

Summary of Comments

A-020 and A-021-2024 –
760 Florence Rd



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: A-020-2024 & A-021-2024
RELATED APPLICATION: B-020-2023
MEETING DATE: July 18, 2024
TO: Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment
FROM: Keirsten Morris, Senior Planner
SUBJECT: Minor variance applications A-020-2024 and A-021-2024 seeking relief from Table 4.2a of Zoning By-law No. 080-13 for minimum front yard setback.

PROPERTY INFORMATION:

Municipal Address	760 Florence Road
Legal Description	Plan 891 Lot 63
Official Plan	Residential Low Density 1 (Schedule B1)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-020-2024 and A-021-2024 subject to the below condition:

- A) That variance A-020-2024 only apply to the existing dwelling shown on the drawings submitted with the application and that any future development of the retained lot of severance B-020-2023 be subject to the standards of the Zoning By-law.

REASON FOR APPLICATION:

A severance was recently approved for the subject lands via Application B-020-2023 to create one additional residential lot. A 2.5m road widening conveyance to the Town from the Margs Lane and Florence Road frontages of both the severed and retained lands was included as a condition of the consent approval B-020-2023 as well as a condition that a minor variance approval for reduced front yard setbacks be obtained as a result of the required road widenings. As such, the applicant is seeking relief from Table 4.2(a) of the Zoning By-law, which requires a minimum front yard setback of 8m. The application requests that the front yard setback be reduced from 8m to 2m for the existing dwelling on the retained lands of severance B-020-2023 (A-020-2024) and that the front yard setback be reduced from 8m to 6m on the severed lands of severance B-020-2023 as a result of the conditioned road widening to increase the available building envelope (A-021-2024)

Application Number	By-law Requirement (4.2 a minimum front yard setback))	Proposed	Difference
A-020-2024	8m	2m	6m
A-021-2024	8m	6m	2m

SURROUNDING LANDS:

North	Margs Lane; Low density residential
East	Low density residential (754 Florence Road)
South	Florence Road; Low density residential
West	Low density residential (766 Florence Road and 2216 Margs Lane)

ANALYSIS:

Site Inspection Date	February 6, 2024
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are designated Residential Low Density 1 on Schedule B1 to the Town Official Plan. Single-detached dwellings are permitted in the designation.</p> <p>Section 10.1.37 of the Official Plan indicates that the front facades of buildings should align with development on neighbouring lots to define a continuous streetscape and houses should be designed to frame the street edge with a consistent setback, and have front doors, windows and entry features facing all road frontages.</p> <p>In this case, the proposed reductions in front yard setbacks of the severed and retained lots are a result of the 2.5m road widening required as a condition of severance B-020-2023. The proposed 2m front yard setback for the retained lot is to accommodate the existing dwelling on the subject lands which is only required because of the road widening taken. The existing character of the retained lot will be maintained as no change is proposed to the structure as a result of the variance. Staff have recommended a condition that variance A-020-2024 only apply to the existing dwelling shown on the drawings submitted with the application for the retained lot from severance B-020-2023 to ensure that if a new dwelling were to be proposed in the future, it would be required to maintain the standard provisions of the R1 zone or further variances would need to be sought and evaluated.</p> <p>Similarly, the proposed reduction of the front yard setback on the severed lot is also a result of the 2.5m road widening which reduces the building envelope available on the severed lot. If the road widening was not required as a condition of consent, the 8m standard front yard setback would have been achievable. Adjacent dwellings to the west on Margs Lane appear to maintain similar front yard setbacks to the proposed 6m setback on the severed lot which contribute to defining and maintain a continuous and consistent streetscape and aligns with development on neighbouring lots.</p>

	<p>Considering the above, Staff are of the opinion the application conforms to the Town of Innisfil Official Plan, subject to the recommended condition.</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 Zoning By-law 080-13, which permits single detached dwellings and requires a minimum 8m front yard setback. As noted, the applications propose to reduce the front yard setback to 2m for the retained lands to an existing dwelling (A-020-2024) and to reduce the front yard setback to the vacant severed lands in order to increase the building envelope available on the severed lot (A-021-2024). Both variances are required due to road widenings that were taken as a condition of the related severance application B-020-2023.</p> <p>The purpose and intent of the Zoning By-law with respect to minimum front yard setbacks is to ensure adequate separation of structures to the road and to establish a continuous and consistent streetscape, to reduce building massing along the street and to allow space for amenities and vehicle parking.</p> <p>The proposed 2m front yard setback to the existing dwelling on the retained parcel will not change the existing character of the streetscape as no changes to the dwelling are proposed and is only required to accommodate the required road widening. The existing parking space on the lot is located to the east side of the dwelling, which is of sufficient size to accommodate two vehicles, measuring approximately 8m in length and 6m in width, complying with the parking standards of the Zoning By-law (3.35.1 and 3.35.2). Although the existing dwelling will technically be setback only 2m from the new front lot line resulting from the road widening, no change to the current view from the street will result as Staff are not aware of any plans to expand Florence Road in the near future.</p> <p>As stated, the proposed 6m front yard setback for the vacant severed lot is comparable with the front yard setbacks of adjacent dwellings to the west which contributes to a continuous and consistent streetscape and is compatible with adjacent dwellings. Additionally, a 6m front yard is of sufficient size to accommodate vehicle parking in accordance with the parking standards of the Zoning By-law (3.35.1 and 3.35.2). Staff do not have concerns with the compatibility of the proposed variance based on the siting of dwellings on neighbouring properties or building massing concerns as a 6m setback continues to maintain a significant distance from the street. Staff are of the opinion that an appropriately sized single detached dwelling could be sited on the vacant severed lot with the reduced front yard setback, as provided in the Concept Plan submitted with the application. A fulsome zone review for any future dwelling on the severed lot would occur at the building permit stage.</p> <p>In consideration of the above, the subject application complies with the Town's Zoning By-law, subject to the recommended condition.</p>
<p>The variance is desirable for the</p>	<p>As stated, the proposed front yard variances are compatible with surrounding dwellings in the neighbourhood. The variances will</p>

appropriate/orderly development or use of the land: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	facilitate a building envelope on the severed lot that is comparable to adjacent lots and will permit an existing dwelling to remain with a reduced front yard setback which is only required as a result from a conditioned road widening. In the opinion of Staff, the variance is considered desirable for appropriate/orderly development of the land, subject to the recommended condition.
The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Staff are of the opinion the variance is considered minor in nature, subject to the conditions due to the limited impacts to neighbouring properties and the proposed front yard setbacks fitting into the character of the area.

CONCLUSION:

The Planning Department recommends approval of application A-020-2024 and A-021-2024, subject to the recommended condition.

PREPARED BY:

Keirsten Morris
Senior Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: July 12, 2024

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

FILE/APPLICATION: A-20 & 021-2024

SUBJECT: 760 Florence Avenue

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 Community Development Standards Branch (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 Community Development Standards Branch)

1. No comments.