

Summary of Comments

A-2025-040 & A-2025-048

1208 Gilford Rd



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-2025-040 & A-2025-048
MEETING DATE: September 18, 2025
TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment
FROM: Savana Hasan
Assistant Development Planner
SUBJECT: Minor variance applications A-2025-040 & A-2025-048 seeking relief from Section 3.3 b) of the Zoning By-law to increase the gross floor area of an accessory structure from 50m² to approximately 80m², and Section 3.3 f) of the Zoning By-law to increase the height of an accessory structure from 5m to 5.4m

PROPERTY INFORMATION:

Municipal Address	1208 Gilford Road, Innisfil
Legal Description	PLAN 51M1069 LOT 3
Official Plan	Residential Low Density 1 Area and Key Natural Heritage Features and Key Hydrologic Features (Schedule B10)
Zoning By-law	Residential Estate Exception 6 (RE-6) Zone and Environmental Protection Exception 13 (EP-13) Zone

RECOMMENDATION:

The Planning Department recommends deferral of A-2025-040 and A-2025-048 until the elevation drawings displaying the proposed 5.4m height for the detached garage are provided (the current submission provides elevation drawings with a proposed height of 4.46m).

Alternatively, if Committee wishes to approve the application, Planning recommends the following conditions:

- 1.) That the applicant provides updated elevation drawings that reflect a 5.4m height for the detached garage to the satisfaction of the Town of Innisfil; and
- 2.) That the variances only apply to the submitted drawings and that any future development of the lands be subject to the Zoning By-law.

REASON FOR APPLICATION:

The applicant is seeking relief of section 3.3b) of the Zoning By-law which allows a maximum gross floor area (GFA) of an accessory building or structure of up to 50m². The applicant is proposing to construct a detached garage with a gross floor area of approximately 80m². The applicant is also seeking relief from section 3.3f) of the Zoning By-law which states that no accessory building shall exceed the height of the principal building on the lot or 5.0m, whichever is the lesser. The proposed height of the detached garage is approximately 5.4m, however Staff observe based on the submitted drawing, when measuring to the midpoint of the roof, the structure is **only 4.46m tall**.

Application Number	By-law Section	Requirement	Proposed	Difference
A-2025-040	Section 3.3 b)	Maximum GFA of 50 m ²	Detached garage GFA: 80m ²	30m ²
A-2025-048	Section 3.3 f)	Maximum height cannot exceed height of principal dwelling or 5m (whichever is lesser)	Detached garage height: 5.4m	0.4m

SURROUNDING LANDS:

North	Single detached dwelling with two detached garages (1213 Shore Acres Drive)
East	Single detached dwelling with attached three-car garage (1200 Gilford Road)
South	Single detached dwellings with attached and detached garages, and boat storage on lands zoned Commercial Tourism
West	Single detached dwelling with detached accessory structure (1216 Gilford Road)

ANALYSIS:

