

# **Summary of Comments**

A-001-2025

1090 6<sup>th</sup> Line



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER(S):** A-001-2025

**MEETING DATE:** March 20, 2025

**TO:** Sarah Burton Hopkins  
Secretary Treasurer Committee of Adjustment

**FROM:** Toomaj Haghshenas  
Development Planner

**SUBJECT:** Minor variance application A-001-2025 seeking relief from Section 3.25(b) of the Zoning By-law for a reduction to the required Landscape Strip width from 3m to 0.6m and 1.7m.

**PROPERTY INFORMATION:**

<b>Municipal Address</b>	1090 6 <sup>th</sup> Line
<b>Legal Description</b>	INNISFIL CON 6 S PT LOT 24 RP 51R40460 PT PART 3
<b>Official Plan</b>	Residential Medium Density (Schedule B1)
<b>Zoning By-Law</b>	Commercial Neighborhood (CN) Zone

**RECOMMENDATION:**

The Planning Department recommends approval of A-001-2025 subject to the following condition:

- 1.) That the variance only apply to the submitted drawings and that any future development of the lands be subject to the Zoning By-law.

Application Number	By-law Section	Requirements	Proposed	Difference
A-001-2025	3.25 b)	3m	0.6 m and 1.7m	-2.4m and 1.3m

**REASON FOR APPLICATION:**

The applicant is proposing to change the use of an existing commercial structure to a proposed place of worship with deficient Landscape Strips of 0.6m in the interior side yard (north) and 1.7m in the rear yard (west). The applicant is seeking relief from Section 3.25(b) of the Zoning By-law which states that the Landscape Strip shall have a minimum width of 3.0 m. This variance is required as part of the Site Plan Control file SP-2022-018.

**SURROUNDING LANDS:**

<b>North</b>	Single-detached dwellings
<b>East</b>	Angus St and single-detached dwelling
<b>South</b>	6 <sup>th</sup> Line and Woodlot
<b>West</b>	Harker St and single-detached dwellings

**ANALYSIS:**

<b>Site Inspection Date</b>	February 26, 2025
<b>Maintains the purpose and intent of the Official Plan:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	<p>The subject lands are within the Primary Settlement Area of Alcona. The subject lands are designated Residential Medium Density in the Town’s Official Plan (Schedule B1). The Residential Medium Density designation permits a place of worship.</p> <p>Section 10.1.50 of the Town’s Official Plan states that “where Residential Medium Density lots do not front onto public roads, adequate on-site parking shall be provided.” A reduced landscape strip is required in order to provide adequate parking space while allowing for safe maneuvering of emergency vehicles. The site will maintain pre-existing conditions which Staff wish to remain to allow for maximum parking and vehicle maneuverability. Screening in the form of tight board fencing between the parking area and residential lots will be required as part of the associated Site Plan Control file (SP-2022-018).</p> <p>The proposal in general meets the purpose and intent of the Official Plan subject to the proposed condition.</p>
<b>Maintains the purpose and intent of the Zoning By-law:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	<p>The subject lands are zoned Commercial Neighborhood (CN) in the Town’s Zoning By-law 080-13. The CN zone permits places of worship.</p> <p>Section 3.25(b) of the Town’s Zoning By-law states that the Landscape Strip shall have a minimum width of 3.0 m. The purpose of this provision is to ensure privacy and adequate parking, driveway or parking aisle separation from residential lots, and to provide aesthetic enhancements to streetscapes. The 3.0m landscape buffer will be maintained for half the lot; while the west and north side buffers will be reduced to allow for required parking and emergency vehicle maneuverability while still allowing some separation from fencing and adjacent residential yards. Tight board fencing will be required through the Site Plan Control process to ensure adequate visual screening for nearby residential lots. Landscape strips will be in place in all yards abutting streets to ensure consistent and enhanced streetscapes; as well as providing adequate buffers between the sidewalk and the parking area.</p> <p>Staff are of the opinion the variance is in keeping with the general purpose and intent of the Zoning By-law, subject to the proposed conditions.</p>
<b>The variance is desirable for the appropriate/orderly</b>	The proposed variance will facilitate the conversion of a commercial plaza to a place of worship which is a permitted use and will create a

<p><b>development or use of the land:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p>	<p>community hub. The decrease in landscape strip width will be mitigated through the installation of tight board fencing.</p> <p>The reason for the reduced landscape strip is to allow for parking and maintain safety by providing enough space for with emergency vehicle maneuverability.</p> <p>Given the existing site conditions and compliance with all other zoning provisions, Staff consider the variances desirable and appropriate for the use of the land.</p>
<p><b>The variance is minor in nature:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p>	<p>The proposed variance is not expected to cause any substantial impact to surrounding properties. Staff are of the opinion that the proposed variance could be considered minor, subject to the proposed condition, due to the existing condition of the site, and the proposed development and the proposal meeting all other provisions of the Zoning By-law, including minimum parking requirements</p>

**PREPARED BY:**

Toomaj Haghshenas,  
Development Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
Supervisor of Development Planning



Community Development Standards Branch

MEMORANDUM TO FILE

**DATE:** March 13, 2025

**FROM/CONTACT:** Jocelyn Penfold ex 3506 [jpenfold@innisfil.ca](mailto:jpenfold@innisfil.ca)

**FILE/APPLICATION:** A-001-2025

**SUBJECT:** 1090 6<sup>th</sup> 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 Community Development Standards Branch)

1. No comments



Engineering

MEMORANDUM TO FILE

**DATE:** March 7, 2025

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

**FILE/APPLICATION:** A-001-2025

**SUBJECT:** 1090 6<sup>th</sup> 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 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.