

Summary of Comments

A-021-2025, A-025-2025 &

A-026-2025

682 9th Line



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-021-2025, A-025-2025 and A-026-2025

MEETING DATE: July 17, 2025

TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment

FROM: Toomaj Haghshenas
Development Planner

SUBJECT: Minor variance application A-021-2025, A-025-2025 and A-026-2025 seeking relief from Sections 4.2, 3.18.1(a) and 3.18.1(e) of the Zoning By-law for an increase to the maximum permitted lot coverage from 35% to 39.4%, to permit the garage to be located closer to the front lot line than the principal building, and to project beyond the main wall of the principal building.

PROPERTY INFORMATION:

Municipal Address	682 9 th Line
Legal Description	PLAN 843 LOT 6
Official Plan	Residential Low Density 1 (Schedule B1)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-021-2024, A-025-2025 and A-026-2025, subject to the following conditions:

- 1.) That the variance only apply to the submitted drawings, including the west facing elevations to be provided as a condition of this approval, confirming minimal window overlook, and that any future development of the lands be subject to the Zoning By-law.
- 2.) That the existing 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.
- 3.) That the west facing elevation drawing be submitted showing minimal windows on this facade.

Application Number	By-law Section	Requirements	Proposed	Difference
--------------------	----------------	--------------	----------	------------

A-021-2025	4.2a	Maximum Lot Coverage = 35%	39.4%	+4.4%
A-024-2025	3.18.1(a)	Where garage faces a side lot line, the front yard setback shall be the same as the principal building	Garage facing a side lot line with a lesser front yard setback than the principal building	N/A
A-025-2025	3.18.1(e)	Garage shall not project beyond the main front wall of the principal building	Garage projecting beyond the main front wall of the principal building	N/A

REASON FOR APPLICATION:

The applicant is proposing to construct a 2-storey attached garage with an accessory suite in the front yard. The proposed addition will result in a total lot coverage of 39.4%. The applicant is seeking relief from Section 4.2a of the Zoning By-law which permits a maximum lot coverage of 35%. The applicant is also seeking relief from Sections 3.18.1(a) and 3.18.1(e) of the Zoning By-law to allow the garage to be located closer to the front lot line than the principal building.

SURROUNDING LANDS:

North	Single-detached dwellings
East	Single-detached dwellings
South	9 th Line and Single-detached dwellings
West	Single-detached dwelling

ANALYSIS:

Site Inspection Date	June 12, 2025
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are within the primary settlement area of Alcona. The subject lands are designated Residential Low Density 1 in the Town's Official Plan (Schedule B1). The Residential Low Density 1 designation permits single detached dwellings and allows accessory structures including a garage and accessory suite. The detached garage is located in the front yard and projects well beyond the principal wall of the principal building (the main dwelling). Section 10.1.44 of the Official Plan (OP) states that attached garages facing the front yard shall be designed to be proportional and not dominate the building facade, and should not project beyond the front facade of the dwelling or a covered front porch if provided. Given the orientation of the proposed garage not facing the front yard, and also its location below an accessory suite, there isn't much concern from an OP perspective in terms of projection from an aesthetic perspective.</p> <p>The proposed garage addition is considered of a reasonable scale proportionate to the lot that meets the intent of Section 10.1.40 regarding building massing respecting the context of the local character.</p>

	The Official Plan permits accessory dwelling units in the Residential Low Density 1 designation under 10.2.2. The proposal in general meets the purpose and intent of the Official Plan in the opinion of Staff.
Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are zoned Residential 1 (R1) in the Town's Zoning By-law 080-13. The R1 zone permits single detached dwelling and accessory structures, including attached garages.</p> <p>Section 4.2a of the Zoning By-Law permits a maximum lot coverage of 35% for R1 zones properties with servicing. The proposed garage will result in a lot coverage of 39.4%. Given the lot size constraint the existing dwelling layout and minimal impacts from a visual bulk and massing perspective, staff have no concerns with the requested variance as in the opinion of Staff it meets the purpose and intent of the Zoning By-law.</p> <p>Relief from sections 3.18.1(a) and 3.18.1(e) of the Zoning By-Law are also required to allow the garage to project beyond the main wall of the principal dwelling. Given the existing home location and layout, staff have no concerns with the two additional variances. There are other properties on the street with garages projecting beyond the principal dwelling hence no concerns from a streetscape perspective or concerns with altering the character of the neighborhood.</p> <p>Staff have also reviewed the updated Landscaped Open Space calculations and have no concerns as the minimum 30% requirement of the Zoning By-law is met.</p> <p>The proposed garage addition will adhere to all other zoning regulations and complies with all other provisions in the Zoning By-law, including setbacks and height. Staff have requested a west facing elevation to ensure minimal windows on this façade in order to alleviate any privacy concerns. It appears only a bathroom window is proposed.</p> <p>In light of recent Ontario Regulation 462/24 which supersedes the Zoning By-Law, the proposed accessory suite was not reviewed for size (footprint and GFA) as these sections of the Town Zoning By-law are no longer applicable under the new Provincial regulations.</p> <p>Staff have no concerns with the requested variance, 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	<p>The garage is located on the south side of the property in the front yard. The proposed garage addition will have doors facing the side lot line to take advantage of an existing driveway and would have limited impacts to neighbouring properties due to adequate setbacks from property lines and compliance with all other zoning provisions. Any required tree removal will be addressed as a condition of approval. The property is located in a residential neighborhood; the proposed addition will not negatively impact the character of the neighborhood the opinion of Staff and is a permitted use. There are other properties on the street with garages projecting beyond the principal dwelling hence no concerns from a streetscape perspective, also the doors are</p>

	<p>facing sideways and the accessory suite is above it, reducing the sense of garage projection. The proposed garage and accessory unit will be directly adjacent to an existing garage, reducing some privacy concerns. However, through the proposed conditions, Staff are requesting submission of the west facing façade of the proposed addition to ensure minimal window overlook to the west in terms of privacy. Although 39.4% lot coverage may slightly reduce amenity space in the front yard, and the rear yard is small due to existing setbacks, Staff are of an opinion amenity space is sufficient for one additional accessory dwelling unit on the subject lands. There are no concerns from a stormwater management perspective subject to standard lot grading approvals.</p> <p>The reason for the additional requirement in size, according to the applicant, is to help store various personal items including vehicles and bikes that may otherwise be outside in plain view. The indoor space allows for secure storage and minimal visual impact.</p> <p>Given the proposed location and scale of the accessory structure addition and compliance with all other zoning provisions, Staff consider the variances desirable and appropriate for the use of the land, subject to the conditions proposed.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Staff are of the opinion that the proposed variances are minor in nature based on the existing dwelling location, neighbourhood context, the proposed design, and layout, subject to the conditions, as described in this memorandum.</p>

PREPARED BY:

Toomaj Haghshenas,
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: July 9, 2025

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

FILE/APPLICATION: A-021, 025, 026-2025

SUBJECT: 682 9th Line

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. No comments