

Summary of Comments

A-007-2025

A-008-2025

A-009-2025

A-020-2025

1206 Corm St



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: A-007-2025, A-008-2025, A-009-2025 and A-020-2025

MEETING DATE: May 15, 2025

TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment

FROM: Toomaj Haghshenas, Development Planner

SUBJECT: Minor variance applications A-007-2025, A-008-2025, A-009-2025 and A-020-2025 seeking relief from Sections 5.2b and 5.2b.1 of Zoning By-law No. 080-13 for Corm Street to be considered the front lot line rather than Innisfil Beach Road, , maximum front yard setback, portable classroom height and location of garbage containers.

PROPERTY INFORMATION:

Municipal Address	1206 Corm Street
Legal Description	INNISFIL CON 7 N PT LOT 23
Official Plan	Neighborhood Commercial Area (Schedule B1)
Zoning By-law	Mixed Use 1 (MU1) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-007-2025, A-008-2025, A-009-2025 and A-20-2025-2025.

REASON FOR APPLICATION:

The applicant is proposing to construct a new public elementary school on the subject lands. While the MU1 zoning permits schools; the zoning regulations are generally intended for commercial and residential development to proceed in an urban, main street, multi-storey fashion. As such, four (4) minor variances are required to cater to the proposed elementary school use.

The applicant is seeking relief from Section 5.2b(3) of the Zoning By-law which states that where a lot directly abuts Innisfil Beach Road, the front lot line (front yard) will be considered to be the property line abutting the planned width of Innisfil Beach Road. The applicant is proposing to have the lot line adjacent to Corm Street designated as the front lot line. The applicant is also seeking relief from Table 5.2b of the Zoning By-Law which allows a maximum front yard setback of 4m. A setback of over 30 m is proposed to cater to parking and loading areas for elementary school use. Relief from Table 5.2b is also required to address the minimum building height of 7.5m. Portable classrooms structures are considered a principal use in many municipalities, including Innisfil, as they contain the same principal use as the school itself (classrooms); and they are typically less than 7.5m in height, hence the need for the height variance. Finally, Section 5.2b.1(6) of the

Zoning By-Law requires garbage containers to be located within the building. The applicant is proposing outdoor storage containers which is typical for schools.

Please note that a concurrent site plan application for the proposed development is being reviewed by staff and external agencies.

Application Number	By-law Section	Requirement	Proposed	Difference
A-007-2025	5.2b (3)	The front lot line (front yard) is considered to be the property line abutting the planned width of Innisfil Beach Road	Property Line abutting Corm St be considered the front lot line	Property Line abutting Corm St be considered the front lot line
A-008-2025	5.2b	Max front yard setback = 4m	30.65m	+26.65m
A-009-2025	5.2b	Minimum height = 7.5m	Less than 7.5 m	TBD (Future portable classrooms)
A-020-2025	5.2b.1(6)	Garbage containers shall only be permitted if located within a building	Garbage containers located outside	Garbage containers located outside

SURROUNDING LANDS:

North	Innisfil Beach Road
East	Commercial Use (Sobeys)
South	Corm Street and Townhouses
West	Single-detached dwellings

ANALYSIS:

Site Inspection Date	April 30, 2025
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. The subject lands are designated Neighborhood Commercial Area in Schedule B1 of the Official Plan which permits institutional uses including schools and accessory structures. The surrounding neighbourhood is characterized by a mix of residential and commercial uses.</p> <p>Section 9.2.2 of the Official Plan states that a significant portion of the forecasted population growth will be directed to Alcona. The proposed school will facilitate and cater to growth in Alcona. The proposed school will also help population targets laid out in Section 9.7.2. Section 9.9.2 encourages infill in Alcona; the proposed school on a vacant property helps meet this objective.</p> <p>Section 11.1.34 of the Official Plan requires all development within the commercial designations to be subjected to Site Plan Control in</p>

	<p>accordance to Section 22.3. The proposed development has an associated Site Plan control application which is currently being reviewed by staff and external agencies.</p> <p>The subject lands are located adjacent to the Downtown Commercial Area of Alcona. Section 11.2.1 mentions that the Downtown Commercial Areas are where people come to gather. The proposed elementary school will serve a gathering place for local and Town-wide civic activities which compliments the objectives of the Downtown Commercial Area.</p> <p>Sections 23.1.14 and 23.1.16 of the Official Plan encourage public service facilities within settlement areas in order to support intensification and achieve complete communities.</p> <p>Considering the above, Staff are of the opinion the application conforms to the Town of Innisfil 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 lands are zoned Mixed Use 1 (MU1) in Zoning By-law 080-13, which permits school use. While the MU1 zoning permits schools; the zoning regulations are generally intended for commercial and residential development, in an urban, main street, multi-storey fashion. As such, four (4) minor variances are required to permit the proposed elementary school use with a layout more typical of the needs of Simcoe County District School Board (SCDSB) with respect to traditional school design.</p> <p>Section 5.2b(3) of the Zoning By-law states that “where a lot directly abuts Innisfil Beach Road, the front lot line (front yard) will considered to be the property line abutting the planned width of Innisfil Beach Road.” This provision is intended for commercial and residential use in order to create a continuous and consistent streetscape on Innisfil Beach Road (IBR) which is the main artery of Alcona’s Downtown area. Given the nature of proposed development, an IBR frontage would create significant safety and traffic concerns in the opinion of the SCDSB. Typically school sites are also chosen to front collector roads rather than arterial for student safety purposes. As such, the applicant has requested frontage off Corm St to mitigate student safety concerns and prevent major increases to traffic flows on IBR. Having the bus loop flow from Corm Street helps reduce impacts Alcona’s main road. Through the Site Plan process, staff will ensure that the proposed rear yard abutting IBR will be properly screened and safe for students.</p> <p>Table 5.2b of the Zoning By-Law allows for a maximum front yard setback of 4m. Again, this is mainly intended for commercial/residential use and is not feasible for an elementary school. The applicant is proposing a front yard setback of 30.65m to allow for parking, play areas, kiss and ride area, school bus loading area and other amenities. Staff have no concerns with the front yard setback which allows for a typical school layout.</p>

