

Summary of Comments

A-021-2025

682 9th Line



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-021-2025

MEETING DATE: June 19, 2025

TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment

FROM: Toomaj Haghshenas
Development Planner

SUBJECT: Minor variance application A-021-2025 seeking relief from Section 4.2 of the Zoning By-law for an increase to the maximum permitted lot coverage from 35% to 39.4%.

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 deferral of A-021-2024, subject to the following requirements:

- 1.) That the plans be revised to re-locate the proposed 2-storey Garage and Accessory suite as to prevent a projection beyond the main wall of the existing dwelling;

OR

That an application be made for additional variances to the provisions of section 3.18.1(a) and 3.18.1(e) of the Zoning By-Law which prohibit garage projections beyond the principal building (principal dwelling).

- 2.) That the required 30% Landscaped Open Space calculation be to ensure this provision of the Zoning By-law is met
- 3.)
- 4.) That the west facing elevation drawing be submitted for review and that minimal windows are provided on this facade.

Application Number	By-law Section	Requirements	Proposed	Difference
A-021-2024	4.2a	Maximum Lot Coverage = 35%	39.4%	+4.4%

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%.

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 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, but additional variances are required to address Zoning By-Law provisions.</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> <p>The proposal in general meets the purpose and intent of the Official Plan but staff have concerns with the garage projection beyond the dwelling. As such, deferral is recommended.</p>
Maintains the purpose and intent of the Zoning By-law: <input type="checkbox"/> Yes	<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</p>

<p><input checked="" type="checkbox"/> No</p>	<p>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 4 tests for a variance. That being said, additional variances are required should the applicant choose to move forward with the current design. The garage is projecting well beyond the main wall of the principal dwelling; which requires variances to provisions of section 3.18.1(a) and 3.18.1(e) of the Zoning By-Law.</p> <p>Additional information is also requested in terms of landscaping to ensure the minimum 30% Landscaped Open Space requirements are being met for the R1 Zone or a variance may be required.</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.</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).</p> <p>Staff are requesting additional information and variances to ensure all provisions of the Zoning By-Law have been addressed.</p>
<p>The variance is desirable for the appropriate/orderly development or use of the land: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<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 and will maintain consistency in terms of use. There are other properties on the street with garages projecting beyond the principal dwelling hence no concerns from a streetscape perspective. The proposed garage and accessory unit will be directly adjacent to an existing garage, reducing some privacy concerns. However Staff request submission of the west facing façade of the proposed addition to ensure minimal window overlook to the west.</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. However, additional information is required prior to moving forward with a potential approval.</p>

The variance is minor in nature: <input type="checkbox"/> Yes <input type="checkbox"/> No	Staff are of the opinion that the proposed variance is considered minor, in nature but have requested additional information and variances prior to proceeding with a potential approval recommendation.
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PREPARED BY:

Toomaj Haghshenas,
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: June 10, 2024

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

FILE/APPLICATION: A-021-2025

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 this addition 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.)



Engineering

MEMORANDUM TO FILE

DATE: June 12, 2025

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

FILE/APPLICATION: A-021-2025

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. 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.