

# **Summary of Comments**

A-004-2025

35 Campus Place



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER:** A-004-2025  
**MEETING DATE:** April 17, 2025  
**TO:** Sarah Burton Hopkins  
Secretary Treasurer Committee of Adjustment  
**FROM:** Toomaj Haghshenas, Development Planner  
**SUBJECT:** Minor variance applications A-004-2025 seeking relief from Table 4.2a of Zoning By-law No. 080-13 for minimum front yard setback and maximum lot coverage.

### PROPERTY INFORMATION:

<b>Municipal Address</b>	35 Campus Place
<b>Legal Description</b>	PLAN 908 LOT 10
<b>Official Plan</b>	Shoreline Residential Area (Schedule B)
<b>Zoning By-law</b>	Residential 1 (R1) Zone

### RECOMMENDATION:

The Planning Department recommends deferral of A-004-2025 until additional variances are submitted for the proposed development for the exterior side yard and garage setback.

### REASON FOR APPLICATION:

The applicant is proposing to construct a new single-detached dwelling, replacing the existing dwelling on the subject lands. Due to the lot configuration and existing septic location in the rear yard of the property, the proposed dwelling will have a deficient front yard setback from Sunnypoint Drive which is technically the front lot line (the lot abuts two streets and the shorter of the two lot lines is the front lot line under the Zoning By-law). There is a deficient exterior side yard setback (from Campus Place) and a deficiency respecting garage setback provisions (3.18.1 a)). The application also slightly exceeds lot coverage requirement of 35% (Table 4.2a). Furthermore, the proposed attached garage projects beyond the dwelling which is considered inconsistent with the intent of the Town's Official Plan (see section 10.1.44 for details). Variances submitted to date are listed below:

Application Number	By-law Section	Requirement	Proposed	Difference
A-004-2025	4.2a (B)	Minimum front yard setback of 8 m	4.96 m shown (incorrect)	- 3.04 m
	4.2a	Max lot coverage of 35%	36.13%	+1.13%

**SURROUNDING LANDS:**

<b>North</b>	Campus Place, single-detached dwellings
<b>East</b>	Single-detached dwellings (shoreline), Lake Simcoe
<b>South</b>	Single-detached dwellings (shoreline), Lake Simcoe
<b>West</b>	Single-detached dwellings

**ANALYSIS:**

<b>Site Inspection Date</b>	April 9, 2025
<b>Maintains the purpose and intent of the Official Plan:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located outside of any settlement areas as defined by the Official Plan. The subject lands are designated Shoreline Residential Area in Schedule B of the Official Plan which permits single-detached dwellings and accessory structures. The surrounding neighbourhood is characterized primarily by single detached dwellings.</p> <p>Section 19.2.10 of the Official Plan states that development shall be undertaken in conformity with the residential design policies of Section 10.1.</p> <p>In the opinion of Staff, the proposed development generally meets the intent of Section 10.1.40 regarding building massing respecting the context of the local character in terms of the scale of the dwelling. However, Section 10.1.44 states attached garages facing the front yard should not project beyond the front façade of the dwelling or a covered porch if provided. While we acknowledge the garage is not technically facing the front lot line given the unique lot configuration (it is facing the exterior side lot line technically per the Zoning By-law definition), the intent of the Official Plan is to avoid projecting garages on a streetscape and this policy should be considered by the applicant.</p> <p>A redesigned site plan adhering the Town’s Official Plan policies discouraging projecting garages should be submitted and discussed with Staff. Ideally the garage should be pushed back or at least the porch should be covered to meet 10.1.44.</p> <p>Considering the above, Staff are of the opinion the application does not conform to the Town of Innisfil Official Plan and would encourage further discussion with the applicant .</p>
<b>Maintains the purpose and intent of the Zoning By-law:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are zoned Residential 1 (R1) in Zoning By-law 080-13. The subject property is considered a corner lot as it abuts two streets. As such, shorter of the lot lines abutting the streets is considered the front lot line which in this case would be the lot line adjacent to Sunnypoint Drive. The lot line abutting Campus Place is considered the exterior side lot line as per section 2.24 of the Zoning By-Law which states that an exterior side lot line means the longer of the lot lines of a corner lot which abuts a street.</p> <p>The proposed development will require the variances to the following provisions of the Zoning By-Law in order to proceed:</p>

	<ul style="list-style-type: none"> <li>- 4.2a Minimum Front Yard setback (8m required)</li> <li>- 4.2a Maximum Lot Coverage (35% required)</li> <li>- 4.2a Minimum Exterior Side Yard setback (6m required)</li> <li>- 3.18.1(a) Garage setback (front yard setback shall be the same as the principal dwelling)</li> </ul> <p>The required variances are a result of a unique lot configuration and existing septic system located in the rear yard.</p> <p>The purpose and intent of the Zoning By-law with respect to minimum front yard and exterior side yard setbacks and garage setbacks is to ensure adequate separation of structures to the road and to establish a continuous and consistent streetscape, to reduce building massing along the street and to allow space for amenities and vehicle parking. Staff would encourage further discussion with the applicant about garage projection and setbacks from the street, and the additional variances described are also required to be submitted.</p> <p>Staff recommend Deferral as additional variances are required.</p>
<p><b>The variance is desirable for the appropriate/orderly development or use of the land:</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>Staff will comment further on desirability once discussions are had respecting minor revisions to the dwelling and submission of additional variances.</p>
<p><b>The variance is minor in nature:</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>Staff Will comment further on whether the variances are minor once discussions are had respecting minor revisions to the dwelling and submissions of additional variances. Deferral is recommended.</p>

**CONCLUSION:**

The Planning Department recommends deferral of application A-004-2025.

**PREPARED BY:**

Toomaj Haghshenas  
Development Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
Supervisor of Development Planning



Building Department

MEMORANDUM TO FILE

**DATE:** April 8, 2025

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

**FILE/APPLICATION:** A-004-2025

**SUBJECT:** 35 Campus Place

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**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. When applying for building permit for a new dwelling, please provide a lot grading plan designed by a Professional Engineer or an Ontario Land Surveyor to the satisfaction of 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. 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 an amended site plan with proposed building and septic footprint that meets all Ontario Building Code required clearances to neighbouring wells and on-site sewage systems, 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-004-2025

**SUBJECT:** 35 Campus Place

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**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.