



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-005-2022**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Angela Mariani, applicant**, on behalf of **Choice Properties Limited Partnership, owner**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as **INNISFIL CON 8 S PT LOT 21 RP 51R41943 PART 3** is known municipally as **1525 Benson Street** and is zoned as **“MU1-4 - Mixed Use EXCEPTION 4”**.

**The applicant is proposing to construct a 4 storey midrise seniors residential building with a front yard setback of 6.24 m. The applicant is seeking relief from section 5.2 b) of the Town Zoning -By-law which requires a maximum front yard setback of 4.0 metres.**

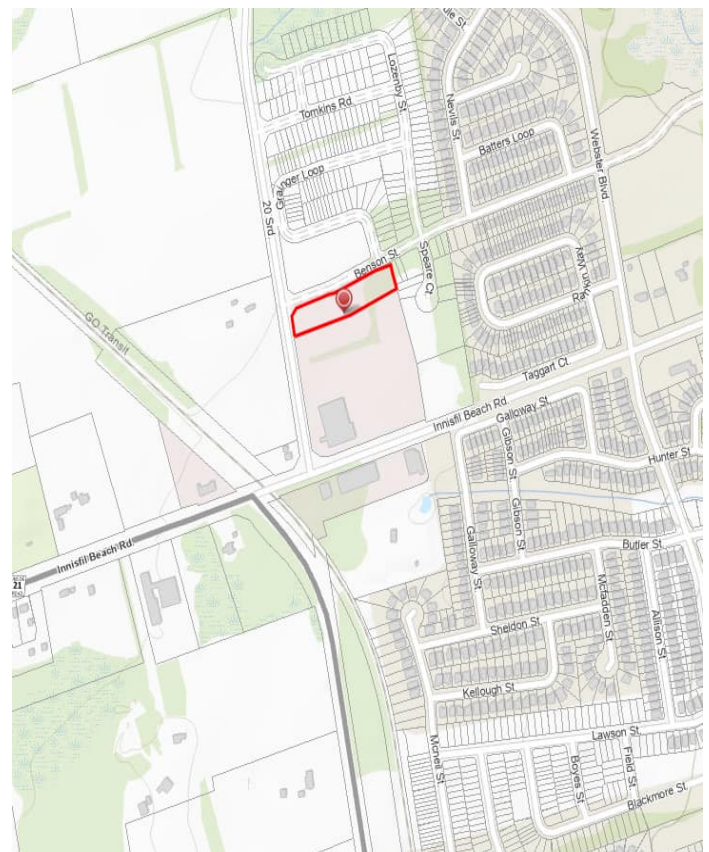
The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, March 17, 2022, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:  
<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to [planning@innisfil.ca](mailto:planning@innisfil.ca).

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

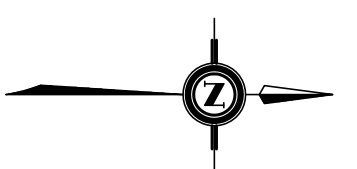
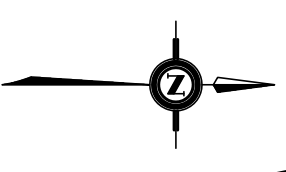
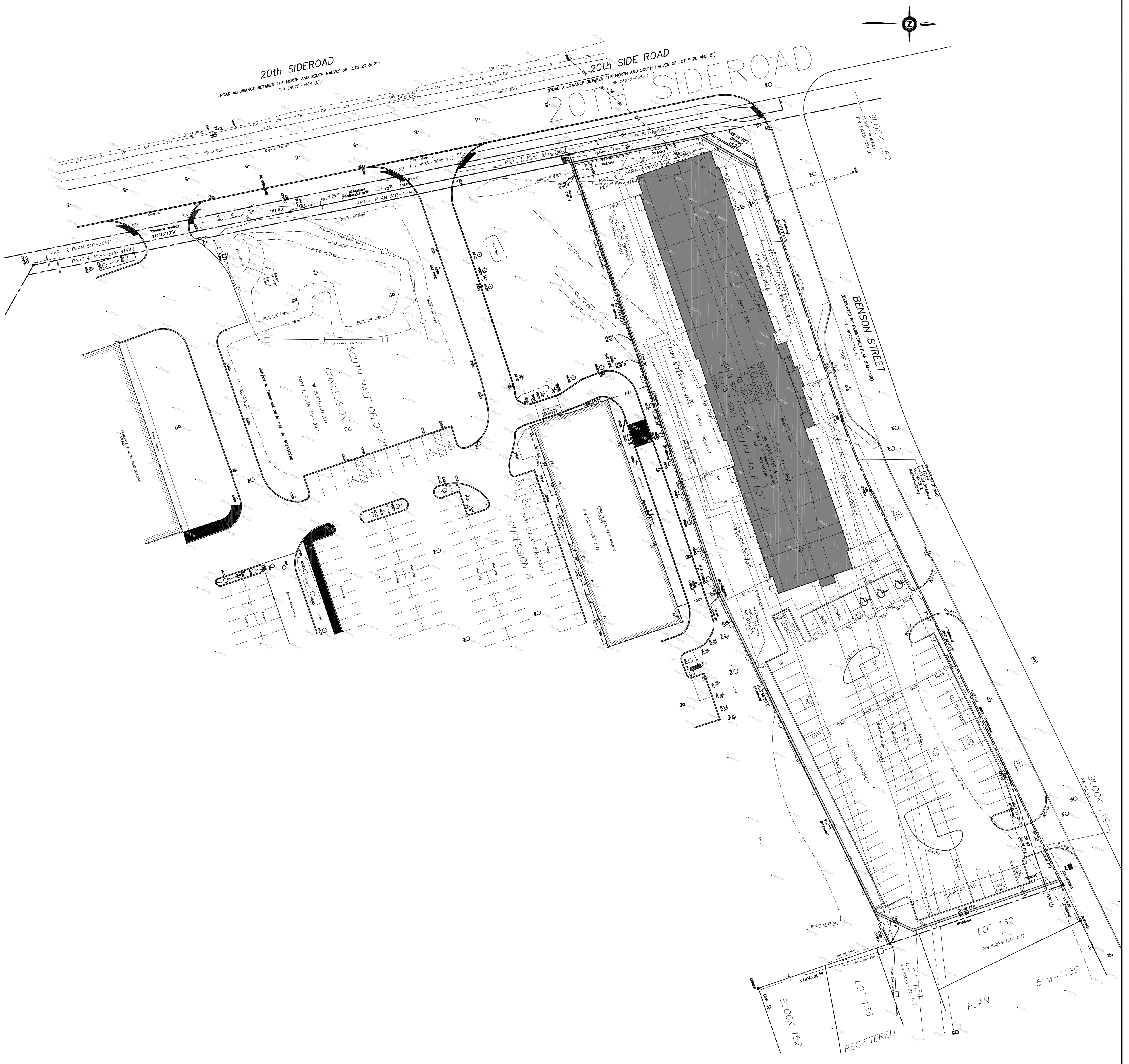
Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).