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 settlement area of Gilford and are designated Residential Low Density 1 and Key Natural Heritage Features and Key Hydrologic Features on Schedule B10 of the Town's Official Plan. The proposed detached garage is situated on the portion of the property that is designated Residential Low Density 1 which permits single detached dwellings and accessory structures, such as the proposed detached garage. Staff do not anticipate any negative impacts to ecological functions of the woodlot located to the North of the proposed structure, given the proposed garage location, and scale of the lot.</p> <p>Development shall be undertaken in conformity with the residential design policies of Section 10.1. Section 10.1.40 states that building height, massing and architectural features of infill development and intensification shall respect and fit into the context of the local character of the settlements in which they are located. Section 10.1.41 states the built form of new development shall give consideration to the inclusion of architectural elements that reference the elements and characteristics of the communities within which they are planned. The submitted elevation and design drawings show that the proposed detached garage is consistent with the existing two-storey buildings</p>
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	<p>and accessory detached structures in the area and fits in with the character of the neighbourhood.</p> <p>Considering the above, subject to recommended conditions, Staff are of the opinion that the application maintains the purpose and intent of the Official Plan, however, deferral is recommended until elevation drawings with the proposed height of 5.4m are provided.</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 Estate Exception 6 (RE-6) and Environmental Protection Exception 13 (EP-13) in the Town's Zoning By-law No. 080-13. The proposed detached garage is located on the portion of the subject lands in the RE-6 zone which permits single-detached dwellings and accessory buildings/structures.</p> <p>Section 3.3 b) states the GFA of an accessory building or structure shall not exceed 50 m² in any Residential Zone. The proposed GFA of the detached garage is about 80m². Section 3.3 f) states that no accessory building shall exceed the height of the principal building on the lot or 5m, whichever is lesser. The detached garage is proposed to be 5.4m in height, however, Staff have concerns about the true height of the proposal since in the elevation drawings provided in this submission, the proposed height is 4.46m for the detached garage which would not require a variance from Section 3.3 f).</p> <p>The purpose of these provisions is to ensure a hierarchy of structures is maintained between principal buildings and accessory structures on the property and to reduce visual bulk and massing impacts.</p> <p>The hierarchy of the proposed detached garage will be maintained since it meets all other applicable provisions including lot coverage, height, and setbacks. Visual massing is minimal since the proposed garage maintains a significant 118m setback from the rear lot line and a 74.21m setback from the front lot line, far exceeding the requirements, as well as a 3m interior side yard setback (which meets the setback requirement in an RE Zone).</p> <p>Finally, the subject lands are relatively large in area, maintaining an area of 6000m². The proposed detached garage will result in an additional 1.29% lot coverage, for a total of 4.69% lot coverage including the dwelling which is minimal considering the standard lot coverage for the RE-6 zone is 15%. Visual bulk and massing impacts are thus further reduced based on the scale of the lot, as well as any concerns respecting stormwater run-off, which lot coverage also regulates.</p> <p>Given the above comments and subject to the recommended conditions, Staff are of the opinion that the proposal maintains the general intent of the Zoning By-law, however, deferral is recommended until elevation drawings with the proposed height of 5.4m are provided.</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>As noted, the proposed detached garage is set back 74.21m from the front lot line and is significantly smaller in scale than the dwelling, thus maintaining an established hierarchy between accessory structure and principal dwelling and fits in with surrounding two storey dwellings and detached accessory structures in the neighbourhood.</p> <p>The proposed detached garage is situated appropriately on the subject lands so that any potential negative impacts to the woodlot on the north half of the property are mitigated. There is no vegetation proposed to be removed, and the applicant has provided a 118m rear yard setback which exceeds the required 97.5m setback identified by the Lake Simcoe Conservation Authority.</p> <p>It is Staff's opinion that the proposed variance is desirable for the appropriate/orderly development and use of the land, subject to the conditions, however, however, deferral is recommended until elevation drawings with the proposed height of 5.4m are provided.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Staff are of the opinion the variance could be considered minor, subject to conditions, due to the size of the lot, siting of the detached garage and the relationship between the size of the garage and dwelling, the garage being minimal in size compared to the dwelling and maintaining significant setbacks from the front and rear lot lines. Staff do not anticipate any negative impacts to neighbouring properties and consider the variance to be minor in nature. Based on the proposed height shown on the elevation drawings in this submission, a height variance would not be required so deferral is recommended until elevation drawings with the proposed height of 5.4m are provided. Alternatively the Committee of Adjustment may approve the variances subject to the proposed conditions.</p>

CONCLUSION:

Planning Staff recommend deferral of application A-2025-040 and A-2025-048. Alternatively, the Committee of Adjustment may approve the variances subject to the proposed conditions.

PREPARED BY:

Savana Hasan
Assistant Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



BUILDING DEPARTMENT

MEMORANDUM TO FILE

DATE: September 11, 2025

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

FILE/APPLICATION: A-2025-040 & 048

SUBJECT: 1208 Gilford Road

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. All structures over 50m² will require a lot grading plan to be submitted at time of building permit application. The lot grading plan shall be prepared by an OLS or P.Eng and deemed satisfactory by the Building Department.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application.

1. The applicant/owner shall provide an amended site plan with proposed building and septic footprint including all Ontario Building Code required clearances to the proposed garage structure, to the satisfaction of the Building Department.



Engineering

MEMORANDUM TO FILE

DATE: September 18, 2025

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

FILE/APPLICATION: A-040-2025, A-048-2025

SUBJECT: 1208 Gilford Road

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.