

Summary of Comments

A-2025-039, A-2025-057,
A-2025-058 & A-2025-059

900 Frederick St



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-2025-039, A-2025-057, A-2025-058, and A-2025-059

MEETING DATE: December 11, 2025

TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment

FROM: Savana Hasan
Assistant Development Planner

SUBJECT: Minor variance applications A-2025-039, A-2025-057, A-2025-058, and A-2025-059 seeking relief from Section 3.3 f) of the Zoning By-law for an increase to the maximum permitted height for an accessory structure from 5m to 5.97m, Section 3.3 b) for an increase to the maximum permitted gross floor area for an accessory structure from 50m² to 84.54m², Section 3.18.2 d) for an increase to the maximum permitted height for a detached garage accessed by a rear lane from 5m to 5.97m, and Section 3.3 a) for an increase to the maximum permitted total lot coverage of detached accessory buildings and structures from 10% to 15.5%.

PROPERTY INFORMATION:

Municipal Address	900 Frederick Street
Legal Description	CON 4 PLAN 96 LOT 749
Official Plan	Residential Low Density 1 (Schedule B3)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of minor variance applications A-2025-039, A-2025-057, A-2025-058, and A-2025-059 subject to the following conditions:

CONDITIONS:

- 1) That the applicant provides revised elevation drawings to the satisfaction of the Town including changes to the roofline (i.e. roof pitch or other features) to reduce the height of the detached garage to be closer to 5m at the mid-point;
- 2) That the variances only apply to the submitted revised drawings noted in Condition #1 and that any future development of the lands be subject to the Zoning By-law;
- 3) That any existing boundary trees be protected and maintained 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 any new replacement trees and tree protection measures during construction of the detached garage. New plantings shall be required in the soft scaping along the west boundary line as visual screening.

Application Number	By-law Section	Requirements	Proposed	Difference
A-2025-039	3.3 f)	Maximum accessory building height cannot exceed height of principal building or 5m (whichever is lesser)	Dwelling height: 4.57m Garage height: 5.97m	1.40m
A-2025-057	3.3 b)	Maximum gross floor area (GFA): 50m ²	84.54m ²	34.54m ²
A-2025-058	3.18.2 d)	Maximum Height of detached garage accessed by rear lane: 5m	5.97m	0.97m
A-2025-059	3.3 a)	Maximum total lot coverage for detached accessory structures: 10%	15.5%	5.5%

REASON FOR APPLICATION:

The applicant is proposing to construct a detached garage in the rear yard, accessed by a rear lane. The proposed garage will result in a GFA of 84.54m², a height of 5.97m, and total lot coverage for all detached accessory structures to be 15.5%. The applicant is 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 5m, whichever is the lesser, Section 3.3 b) which states that the GFA or footprint of an accessory building or structure shall not exceed 50m², Section 3.18.2 d) which states that the maximum height of a detached garage access by a rear lane shall be 5m, and Section 3.3 a) which states that the total lot coverage for all detached accessory buildings and structures on a lot shall not exceed 10%.

SURROUNDING LANDS:

North	Single detached dwelling, attached and detached accessory structures with rear yard access to Sheppards Trail- 896 Frederick St
East	Single-detached dwellings and detached accessory structures- 903 & 899 Frederick St
South	Residential vacant lot (no structures)
West	Single-detached dwellings- 904 & 898 Sheppards Trail

ANALYSIS:

