

Summary of Comments

A-049-2024

530 Crescent Rd



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-049-2024
MEETING DATE: April 17, 2025
TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment
FROM: Ingrid Li
Development Planner
SUBJECT: Minor variance applications A-049-2024 seeking relief from Section 3.3 b) of the Zoning By-law to increase the gross floor area or footprint of an accessory structure from 50 m² to 56.04m².

PROPERTY INFORMATION:

Municipal Address	530 Crescent Rd
Legal Description	CON 10 N PT LOT 27 RP 51R17323 PARTS 2 3 & 4
Official Plan	Residential Low Density (Schedule B5)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-049-2024, subject to the following conditions:

CONDITIONS:

- 1.) That the variances only apply to the submitted drawings and that any future development of the lands be subject to the Zoning By-law.
- 2.) That the existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. A tree preservation/planting plan shall be prepared to the satisfaction of the Town, proposing tree compensation and replacement rates for any trees to be removed, and location of new trees and tree protection measures during construction.

REASON FOR APPLICATION:

The applicant is proposing to construct a detached garage with a footprint of 56.40m² on an existing foundation of the subject lands. The applicant is seeking relief from 3.3 b) of the Zoning By-law, which requires a maximum gross floor area (GFA) or footprint of 50 m².

Application Number	By-law Section	Requirement	Proposed	Difference
A-049-2024	Section 3.3 b)	Maximum GFA or footprint of 50 m ²	Footprint 56.04m ²	6.04m ²

SURROUNDING LANDS:

North	Single-detached dwelling and accessory structures (522 Crescent Rd)
East	Residential lots zoned R1(Crescent Rd)
South	Single-detached dwelling and accessory structures (540 Crescent Rd)
West	Single-detached dwelling and accessory structures (577 Lockhart Rd)

ANALYSIS:

<p>Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No</p>	<p>The subject property is designated Residential Low Density on Schedule B5 to the Town’s Official Plan, which permits accessory buildings and structures as per Section 10.2.2. The proposed single storey detached garage will replace the existing detached garage located at the southeast corner of the property, which is proposed to be demolished.</p> <p>The subject property is within the urban settlement area of Sandy Cove. The proposed detached garage is located centrally toward in northwest portion of the lot. 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 elevations show the proposed garage is consistent with the existing one and two-storey buildings and structures in the area. The proposed height of the detached garage is approx. 4m, which fits in with the neighbourhood, and it is subordinate to the size and scale of the existing dwelling.</p> <p>Section 15.1.6 of the Official Plan states a tree protection plan shall be required as part of development applications that identifies, preserves, and compensates trees on the lot. As such, as a condition of approval, Staff require a tree preservation and planting plan be submitted to the satisfaction of the Town, for any proposed tree removal.</p> <p>Section 19.2.10 states development shall be undertaken in conformity with the residential design policies of Section 10.1.</p> <p>Given the above, Staff are of the opinion the variance maintain the general purpose and intent of the Official Plan, subject to the proposed conditions.</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 1 (R1) Zone in the Town’s Zoning By-law No. 080-13, which permits single detached dwellings and accessory buildings/structures.</p> <p>Section 3.3 b) states the GFA or footprint of an accessory building or structure shall not exceed 50 m² in any Residential Zone. The proposed footprint of the detached garage is 56.04m² (6.04m² difference).</p> <p>The purpose and intent of 3.3 b of the Zoning By-law with respect to</p>

	<p>a maximum GFA or footprint of 50m² is to allow a reasonable sized garage for two cars, while not contributing to overdevelopment of the lot, to reduce visual bulk and massing of accessory structures on the property, to ensure the main structure on the subject property is the principal dwelling in terms of scale and land use, to allow for sufficient amenity space, and to assist in the regulation of lot coverage in terms of potential drainage/run-off.</p> <p>The proposed garage is to be built on the existing foundation, which is slightly larger than the maximum permitted lot coverage of a detached accessory structure. The proposed overall lot coverage of 12.73% as per the site plan is well below the maximum permitted lot coverage of 35% for the Residential 1 (R1) Zone and is also within the permitted 10% lot coverage specifically for accessory structures. The lot is sufficient in size to accommodate the slightly increased footprint by 6.04m². Additionally, a considerable amount of amenity space and landscaped open space are still being provided. The existing dwelling is larger in area than the proposed accessory structure, maintaining the dwelling as the principal building and use on the property. The proposed accessory structure (detached garage) complies with all other provisions in the Zoning By-law, including height and all yard setbacks. The hierarchy of structures will be maintained with the garage of proposed approx. 4m height being lower than the dwelling and being visually screened by existing mature hedging/vegetation to the north and by the dwelling to the south.</p> <p>Considering the above, 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>
<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>The garage is located in a clear area and would have limited impacts to neighbouring properties since adequate setbacks from property lines are provided. The garage will be screened from view by both existing hedging/vegetation and by the dwelling, and the development complies with all other zone provisions.</p> <p>The variance is requested due to the requirement of the maximum GFA or footprint. The increase in the GFA or footprint is compatible with the surrounding use and no trees are to be removed to accommodate the detached garage given it is proposed in a cleared area of the property. It is Staff's opinion that the proposed detached garage is desirable for the appropriate/orderly development and use, subject to the proposed conditions,</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, proposed location of the accessory structure on the property, having limited impacts to neighbouring properties, and the accessory structure meeting all other provisions of the Zoning By-law.</p>

PREPARED BY:

Ingrid Li
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-49-2024

SUBJECT: 530 Crescent 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. 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 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-049-2024

SUBJECT: 530 Crescent 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.