

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: November 20, 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 deferral of minor variance applications A-2025-039, A-2025-057, A-2025-058, and A-2025-059 until concerns about height, size and setback impacts on Sheppards Trail are further reviewed with Staff.

Application Number	By-law Section	Requirements	Proposed	Difference
A-2025-037	3.3 f)	Maximum accessory building height: 5m	5.97m	0.97m
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)		5.97m	0.97m

		Maximum Height of detached garage accessed by rear lane: 5m		
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
Maintains the purpose and intent of the Official Plan: ☐ Yes ☐ No	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. The proposed detached garage is located in the rear yard with rear lane access from Sheppards trail. The proposal is considered to meet the intent of Section 10.1.40 regarding building height, massing, and architectural design respecting the local character of the settlement in which it is located. 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. 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. Due to the length and the additional height requested, Staff have concerns over the visual impact of the proposed wall of the structure on Sheppards Trail, as only a 1m setback is provided and the structure is substantially taller than a standard garage in height and area.

	Considering the above \, deferral is recommended until concerns over the impact to Sheppards Trail are further discussed.
Maintains the purpose and intent of the Zoning By-law: ☐ Yes ☐ No	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. 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 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. 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. Although 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, the length of the proposed structure is longer than the principal building, so the hierarchy of the proposed garage, being secondary on the site, may not be maintained visually from Sheppards Trail, and there may be visual bulk and massing impacts along Sheppards Trail. Given the above comments, deferral is recommended due to concerns over the impact to Sheppards Trail of the structure. Staff recommend discussions on adjustments to height and/or moderate increase in setback from the lane.
The variance is desirable for the appropriate/orderly development or use of the land: ☐ Yes ☐ No	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, however, Staff have concerns over the impact of the structure, with its increased height and significant length, on the rear lane (Sheppards Trail), as it may appear dominant on the lot, with the principal building being shorter in length, and loom over the lane. 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. Given the proposed location, scale, and design of the proposed structure in relation to the principal dwelling and character of the surrounding neighbourhood, Staff request deferral due to concerns in particular over the impact to Sheppards Trail.
The variance is minor in nature: ☐ Yes ☒ No	Staff request deferral to discuss potential minor adjustments to height or setback of the large garage structure to reduce visual impacts in particular from Sheppards Trail, as discussed.

CONCLUSION:

The Planning Department recommends deferral 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: November 12, 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: November 20, 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.