

Summary of Comments

A-003-2025

6272 and 6276 Yonge St



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: A-003-2025
MEETING DATE: April 17, 2025
TO: Sarah Burton Hopkins, Secretary Treasurer Committee of Adjustment
FROM: Keirsten Morris, Senior Planner
SUBJECT: Minor variance application A-003-2025 seeking relief from Section 3.27 of Zoning By-law No. 080-13 to permit an expansion and conversion of a legal non-conforming use

PROPERTY INFORMATION:

Municipal Address	6272 & 6276 Yonge Street
Legal Description	Concession 4 South Part Lot 15 Reference Plan 51R-17374 Part 2 and Parts 4 to 6
Official Plan	Hamlet Commercial Area (Schedule B8)
Zoning By-law	Commercial Village (CV) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-003-2025 subject to the following conditions:

CONDITIONS:

1. That the variance apply exclusively to the conversion of one mixed-use (residential/commercial) unit to one residential unit within the interior of the existing building
2. That the Owner/Applicant submit an updated site plan that includes one additional parking space for the additional residential unit being provided, to the satisfaction of Town Planning Staff.

REASON FOR APPLICATION:

The applicant is proposing to expand a legal non-conforming use by converting an existing mixed use (residential/commercial) unit within an existing apartment building to a fully residential unit. The existing apartment building currently has 12 residential apartment units and one mixed use unit. The applicant is seeking to convert the one mixed use unit so that the apartment building will consist of a total of 13 fully residential units. The applicant is seeking relief from Section 3.27 of the Zoning By-law to permit the conversion and expansion of the legal non-conforming use under Section 45(2) of the Planning Act.

SURROUNDING LANDS:

North	Residential single detached dwelling zoned R1 and commercial building zoned CV
East	Yonge Street, residential single detached dwellings zoned CV
South	4 th Line, residential single detached dwellings zoned R1
West	Residential single detached dwellings zoned R1

ANALYSIS:

Site Inspection Date	April 9, 2025
The variance is desirable for appropriate development of the subject land: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject property is zoned Commercial Village (CV) by the Town's Zoning By-law 080-13. Residential uses are not permitted in the CV zone however as stated in the Planning Justification Report submitted with the application and an Affidavit provided by the adjacent northern neighbour (6280 Yonge Street), the existing apartment dwelling on the property consisting of 12 residential units and one mixed-use unit has existed and been used as such since prior to July 27, 1983. Therefore, the current use is considered legal non-conforming, and a minor variance is required to permit an expansion or conversion of the use.</p> <p>No exterior renovations or site alteration is proposed as a result of the proposed conversion of the existing mixed-use unit to a residential unit. The Planning Justification Report submitted with the application indicates that the main use of the subject lands has been primarily residential since 1983 without any significant issues. The proposed conversion of one mixed use unit into a residential unit will provide an additional rental unit which is a form of housing needed in the Town and encouraged by the Town's Official Plan.</p> <p>Section 3.35 of the Zoning By-law requires 1.75 parking spaces be provided per unit for an apartment dwelling within the CV zone. The site plan provided with the application shows that 12 parking spaces currently exist which does not meet the current parking standard of the zoning by-law. Based on aerial imagery, it appears the parking area has remained the same since before 2012 and therefore can be considered legal non-conforming as well. However, as an additional fully residential unit could result in additional parking being required, Staff have recommended a condition that one additional parking space be provided on the site plan in order for the conversion and expansion of the legal non-conforming use to be considered desirable and appropriate.</p> <p>In consideration of the above, Staff are of the opinion the proposal is desirable and appropriate for the development of the subject property, subject to the recommended conditions.</p>
No undue adverse impacts will occur on the surrounding properties and neighbourhood as a result of the variance	As noted, no exterior renovations or site alteration is proposed as a result of the application. Surrounding uses are primarily residential in nature and the existing apartment dwelling has been primarily residential since at least 1983 therefore Staff consider the proposed conversion of the mixed-use unit to one residential unit to be compatible with surrounding uses.

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	To mitigate any potential parking impacts and to reduce any potential concerns regarding off-street parking as a result of the one additional residential unit, Staff have recommended a condition that one additional parking space be provided on the site plan. Staff do not anticipate any negative impacts resulting from one additional residential unit being added to the existing 12 unit apartment building subject to the recommended conditions.
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CONCLUSION:

The Planning Department recommends approval of application A-003-2025 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: April 10, 2025

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

FILE/APPLICATION: A-003-2025

SUBJECT: 6272 Yonge 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. Apply for and obtain a permit for change of use and renovation to meet the Ontario Building Code, to the satisfaction of the Building Department. Please note that a heritage permit maybe required prior to the application for the building permit(s), dependent on the proposed/required works.

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. The applicant/owner shall provide a septic analysis that meets all Ontario Building Code that supports the additional residential unit to the satisfaction of the Building Department.



Engineering

MEMORANDUM TO FILE

DATE: April 1, 2025

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

FILE/APPLICATION: A-003-2025

SUBJECT: 6272 and 6276 Yonge 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.