

Summary of Comments

A-010-2025

2258 Richardson St



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: A-010-2025
MEETING DATE: May 15, 2025
TO: Sarah Burton Hopkins, Secretary Treasurer Committee of Adjustment
FROM: Keirsten Morris, Senior Planner
SUBJECT: Minor variance application A-010-2025 seeking relief from Table 4.2a of Zoning By-law No. 080-13 for minimum exterior side yard setback.

PROPERTY INFORMATION:

Municipal Address	2258 Richardson Street
Legal Description	Con 9 Pt Lot 15 Plan M261 Lot 59
Official Plan	Village Residential (Schedule B7)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-010-2025 subject to the below condition:

1. That the variance only applies to the submitted drawings and that any future development of the lands be subject to the Zoning By-law.
2. That the existing mature and boundary trees be protected and maintained to the satisfaction of the Town. If any trees are proposed to be removed, 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 add an addition to the existing dwelling on the subject lands that includes an attached garage facing the exterior side yard (Mayes Avenue). The applicant is seeking relief from Table 4.2a of the Zoning By-law to reduce the required exterior side yard setback from 6m to 4m to facilitate the proposed attached garage addition. A previous variance for an additional driveway was recently approved by the Committee of Adjustment for this property on October 17, 2024, via application A-039-2024.

Application Number	By-law Requirement (4.2 a) minimum exterior side yard setback))	Proposed	Difference
A-010-2025	6m	4m	2m

SURROUNDING LANDS:

North	Single-detached residential lots
East	Mayes Avenue, single-detached residential lots
South	Richardson Street, single-detached residential lots
West	Single-detached residential lots

ANALYSIS:

Site Inspection Date	April 30, 2025
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 Stroud and are designated Village Residential on Schedule B7 to the Town Official Plan which permits single-detached dwellings and accessory structures. The surrounding neighbourhood is characterized primarily by single detached dwellings. The proposed dwelling addition maintains the purpose and intent of the Official Plan in this regard.</p> <p>Section 10.1 of the Official Plan includes residential design policies that are to be considered for any development application within a settlement area. Section 10.1.37 states that front facades of buildings should align with development on neighbouring lots to define a continuous streetscape and houses should be designed to frame the street edge with a consistent setback and have front doors, windows and entry features facing all road frontages. 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 settlement area in which they are located. The proposed one storey dwelling addition with attached garage will fit into and be compatible with the existing one storey residential character of the neighbourhood. The exterior side yard façade of the proposed addition includes a door, windows and garage doors which aligns and frames the street edge. The proposed 4m exterior side yard setback is consistent with exterior side yard setbacks of adjacent lots and contributes to a continuous streetscape. Therefore, Staff consider the proposed variance to maintain the purpose and intent of these policies.</p> <p>Section 15.1.2 of the Official Plan states that all development applications within settlement areas shall require that there be no net loss of trees and Section 15.1.6 states that a tree protection plan shall be required as part of development applications that identifies, preserves and compensates trees on the lot. The tree protection plan shall also address provision for native tree species consistent with Town of Innisfil Engineering Standards. There appear to be existing mature trees along the exterior side lot line of the subject lands, some of which may require removal for the proposed dwelling and garage</p>

	<p>addition. As such, staff have recommended a condition requiring that the existing boundary trees be protected and maintained to the satisfaction of the Town and that a Tree Preservation/Planting Plan be submitted for any proposed tree removal that includes tree protection measures for existing trees during construction of the addition in accordance with OP policies 15.1.2 and 15.1.6.</p> <p>Subject to the recommended conditions, Staff are of the opinion that the application maintains the purpose and intent of the Official Plan.</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 lands are zoned Residential 1 (R1) in Zoning By-law 080-13, which permits single detached dwellings and requires a minimum 6m exterior side yard setback. The application proposes an exterior side yard setback of 4m to facilitate a dwelling and attached garage addition.</p> <p>The purpose and intent of the Zoning By-law with respect to minimum exterior side yard setbacks is to ensure adequate separation of structures to the road, ensure sufficient sightlines for traffic, to establish a continuous and consistent streetscape, to reduce building massing along the street and to allow space for amenities and vehicle parking.</p> <p>The existing dwelling is setback approximately 4m from the exterior side lot line (Mayes Avenue). The dwelling and attached garage addition is proposed to align with the exterior side yard setback of the existing dwelling in order to provide a garage that is wide enough to accommodate the applicant's vehicles and to accommodate the interior layout of the existing dwelling with minimal design constraints. The site plan submitted with the application also shows the new septic tank located in the interior side yard, behind the proposed addition which would need to be relocated if the addition was pushed back to meet the 6m required exterior side yard setback. The proposed addition generally aligns with the exterior side yard setbacks of adjacent dwellings and is not anticipated to cause any negative impacts related to massing along the street or traffic safety concerns.</p> <p>The required parking spaces for the existing dwelling are provided on the existing driveway along the Richardson Street frontage therefore staff do not have concerns with the proposed reduction in exterior side yard setback not meeting parking requirements overall on the site. Additional parking can be accommodated in the proposed attached garage as well.</p> <p>Staff do not have concerns with the compatibility of the proposed variance based on the siting of dwellings on neighbouring properties or building massing concerns as a 4m exterior side yard setback continues to maintain an adequate distance from the street and amenity space in the exterior side yard.</p> <p>The proposed expanded dwelling will also comply with all other zone standards including rear yard and interior side yard setbacks as well</p>

	<p>as height and lot coverage which reduces any potential bulk and massing impacts on the street.</p> <p>In consideration of the above, the subject application complies with the Town's Zoning By-law, subject to the recommended condition.</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 stated, the proposed exterior side yard setback variance is compatible with surrounding dwellings in the neighbourhood. The variance will facilitate a dwelling and attached garage addition to an existing residential dwelling that is compatible with adjacent uses and is not anticipated to cause any negative impacts to the streetscape or neighbouring lots. A sufficient exterior side yard will be maintained on the property and adverse impacts, or sightline issues are not anticipated. In the opinion of Staff, the variance is considered desirable for appropriate/orderly development of the land, subject to the recommended condition.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No</p>	<p>The proposed addition is not anticipated to adversely impact neighbouring properties or dominate the existing streetscape. Staff are of the opinion the variance is considered minor in nature, subject to the conditions due to the limited impacts to neighbouring properties and the proposed development and exterior side yard setback fitting into the character of the area.</p>

CONCLUSION:

The Planning Department recommends approval of application A-010-2025 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: May 8, 2025

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

FILE/APPLICATION: A-010-2025

SUBJECT: 2258 Richardson 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. 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: May 8, 2025

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

FILE/APPLICATION: A-010-2025

SUBJECT: 2258 Richardson Street

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