	<p>Table 5.2b of the Zoning By-Law also requires for a minimum principal building height of 7.5 m. Once again, this is intended for commercial/residential use in order to promote a Downtown streetscape (a two storey minimum street wall). Removing the minimum height requirement for this site will allow for future portable classrooms which are typically less than 7.5 m in height.</p> <p>The proposed variances will not change the existing character of the streetscape and will have a similar or greater front yard setback compared to neighboring lots. The proposed development will stay consistent with the existing lot layout, as well as neighboring properties on Campus Place. Staff are requiring landscaping and fencing adjacent to Innisfil Beach Road through the site plan process for screening purposes.</p> <p>Finally, Section 5.2b.1(6) of the Zoning By-Law requires garbage containers to be located within a building. The intent of this provision is to hide garbage containers from public view for commercial and residential development. The applicant is proposing outdoor in-ground storage containers which is typical for schools. The three proposed containers will be not be visible from Innisfil Beach Rd.</p> <p>The proposed development meets all other provisions of the Zoning By-law. 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 variances are considered desirable for appropriate/orderly development of the land. The proposal will facilitate intensification and population growth, and help create a complete community while allowing the SCDSB to plan a school site consistent with their needs in terms of layout and safety.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The MU1 zoning regulations are generally intended for commercial and residential development. The requested variances are required to cater to the proposed school use. Staff are of the opinion the variances are considered minor, due to the nature and use of the proposed development.</p>

CONCLUSION:

The Planning Department recommends approval of applications A-004, A-017, A-018 and A-019-2025 subject to conditions.

PREPARED BY:

Toomaj Haghshenas
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: May 8, 2025

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

FILE/APPLICATION: A-007, 008, 009, 020-2025

SUBJECT: 1206 Corm St.

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 8, 2025

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

FILE/APPLICATION: A-007-2025

SUBJECT: 1206 Corm Street

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 comment.

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 comment.

Sarah Burton Hopkins

From: [REDACTED]
Sent: May 11, 2025 1:44 PM
To: planning
Subject: Application No. A-020-2025

Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from [REDACTED]

[EXTERNAL]

Good morning. My name is [REDACTED]
I am the original owner of the property, and I am against the proposal. My interest is in attending the Zoom meeting, but due to medical reasons, I am unable to. For that reason, I am providing my concern below:

When I purchased [REDACTED] I believed it was a peaceful area to raise a family. Unfortunately, I have witnessed the neighborhood deteriorate before my eyes. There has been a significant increase in traffic, litter, crime, and noise. Adding a school entrance on Corm Street would only exacerbate these issues.

****Safety:**** As a parent of two children, I am concerned for their safety. People routinely ignore the stop sign at the intersection of Swan and Corm Street. Daily, my neighbors and I watch drivers speed through, and we fear that it is only a matter of time before someone gets hurt. Due to the rise in traffic, I can no longer allow my children to play in front of our home. Furthermore, I worry about parents speeding in the mornings to drop off their kids at Alcona Glen or to catch the Catholic School bus at the corner of Corm.

****Parking and Traffic:**** The increased traffic has disrupted my living space. Vehicles are constantly parked in front of my home, making it difficult for me to enter and exit my parking lot. At times, family members have even been unable to leave because their vehicles were blocked.

****Wildlife:**** Since the construction of the condo townhouses on Corm, there has been a noticeable increase in the population of birds, squirrels, and other small wildlife in the area. While I understand that construction affects local wildlife, if a school entrance is added on Corm, it will disrupt the tree line that provides homes for these creatures and privacy for residents along Osbond Road.

****Privacy:**** My once-enjoyable backyard is no longer a pleasant space due to the new development overlooking it. After a snowstorm, all that remains for privacy is a line of trees. Please do not take away our trees.

****Mental Health:**** Nature plays a vital role in mental health. A peaceful backyard setting is beneficial for both me and my children. We already feel anxious about the vibrations and noise that will come with the construction of the school. Losing our current view would be traumatic; without our trees, we would be left staring at a Sobeys sign from our bedroom windows. I chose to live in Alcona for its natural surroundings, but it is beginning to resemble a city. As a remote worker, I am particularly distressed about having the school entrance directly in my line of sight. I have seen the chaos at Alcona Glen and other schools and do not want that kind of disruption in my neighborhood. I believe my neighbors share these concerns.

Thank you for considering my concerns as a resident. An entrance on Corm Street would significantly impact the quality of life for me, my children, and my neighbors. I am attaching images of the current views that would be affected by your proposal.

Regards,

[REDACTED]

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[REDACTED]