Site Inspection Date	October 22, 2025
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<p>Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are located within the Settlement Area of Lefroy-Belle Ewart (Schedule A) and are designated Residential Low Density 1 as per Schedule B3 of the Town's Official Plan. The Residential Low Density 1 designation permits single detached dwellings and accessory structures, such as the proposed detached garage.</p> <p>Staff recommended deferral at the November 2025 hearing, until some design changes were proposed such as consideration for an increased rear yard setback and changes to the roof pitch, or other design variation, to reduce the height in order to reduce visual bulk and massing of the detached garage to Sheppards Trail and on the lot in relation to the principal building.</p> <p>The proposed detached garage is located in the rear yard with rear lane access from Sheppards Trail. New development in Settlement Areas shall be undertaken in conformity with the residential design policies of Section 10.1. The proposal is considered to meet the intent of Section 10.1.41 which states that the built form of new development shall give consideration to the inclusion of architectural elements that reference the elements and characteristics of the communities in which they are planned. The proposed detached garage will be constructed out of vertical steel and enclosed from Sheppards Trail by an existing fence and gate along the rear lot line. There are various single-detached dwellings and attached and detached accessory structures on surrounding properties; many of which include rear lane access from Sheppards Trail.</p> <p>In general, Staff can consider that proposed structure conforms to Section 10.1.40 which states that building height, massing, and architectural features shall respect and fit into the context of the local character of the settlement in which they are located, with consideration for condition #1 to reduce the height and condition #3 to provide vegetative screening from Sheppards Trail. Due to the length and the additional height requested, Staff had concerns over the visual impact of the proposed wall of the structure on Sheppards Trail, with the original 1m setback provided and the structure being substantially taller than a standard garage in height and area. Updated drawings were provided showing an increased rear yard setback (from 1m to 2m) and soft scaping between the rear lot line and proposed structure. The increased rear yard setback with soft scaping helps to alleviate some of Staff's concerns about the potential looming effect of the structure over Sheppards Trail. With the revised increases rear yard set back and soft scaping, as well as the inclusion of the proposed condition for a further height reduction to the satisfaction of Staff, the proposal is considered to generally conform to the residential design policies in the Official Plan.</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 that may be affected at the boundary of the lot. As such, as a condition of approval, Staff require a tree preservation and planting plan be submitted to the satisfaction of the</p>
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	<p>Town, for any proposed tree removal. New plantings shall be required between the proposed structure and rear lot line to provide additional screening from Sheppards Trail, as included in the condition. This is a standard condition where trees may be impacted, due to the no net tree loss policies of the Official Plan and Town Engineering Standards.</p> <p>Given the above, with consideration of the proposed conditions, Staff are of the opinion that the application maintains the general 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 the Town's Zoning By-law No. 080-13 which permits single detached dwellings and accessory building/structures, such as the proposed detached garage.</p> <p>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 5m, whichever is the lesser. Section 3.18.2 d) states that the height of a detached garage accessed by a rear lane shall not exceed 5m. The height of the principal building is 4.57m and the proposed height of the detached garage is 5.97m. Section 3.3 b) of the Zoning By-law states that the gross floor area or footprint of an accessory building or structure shall not exceed 50m² in any Residential Zone. The proposed gross floor area of the detached garage is 84.54m². Section 3.3 a) of the Zoning By-law states that the total lot coverage for all detached accessory structures and buildings shall not exceed 10%. The lot coverage of the proposed structure is 8.4% resulting in a total lot coverage of 15.5% inclusive of all detached accessory structures on the subject property.</p> <p>The purpose of these provisions is to ensure a hierarchy of structures is maintained between principal buildings and accessory structures on the property and to reduce visual bulk and massing impacts, as well as provision of sufficient on-site outdoor amenity space, and to ensure the lot functions from a lot grading and drainage perspective. The proposed structure meets other applicable provisions in the Zoning By-law including total lot coverage, minimum landscaped open space, and setbacks, and is smaller in gross floor area than the principal dwelling. Deferral was recommended in the October 2025 hearing because of concerns over the hierarchy of the garage, being secondary on the site, not being maintained visually from Sheppards Trail and the visual bulk and massing impacts along Sheppards Trail due to the length of the proposed structure and its previous 1m setback.</p> <p>Updated drawings with a 2m rear yard setback and soft scaping between the west property line and proposed structure were provided to address concerns over visual hierarchy and impacts from Sheppards Trail. The length of the proposed detached garage is required to accommodate storage of a motor home, and the requested additional height will allow for storage of personal items above the motor home. As a condition of approval, Staff request that</p>

	<p>the applicant provide revised elevation drawings to the satisfaction of the Town which include changes to the roofline pitch, or other features to reduce the overall height of the garage to be closer to 5m at mid-point of the roof to maintain the visual hierarchy on the lot to be closer in height to the existing dwelling. A slight height reduction should allow for a sufficient storage space/loft area above the motor home considering the additional requested GFA.</p> <p>Considering the above, the application maintains the purpose and intent of the Zoning By-law, subject to the proposed conditions.</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>The proposed detached garage is located nearest the west property line in the rear yard and takes advantage of an existing rear lane gravel entrance off Sheppards Trail. There is existing fencing and a gate on the rear lot line which is consistent with other properties in the neighbourhood.</p> <p>The proposed use is a permitted use and the reason for the additional GFA and height is to store the applicant's motor home, and other personal items which have otherwise been stored in the open and in 3 small, non-permanent storage tents/structures on the property currently. The indoor space allows for secure storage of personal items.</p> <p>Given the proposed location, and character of the surrounding neighbourhood, Staff consider the variances desirable for a residential property, subject to the proposed conditions.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Staff are of the opinion the variances could be considered minor, subject to conditions, due to the increased setback of the proposed detached garage on the property and the relationship between the GFA of the dwelling and the garage (the garage being smaller in GFA than the dwelling), subject to the proposed conditions requiring soft scaping and consideration of options for further height reduction. With the inclusion of the proposed conditions, Staff consider the variances to be minor in nature.</p>

CONCLUSION:

The Planning Department recommends approval of minor variance applications A-2025-039, A-2025-057, A-2025-058, and A-2025-059.

PREPARED BY:

Savana Hasan,
Assistant Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Building Department

MEMORANDUM TO FILE

DATE: December 2, 2025

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

FILE/APPLICATION: A-2025- 039, 057, 058, 059

SUBJECT: 900 Frederick 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.)

1. No comments.



Engineering

MEMORANDUM TO FILE

DATE: December 11, 2025

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

FILE/APPLICATION: A-039-2025, A-057-2025, A-058-2025, A-059-2025

SUBJECT: 900 Frederick 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. How will your motorhome access the proposed garage?

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.

Re: Application No. A-2025-039,A-2025-057,A-2025-058, &A-2025-059 – 900 Frederick

Good Afternoon Sarah Hopkins

I can't say that I've been sleeping very well over this proposed detached garage that my neighbor is trying to erect.

The area is zoned R1 residential and not commercial.

I am trying to picture this garage within the surrounding community and can't figure it out. Can the garage be stepped back to look like a house or covered in foliage to not be so visible? Perhaps sunken into the grade and a retaining wall built all around with pumps to pump out. The water. Should the garage match the existing house? How does it fit in and blend in? The city staff has my admiration and respect in making these difficult decisions. What is Acceptable and what is not.

I too have concerns in with regards to set back and height. A wall of steel set back a meter From my property line will affect any future construction I intend to have on my lots.

Visual Bulk and Massing impacts are concerns I share as well.

I would like to maintain that cottagey- residential feel that I've come to know and appreciate. It's what Innisfil is all about to me.

Thanks

Victor Wroblewski