmental protection area, existing residential dwellings consisting of townhomes and single detached dwellings, as well as vacant draft approved residential lands. The lands are currently vacant but are part of a draft approved plan of subdivision (File No. D12-2013-002). The total number of units for which the variances apply are 13 townhouses units on Block 113 and Block 114 on the draft M-Plan.</p> <p>Section 10.1.23 of the Official Plan states that 'The range of housing within the Alcona Primary Settlement Area and Urban Settlement</p>

	<p>Areas shall include medium and higher density housing to promote compact urban form.’ The Official Plan aims to promote development that is compatible with the surrounding area and encourages appropriate land uses. The approved subdivision conforms to this policy by introducing townhouse units in an approximate location and form. The proposed reduced landscaped open space fits in with the proposed design and character of the townhouse development.</p> <p>Section 10.1.40 states building height, massing and architectural features of infill development and intensification shall respect and fit into the context of the local character of the settlement area in which they are located. The proposed development of townhouse units respects and fits into the context of the local character, is compatible with adjacent built form and provides appropriate transition of height and density internally to the site.</p> <p>Section 10.3.6 states the maximum height of buildings shall be three (3) storeys, not including a basement or a walkout basement or a storey incorporated into the roofline of a dwelling. Staff are of the opinion that the proposed elevations and design of the townhouses are permitted by the policy and meet the intent of higher residential development in small pockets.</p> <p>Section 16.2.7 of the Official Plan states that ‘The Low Impact Development (LID) Evaluation shall assess the suitability of the following techniques as part of the development proposal: a) rainwater harvesting and rain-garden to promote water re-use; b) infiltration galleries, soak-away pits, permeable surfaces, and perforated pipes to maintain water balance and reduce runoff; and e) natural landscapes to minimize water use and consumption.’ The Stormwater Drainage design was approved by the Engineering Department through the Subdivision Process in 2018. Engineering Services has stated they have no objection to the proposed reduction to the minimum landscaped open space proposed.</p> <p>Given the above, Staff are of the opinion the applications maintain the purpose and intent of the Official Plan.</p>
<p>Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject property is zoned Residential Townhouse Exception 14 (RT-14) Zone in the Town’s Zoning By-law No. 080-13, which permits townhouses dwelling.</p> <p>Section 4.2b of the Zoning By-law requires that the minimum landscaped open space shall be 35%. The applicant proposes to reduce the minimum landscaped open space requirement by 7% from 35% to 28% of the subject lands. The purpose and intent of landscaped open space provision is to ensure appropriate outdoor areas for residents’ relaxation, recreation, and socializing, to enhance the visual appeal of residential neighborhoods, and to help absorb rainwater, reducing runoff and mitigating flooding and erosion risks. Often townhouses will ask for site specific amendments to regulations like landscaped open space where more compact development requires a slight reduction in the standards. Staff note that although</p>