Dated: **February 25, 2022**

Toomaj Haghshenas,  
Secretary-Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316





PLAN OF SURVEY WITH TOPOGRAPHY OF  
PART OF THE SOUTH HALF OF LOT 21  
CONCESSION 8  
TOWN OF INNISFIL  
COUNTY OF SIMCOE

ALL TOPOGRAPHICAL INFO SHOWN ON  
THIS PLAN IS DERIVED FROM TOPD PLAN  
PREPARED IN THE OFFICES OF:  
SHEIGHT, VAN NESTRAUD & GIBSON LIMITED  
DUNDAS LAND SURVEYERS

**INNISFIL SITE STATS:**

- LOT AREA = 1.95 ACRES (7900.87SQM)
- 83 PARKING SPACES
- MID-RISE RESIDENTIAL BUILDING INFO:
  - 4 STOREY
  - 13.5M BDG HGT.
  - 2015.7 SQM BDG AREA
  - DENSITY 98 UNITS PER HA.
  - 25.5% LOT COVERAGE
- UNIT MIX:
  - 2 BEDRM UNITS = 34 (43.5%)
  - 1 BEDROOM UNITS = 44 (56.5%)
- TOTAL UNIT COUNT = 78

**ZONING MATRIX:**

| ZONING  | REQUIRED  | PROPOSED                      | COMPLIANCE |
|---|---|-------------------------------|------------|
| MINIMUM LOT AREA  | 500sqm  | 7900.87sqm                    | YES        |
| MINIMUM LOT FRONTAGE  | 15.0m   | 39.59m                        | YES        |
| MINIMUM FRONT YARD  | 1.0m  | 4.0m                          | YES        |
| MAXIMUM FRONT YARD  | 4.0m  | 6.24m                         | NO         |
| MINIMUM REAR YARD   | 7.5m  | 83.66m                        | YES        |
| MINIMUM INTERIOR SIDE YARD                                      | 0m  | 12.43m                        | YES        |
| MINIMUM EXTERIOR SIDE YARD                                      | 2.4m  | 3.18m                         | YES        |
| MINIMUM BUILDING HEIGHT   | 7.5m  | 13.8m                         | YES        |
| MAXIMUM BUILDING HEIGHT   | 14m OR 45deg ANGULAR PLANE FROM REAR YARD                                     | 13.8m                         | YES        |
| MINIMUM LANDSCAPED OPEN SPACE                                   | 35%   | 39.4%                         | YES        |
| MINIMUM WIDTH OF LANDSCAPED STRIP AT FRONT & EXTERIOR LOT LINES | 1m - 4m   | 1.06m - 4.0m                  | YES        |
| MINIMUM WIDTH OF LANDSCAPED STRIP AT REAR LOT LINES             | 3m ABUTTING RESIDENTIAL OR 1.5m ABUTTING O.S. OR E.P.ZONE.                    | 2.98m                         | YES        |
| MINIMUM WIDTH OF LANDSCAPING ADJACENT TO INTERIOR LOT LINES     | 0m  | 12.43m                        | YES        |
| MINIMUM AMENITY SPACE   | 4 SQM PER RESIDENTIAL UNIT  | 10.2 SQM PER RESIDENTIAL UNIT | YES        |
| MINIMUM FLOOR AREA FOR A RESIDENTIAL UNIT                       | 47 SQM  | 58 SQM                        | YES        |
| PARKING   | 1.5 SPACES PER DWELLING UNIT (OF WHICH 0.25 PARKING SPACES SHALL BE VISITORS) | 1.06 SPACES PER DWELLING UNIT | NO         |
| ACCESSIBLE PARKING SPACES (FOR 51-100 SPACES)                   | 3   | 3                             | YES        |

