

Summary of Comments

A-021 & A-041-2021 - 1671 St.
John's Rd



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-021-2022 & A-041-2022
MEETING DATE: May 19, 2022
TO: Toomaj Haghshenas
Secretary Treasurer Committee of Adjustment
FROM: Chris Cannon
Placemaker/Planner
SUBJECT: Minor variance application A-021-2022 an A-041-2022 seeking relief from 3.5 g) of the Zoning By-law which states that no accessory building shall exceed 5 meters in height and relief from 3.5 i) to permit an accessory dwelling in the front yard.

PROPERTY INFORMATION:

Municipal Address	1671 St. Johns Road
Legal Description	Plan 1197, Lot 204
Official Plan	Residential Low Density 1
Zoning By-law	Residential 1 (R1)

RECOMMENDATION:

The Planning Department recommends approval of A-021-2022 and A-041-2022 Minor Variance Applications requesting relief from Sections 3.5 g) and i) of the Town's Zoning By-law 080-13, subject to the following condition(s):

CONDITION:

1. That the variances only apply to the submitted drawings and that any future development of the lands be subject to Planning Act regulations;

REASON FOR APPLICATION:

The applicant is proposing to construct a detached garage and associated accessory suite with a height of 6.48 meters. The applicant is seeking relief from 3.3 g) of the Zoning By-law which states that no accessory building shall exceed 6 meters in height or a height greater than the dwelling, whichever is less. In addition, relief is requested for Section 3.5 i) in order to permit an accessory second dwelling in the front yard.

SURROUNDING LANDS:

North	Single-detached dwelling and accessory structures
East	Single-detached dwelling and accessory structures
South	Single-detached dwelling and accessory structures
West	Single-detached dwelling and accessory structures

ANALYSIS:

Site Inspection Date	April 11, 2022
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 in the Official Plan. The Residential Low Density 1 designation permits single detached dwellings and accessory structures. The proposed increase in height for the detached garage with an accessory suite will provide opportunities for affordable housing and therefore meets the purpose and intent of the Official Plan. The scale of the requested height increase has been reduced from the previous submission, at 6.48m, which is considered to more appropriately fit in with the surrounding land uses in accordance with Official Plan policy.</p>
Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are zoned Residential 1 (R1) in the Town’s Zoning By-law 080-13. The R1 zone permits, among other things; the single detached dwelling and accessory structures, as well as accessory suites.</p> <p>Section 3.5 g) of the Town’s Zoning By-law requires a height maximum for accessory buildings of 5m, however it can be up to 6m or the height of the dwelling, whichever is less, for accessory dwelling units. In addition, the applicant is seeking relief from Section 3.5 i) to permit the addition of a second storey above the existing garage in the front yard. Staff note that the existing garage (to be expanded) is located essentially in the side yard with an existing driveway.</p> <p>The Zoning By-law allows for additional space and provides opportunities for affordable housing within the community without impacting the massing on the subject lands. The proposed structure has been scaled down in height to more closely match the height of the dwelling. The principal dwelling should be the tallest structure on the property in accordance with this regulation, and therefore any variance to this should be relatively small in scale. Also, taller accessory dwellings can have negative impacts with respect to visual bulk and massing on neighbouring properties. The proposed structure is also in the ‘front yard’ which is not permitted by 3.5 i) and requires the additional variance.</p> <p>Given the applicant is making efficient use of the existing structure located in the front yard, while proposing a minimal increase in height by reducing the height of the previous proposal; Staff are of the opinion that the proposal maintains the general intent of the Zoning By-law.</p>
The variance is desirable for the appropriate/orderly development or use of the land: <input checked="" type="checkbox"/> Yes	<p>As previously mentioned, the applicant is maintaining the existing detached garage and adding a second storey to provide for affordable housing on the subject lands. The proposal is desirable for the appropriate/orderly development and use of the land.</p>

<input type="checkbox"/> No	
The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Given the applicant is maintaining the existing detached garage and adding a second storey for an affordable housing option with a minor increase in height, Staff view the proposed variances to be minor in nature.

PREPARED BY:

Chris Cannon, Placemaker/Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Acceleration



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: May 12, 2022

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

FILE/APPLICATION: A-021 & 041-2022

SUBJECT: 1671 St. John's Rd

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 comments

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