

Summary of Comments

A-005-2025

2314 Somers Blvd



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-005-2025

MEETING DATE: May 15, 2025

TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment

FROM: Ingrid Li, Development Planner

SUBJECT: Minor variance applications seeking relief from Section 3.18.3 d) which permits a maximum garage width of up to 50% of the width of the main wall of the principal building, up to a maximum of 9 m.

PROPERTY INFORMATION:

Municipal Address	2314 Somers Blvd
Legal Description	PLAN 1366 LOT 3
Official Plan	Residential Low Density 1 (Schedule B1)
Zoning By-law	Residential 1 (R1)

RECOMMENDATION:

Revised site plan and elevation drawings were received on May 12th, which addresses Planning's concerns regarding the attached garage projection and brings the proposal into conformity with the Official Plan policies.

Planning Department recommends approval of A-005-2025 subject to the following condition(s):

CONDITIONs:

- 1.) That the variance only applies to the submitted revised drawings and that any future development of the lands be subject to the Zoning By-law.
- 2.) That the existing mature trees and hedges along the property lines be protected and maintained to the extent possible 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, location of new trees, and tree protection measures during construction of the dwelling and attached garage.

REASON FOR APPLICATION:

The applicant is proposing to construct a single detached dwelling with an attached garage on the subject land. The proposed interior width of the garage is approximately 11m. The applicant is seeking relief from Section 3.18.3 d) which requires the maximum interior width of a private garage up to 50% of the width of the main wall of the principal building on the lot, to a maximum of 9m.

Application Number	By-law Section	Requirement	Proposed	Difference
A-005-2025	3.18.3 d)	Maximum interior width 9m	11m	2m

SURROUNDING LANDS:

North	Single detached dwelling (2320 Somers Blvd)
East	Single detached dwellings (Somers Blvd)
South	Single detached dwellings (2308 Somers Blvd)
West	Single detached dwellings (Sandy Tr.)

ANALYSIS:

Site Inspection Date	May 1, 2025
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject property is designated Residential Low Density One on Schedule B1 in the Town's Official Plan. Section 10.2.2 permits single detached dwellings on the subject property.</p> <p>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. Section 10.1.37 states that generally building front facades will align with development on neighboring lots to define a continuous streetscape and that houses should frame the street edge with a consistent setback and have doors windows and entry features facing the road frontage. Section 10.1.44 states attached garages facing the front yard shall be designed to be proportional and not dominate the building façade and should not project beyond the front façade of the dwelling or covered front porch if provided. In this case, the existing bungalow is being demolished and replaced with a new bungalow with an attached garage and a covered porch, situated closer to the front property line than the existing dwelling. Revised site plan and elevation drawings were received on May 12th, which addresses Planning's concerns regarding the attached garage projection and brings the proposal into conformity with the Official Plan policies.</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.</p> <p>Given the above, as stated, Staff are of the opinion the application</p>

	maintains the general purpose and intent of the Official Plan, subject to the proposed conditions.
Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject land is zoned Residential 1 (R1), which allows single detached dwellings, accessory buildings/structures. The applicant proposes a single detached dwelling with an attached garage with garage doors facing the front yard.</p> <p>Staff note Section 3.18.3.d) does not permit the interior width of garage(s) to be greater than 50% the width of the main front wall of the principal building, or to be greater than 9m, for lots with frontage equal to or greater than 15m. The purpose and intent of regulating interior width is to prevent the garage(s) from being a visually dominant feature of the property. The interior width of the attached garage is approximately 11m which is approximately 50% of the width of the main front wall of the principal building. Revised site plan and elevation drawings were received on May 12, bringing the covered porch in line with the attached garage to help mitigate the visual impact of the increased width. The proposal appears to comply with all other zone provisions, including setbacks and height. Therefore, the proposal maintains the purpose and intent of the Zoning By-law.</p> <p>Considering the above, Staff would be satisfied that the proposed variance meets the purpose and intent of the Zoning By-law subject to the proposed conditions</p>
The variance is desirable for the appropriate/orderly development or use of the land: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	As per revised site plan and elevation drawings, the proposed attached garage design does not appear to visually dominate the façade of the dwelling and the streetscape as analyzed above. The new development is compatible with the established neighbourhood's built form and character. Staff would consider the variance desirable and appropriate for the use of the land, subject to the proposed conditions.
The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	As per revised site plan and elevation drawing, the proposed covered porch has been brought forward to be in line with the attached garage, reducing the visual impact on the streetscape in accordance with the Town's Official Plan policies. The attached garage does not appear to dominate the façade of the dwelling and Staff do not anticipate any visual impacts to the neighbouring lot. The proposed development is in compliance with the balance of Zoning standards. As such, the variance to construct a single detached dwelling with an attached garage with an increased interior width to 11m is considered minor in nature and scale, subject to the proposed conditions.

PREPARED BY:

Ingrid Li
Development 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-005-2025

SUBJECT: 2314 Somers Blvd

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 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-005-2025

SUBJECT: 2314 Somers Blvd

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.