**DEVELOPER INFORMATION:**

NLGC Inc.  
2962 Carp Road, Ottawa, ON, K0A 1L0

**OWNER INFORMATION:**

ARCHITECT'S INFORMATION:

**REVISIONS**

| NO. | DESCRIPTION                  | DATE     |
|-----|------------------------------|----------|
| 1   | ISSUED FOR CONCEPTUAL REVIEW | APR1121  |
| 2   | SITE ADJUSTED AS PER SURVEY  | MAY2021  |
| 3   | SITE LAYOUT REVISED          | SEPT1621 |
| 4   | ISSUED FOR REVIEW            | DEC1721  |
| 5   | ISSUED FOR REVIEW            | JAN422   |
| 6   |                              |          |
| 7   |                              |          |
| 8   |                              |          |
| 9   |                              |          |

**PROJECT:**

WELLINGS OF INNISFIL

**DRAWINGS:**

CONCEPTUAL SITE PLAN

**ISSUE DATE:**

APR2021

**SCALE:**

1:500

**DRAWN BY:**

M.W.

**DRAWING NO:**

A101







January 11, 2022

Committee of Adjustment  
**Town of Innisfil**  
2101 Innisfil Beach Road  
Innisfil, ON L9S 1A1

Re: **Wellings of Innisfil**  
**2211 20<sup>th</sup> Sideroad**

To the Committee of Adjustment,

I am applying for a variance to increase

- the maximum front yard setback from 4.0 metres to 6.24metres.
- to reduce the required parking spaces from 1.5 spaces per unit to 1.0 spaces per unit, this will include visitor parking

With respect to the maximum front yard setback, the front lot line is angled and will permit the 4.0 required setback on the north but the distance on the south side of the building increases to the lot line.



With respect to the parking space requirement of 1.5 spaces per dwelling unit, the proposed building is for seniors. Nautical Lands Group has built seniors residents for over 25 years. We use the ration of one space per dwelling unit for our developments. Typically the number of spaces used by the residents varies from 65% to 80% of available spaces.



For two similar projects in Stittsville and Picton, these are the actual number of vehicles per occupied dwelling units.

Wellings of Stittsville current occupancy:

| <b>Occupied Dwellings</b> | <b>Number of Residents</b> | <b>Number of Vehicles</b> |
|---------------------------|----------------------------|---------------------------|
| 173                       | 215                        | 130                       |

The ratio is 1:0.76 dwelling to vehicles

Welling of Picton current occupancy:

| <b>Occupied Dwellings</b> | <b>Number of Residents</b> | <b>Number of Vehicles</b> |
|---------------------------|----------------------------|---------------------------|
| 73                        | 83                         | 48                        |

The ratio is 1:0.66 dwellings to vehicles

With the convenience of retail, grocery, personal service in very close the need for a vehicle is not required for many of the residents.

Below are the responses to the 4 tests of Minor Variance:

1. Is the application minor?  
The application for the maximum front yard setback is minor as a 4.0 metre maximum setback is attainable on the north side of the site but is not a possible on the south side of the property because of the configuration of the lot line. The parking requirement is also minor. 1.5 parking spaces per dwelling unit is excessive for a seniors residential dwelling. Based on actual communities built by the developer less than 1 parking space per dwelling unit is needed. With the proximity to retail, restaurants, personal service along with amenities provided with in the building the need for a vehicle may become less necessary.
2. Is the application desirable for the appropriate development of the lands in question?  
The application is desirable and needed for this area. The proposed independent seniors residence will allow Innisfil residents to age in place. The suites will have full kitchens and laundry. The ground floor of the building will have amenities for the residents including restaurant, dining, bar, personal service, spa and gym. It is located in close proximity to retail, grocery, and offices.
3. Does the application conform to the general intent of the Zoning Bylaw?  
The application conforms to the general intent of the Zoning Bylaw, the use is permitted, all the zoning provisions have been met with only a variance required for maximum front yard setback and parking.
4. Does the application conform to the general intent of the Official Plan?  
The application does conform to the general intent of the Official Plan. The use is permitted in the Official Plan and the amendment is to the general provisions of the Zoning Bylaw.

Enclosed please find:

- the signed application
- Updated site plan



- Cheque in the amount of \$1490.00

Should you have any questions or concerns with regards to this information please feel free to contact me at 416-898-5270, or by email at [angela@nlgc.com](mailto:angela@nlgc.com) .

Yours truly,

*Angela Mariani*

Angela Mariani, BA  
*Development Planner*