	<p>the proposed development shown in the site plan drawing provides approximately 32% of landscaped open space, the applicant has requested a reduced requirement of 28% to allow for minor flexibility in the event of minor design changes. Staff have no concern with this approach. The proposed overall lot coverage is met, ranging from 28.1 to 45%, which is within the maximum permitted 50%. Furthermore, Engineering Staff has no issue with the small variation in terms of overall site run-off and water balance based on their review.</p> <p>The zoning bylaw permits townhouse units to a maximum of 11m in height. The applicant is proposing an increase to 12.5m to accommodate the proposed three-storey townhouse units. The intent of the maximum height of 11m for townhouse dwellings is to limit massing and overshadowing of buildings and to ensure land use compatibility.</p> <p>The proposed 1.5m height increase represents a modest increase given the additional height is not for an additional storey or significant massing change. The third storey remains within typical limits for townhouse dwellings. Sufficient separation from the street is maintained, including a 7.88m front yard setback to the front property line abutting Webster Blvd and a 7.5m reverse front yard setback to the property line abutting the local "Street K." The impact of the proposed height increase is further mitigated by providing adequate separation from property lines, reducing potential visual and shadow impacts. Staff note 12m townhouse heights have been approved by variance in the past (e.g. A-051-2023) and recently Council approved a 12.5m townhouse height due to grading challenges at 1761 Webster Boulevard (Staff Report DSR-083-25).</p> <p>Surrounding lands are currently undeveloped with future development including similar townhouse units and single detached dwellings. Staff do not have concerns with character or compatibility with the proposed increase in height and are of the opinion that the buildings will fit in with surrounding land uses. The applicant notes that "It has been discussed with planning staff that these townhouses be dual frontage with no back yards. In order to provide a better product for the purchasers, we are proposing a 3-storey product with an amenity space incorporated into the design of each townhouse unit." As stated, Staff note the Council has recently approved a height of 12.5m on a few blocks to facilitate the three-storey residential townhouse development on 1761 Webster Boulevard. In addition, the property is within the RM precinct under the new June 25, 2025, approved CPPS By-law which is not yet in effect. The new bylaw permits as of right a maximum height of 12.5m and a maximum of three storeys for Street Townhouse Dwelling providing that "a storey shall not include a basement or a walkout basement or a storey incorporated into the roofline of a dwelling." The intersection of Webster and 6th Line is considered an important entrance / gateway to Sleeping Lion subdivision and three storey townhouses are considered a reasonable product in this location in terms of design and massing considerations. Staff note that west of</p>
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	<p>the subject lands, high-rise residential is proposed due to the Metrolinx Station proposed west of the rail line.</p> <p>Given to the above and subject to the conditions, the proposed development is considered to maintain the purpose and intent of the 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>The proposed variances will facilitate development of housing in a draft approved plan of subdivision. The increase in height is minor in nature based on the proposed building envelope and having adequate separation from the streets and is compatible with surrounding land developments. The reduced landscaped open space is not considered to be out of character with the surrounding neighbourhood. Engineering Services has reviewed and supports that the development is appropriate from a stormwater management perspective in terms of water balance and run-off. The setbacks and lot coverage requirements of the Zoning By-law are met. The variances will assist in the continued development and build out of the draft approved plan of subdivision. Additional rear outdoor amenity space will be provided above the garage on the second storey. This type of design has been approved for other street-facing townhouse developments with rear lane access garages such as 1761 Webster and 1205m Corm Street in Alcona and is typical in more urban designs.</p> <p>As such, staff consider the variances to be desirable for the appropriate and orderly development of the land, subject to the recommended conditions.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No</p>	<p>The proposed variances are not expected to cause any substantial impact to surrounding properties in terms of scale. The increased height allowance will be applied consistently throughout the subdivision, allowing a consistent architectural design. The increase in height will facilitate development of townhouse units in an area where residential development is intended while maintaining compatibility with surrounding uses. Reasonable landscaped open space is maintained, and outdoor amenity space is being provided through the proposed design. Staff are of the opinion that the variances are minor in nature, subject to the recommended conditions.</p>

PREPARED BY:

Ingrid Li
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



BUILDING DEPARTMENT

MEMORANDUM TO FILE

DATE: July 10, 2025

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

FILE/APPLICATION: A-030 & 031-2025

SUBJECT: 1150 6th Line

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 the Building Department.)

1. No comments.

Resident Comments For 1150 6th Line

Resident Comments #1

I think that the original plan provided to us by the builder was that they were going to only be building detached homes. This is not what they said they were going to do.

Resident Comment #2 – owns same property as above

- If the minimum requirement is 35% and the builder is proposing 28%, then it is 700 basis point change. This is a significant change and not a "minor change" to the Bylaw. - the builders originally told us the space would be for detached homes or two storey townhouses only. The plan now changed to 3 storey tall where the builders could get more profit out of this and also receive subsidy from the government is totally unacceptable. This project seems to benefit the builders as opposed to people living in the area.

- What happened to the original plan to build the go train station? Why don't the town of Innisfil and builders focus on completing the go train station as promised? We need to invest in transportation and infrastructure to support the growth of population you want in the area.

- How about the sewage system? The town waste management currently cannot handle the sewage waste in the new development area. We see waste management trucks collecting waste from the sewage periodically! If you want to build more townhouses, then you need to make sure your sewage/waste system can handle this.