

Summary of Comments

A-011-2025

A-012-2025

8 Evelyn St



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-011-2025 and A-012-2025

MEETING DATE: May 15, 2025

TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment

FROM: Toomaj Haghshenas
Development Planner

SUBJECT: Minor variance application A-011-2025 and A-012-2025 seeking relief from Section 3.3(b) of the Zoning By-law for an increase to the maximum permitted footprint for an accessory structure from 50m² to 75.55 m²; and relief from Section 3.3(f) to increase the permitted height of an accessory structure from 5m to 6.74 m.

PROPERTY INFORMATION:

Municipal Address	8 Evelyn Street
Legal Description	PLAN 1153 LOT 18
Official Plan	Residential Low Density 1 (Schedule B2)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends deferral of A-011-2024 and A-012-2024, until the following is provided for review by Town Staff:

- 1.) That revised elevations are provided that reduce the height of the proposed Garage through a redesign of the proposed roof.
- 2.) That revised elevations are provided showing no windows on the south facing wall of the Detached Garage.
- 3.) That revised elevations are provided showing garage doors facing east towards the front lot line.
- 4.) That the owner confirm the principal dwelling height.

Application Number	By-law Section	Requirements	Proposed	Difference
A-011-2024	3.3 b)	Max 50m ²	75.55m ²	+25.55 m ²
A-012-2024	3.3 f)	Max 5m	6.74m	+1.74m

REASON FOR APPLICATION:

The applicant is proposing to construct a detached garage structure in the rear yard, replacing an existing garage. The proposed garage addition will result in a footprint of 75.55 m², and a height of 6.74m. The applicant is seeking relief from Section 3.3(b) of the Zoning By-law which states that the gross floor area or footprint of an accessory building or structure shall not exceed 50 square metres in any Residential zone, except in the Rural Residential zone. The applicant is also seeking relief from Section 3.3(f) of the Zoning By-law which states that no accessory building shall exceed the height of the principal building on the lot or 5.0 metres, whichever is the lesser.

SURROUNDING LANDS:

North	Single-detached dwellings
East	Evelyn Street and single-detached dwellings
South	Hammerhead, road end and single-detached dwellings
West	Single-detached dwelling

ANALYSIS:

Site Inspection Date	April 23, 2025
Maintains the purpose and intent of the Official Plan: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>The subject lands are within the settlement area of Cookstown. The subject lands are designated Residential Low Density 1 in the Town's Official Plan (Schedule B2). The Residential Low Density 1 designation permits single detached dwellings and allows accessory structures including a detached garage. The detached garage is located in the rear yard and 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 in terms of footprint. The proposed garage addition is reasonable in terms of location and footprint and represents appropriate development within the context of the character of the neighborhood in this regard. The proposed garage addition will result in a lot coverage below the permitted maximum lot coverage for accessory structures at approximately 11% (maximum permitted = 35%). However, the overall height of the proposed garage is 6.74m measured to the roof which is considered excessive by staff in terms of the variance to the maximum permitted by the Zoning By-law, including relative to the existing one storey dwelling and potential massing impacts on adjacent homes. Again, Staff are of the opinion that a 6.74 m height is unnecessarily excessive and best efforts need to be made to reduce the height of the proposed structure through alternative roof designs, similar to concessions made in previous applications involving variances to section 3.5 j) of the Zoning By-law, closer to 5m. Further it appears the height has been measured incorrectly to the peak of the roof, and should instead be measured as the midpoint between the eaves line of the dormer and the peak.</p> <p>The proposal in general meets the purpose and intent of the Official Plan but staff have concerns with the proposed height and elevation drawings. As such, deferral is recommended.</p>
Maintains the purpose and intent	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

<p>of the Zoning By-law: <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No</p>	<p>accessory structures, including detached garages.</p> <p>Section 3.3(b) of the Town's Zoning By-law states the gross floor area or footprint of an accessory building or structure shall not exceed 50 square metres in any Residential Zone. The proposed gross floor area of the detached garage is 75.55 m². Section 3.3 (f) of the Zoning By-law states that that no accessory building shall exceed the height of the principal building on the lot or 5.0 metres, whichever is the lesser. The proposed height of the garage addition will be 6.74m measured to the peak (as mentioned it appears the height has been measured incorrectly to the peak of the roof, and should instead be measured as the midpoint between the eaves line of the dormer and the peak.). The purpose of both provisions is to ensure the hierarchy of structures is maintained on the property and to reduce visual bulk and massing of structures on the property.</p> <p>The increase in floor area (+25.55m²) will not provide a negative visual impact as far as massing and density. The principal dwelling footprint will remain dominant in terms of scale and use on the property. The property is also large enough that visual bulk and massing of the detached garage is not of significant concern.</p> <p>The increase in height however is of concern to staff. Staff are of the opinion that a 6.74 m height is excessive and best efforts need to be made to reduce the height of the proposed structure through alternative roof designs, similar to concessions made in previous application involving variances to section 3.5 j) of the Zoning By-law.</p> <p>The elevation provided show garage doors and windows on the South elevation rendering. The garage doors should be facing the front lot line which is East. We also ask that no windows be installed on South facing wall to alleviate any privacy concerns with the neighboring property.</p> <p>The proposed garage addition will maintain existing garage setbacks and complies with all other provisions in the Zoning By-law, including lot coverage.</p> <p>Staff are requesting revised plans to address the excessive height and garage door and window locations.</p>
<p>The variance is desirable for the appropriate/orderly development or use of the land: <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No</p>	<p>The garage is located on the west side of the property in the rear yard. The proposed garage addition takes advantage of an existing driveway and would generally have fairly limited impacts to neighbouring properties in terms of footprint due to adequate setbacks from property lines and compliance with all other zoning provisions, however as mentioned staff have concerns about the height proposed and impacts resulting from it. The proposed structure is replacing an existing garage in a pre-disturbed area. 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.</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 if the height is reduced and clarification is provided on which way the garage doors and windows are facing, and therefore request deferral</p>
<p>The variance is minor in nature: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Staff are of the opinion that the proposed variance is not considered minor, due to the proposed height of the structure. Staff request a re-design of the roof (ex: removing dormers) in order to lower the height to 6 m or less. Staff have no objection to the footprint variance but request deferral of both until revised drawings are provided.</p>

PREPARED BY:

Toomaj Haghshenas,
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Building Department

MEMORANDUM TO FILE

DATE: May 8, 2025

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

FILE/APPLICATION: A-011, 012-2025

SUBJECT: 8 Evelyn 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. 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. No comments.



Engineering

MEMORANDUM TO FILE

DATE: May 8, 2025

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

FILE/APPLICATION: A-011-2025

SUBJECT: 8 Evelyn Street

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.