

# **Summary of Comments**

A-043, 044, 045 & 046-2022 -  
Subdivision 51M-1189



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBERS:** A-043-2022, A-044-2022, A-045-2022, A-046-2022  
**MEETING DATE:** May 19, 2022  
**TO:** Toomaj Haghshenas  
Secretary Treasurer Committee of Adjustment  
**FROM:** Vanessa Witt, MCIP, RPP  
Senior Planner  
**SUBJECT:** Minor variance applications seeking relief from Sections 4.3.3.12 and 4.3.5.7 for an increase in lot coverage, Section 3.18(e) for an increase in garage to wall ratio, and Section 4.2 for increase in height.

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### PROPERTY INFORMATION:

<b>Municipal Address</b>	Subdivision 51M-1189 (Innis Village)
<b>Legal Description</b>	Subdivision 51M-1189 (Innis Village)
<b>Official Plan</b>	Residential Low Density One & Residential Low Density Two (Schedule B5)
<b>Zoning By-law</b>	Residential 1 Exception (R1-12) Zone Residential 2 Exception (R2-7) Zone Residential 3 Exception (R3-3) Zone

### RECOMMENDATION:

The Planning Department recommends approval of A-043-2022, A-044-2022, A-045-2022 & A-046-2022, subject to the following condition:

### CONDITION:

- 1.) That the variances apply exclusively to the lots shown on the submitted colour-coordinated registered Plan of Subdivision 51M-1189 submitted with variance applications A-043-2022 – A-046-2022.

### REASONS FOR APPLICATIONS:

**A-034-2022:** minor variance application seeking relief from Section 3.18(e) for an increase in garage to wall ratio from 50% to 60%. A total of 9 single detached dwelling lots are subject to this variance.

**A-044-2022:** minor variance application seeking relief from Section 4.2 for an increase in height from 9 metres to 10.5 metres. A total of 317 single detached dwelling lots are subject to this variance.

**A-045-2022:** minor variance application seeking relief from Section 4.3.3.12 for an increase in lot coverage from 35% to 45% for the R1-12 Zone. A total of 82 single detached dwelling lots are subject to this variance.

**A-046-2022:** minor variance application seeking relief from Section 4.3.5.7 for an increase in lot coverage from 45% to 50% for the R2-7 Zone. A total of 193 single detached dwelling lots are subject to this variance.

Application Number	By-law Section	Requirement	Proposed	Difference
A-043-2022	3.18(e)	50%	60%	10%
A-044-2022	4.2	9m	10.5m	1.5m
A-045-2022	4.3.3.12	35%	45%	10%
A-046-2022	4.3.5.7	45%	50%	5%

**SURROUNDING LANDS:**

<b>North</b>	Lockhart Road, low density residential
<b>East</b>	Environmental Protection lands, shoreline residential, Lake Simcoe
<b>South</b>	Environmental Protection lands, low density residential
<b>West</b>	25 <sup>th</sup> Sideroad, Sandy Cove Acres

**ANALYSIS:**

<b>Site Inspection Date</b>	May 12, 2022
<b>Maintains the purpose and intent of the Official Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject properties are designated Residential Low Density One and Residential Low Density Two on Schedule B5 in the Town's Official Plan. Section 10.2.2 permits single detached dwellings on the subject properties. The function of the Residential Low Density One designation is to recognize existing low density residential development and seeks to maintain its character. The Residential Low Density Two designation is intended to apply for newer greenfield areas at a higher density to create compact low-rise neighbourhoods and to reflect opportunities for infill development. Most of the lots subject to these applications are designated Residential Low Density One.</p> <p>The lands are located within the settlement area of Sandy Cove which is an Urban Settlement Area that will accommodate residential and employment growth on full municipal services (Section 9.3.3). As such, the subdivision will be developed on full municipal services. The lands are currently vacant but are part of the Registered Plan of Subdivision 51M-1189 known as Innis Village. The Ontario Municipal Board (now known as the Ontario Land Tribunal) approved two subdivision applications and two Zoning By-law Amendment applications in 2012, known as the Innis Village subdivision. The Innis Village subdivision consists of 317 single detached dwelling lots, 191 land lease units (in the form of townhouse units), 200 retirement campus units, open space block, commercial block, future development block, stormwater management block, and a 10-acre public park. The variances only apply to the single detached dwelling lots.</p>

	<p>Section 10.2.7 states the maximum height of buildings shall not exceed two storeys, which does not include a basement, walkout basement, or a storey incorporated into the roofline of a dwelling. Even with the proposed 10.5m height variance (which applies to all 317 single detached dwellings in the subdivision), the design of the dwellings complies with the maximum two storey policy. The applicant has submitted revised Urban Design Guidelines for the subdivision to address this policy, which the Innis Village subdivision is subject to. The proposed lot coverage increases and garage width increases are also considered to conform to the Official Plan development policies.</p> <p>Given the above, Staff are of the opinion the applications maintain the general purpose and intent of the Official Plan.</p>
<p><b>Maintains the purpose and intent of the Zoning By-law:</b>  <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>The subject properties are zoned Residential 1 Exception (R1-12) Zone, Residential 2 Exception (R2-7) Zone, and Residential 3 Exception (R3-3) Zone in Zoning By-law 080-13, which permit single detached dwellings as a permitted use.</p> <p>The intent of the maximum height of 9m for single detached dwellings is to limit massing and overshadowing of buildings and to ensure land use compatibility. The requested variance is for an increase from 9m to 10.5m to address the high groundwater table in the area. Since the variance applies to all 317 single detached dwelling lots in the subdivision, there would be limited massing and overshadowing to neighbouring lots. The character of the neighbourhood would be maintained with similar heights throughout the subdivision. Additionally, Staff note the adjacent proposed townhouse units (land lease units) are permitted a maximum building height of 11m which would further reduce concerns with land use compatibility. Further, the increase in height will assist with providing accessory dwelling units. The inclusion of accessory dwelling units is highly encouraged by the Town to assist with providing more affordable housing options and adding to the housing stock in Innisfil. Staff note the Committee has previously approved a height variance of 10.5m to assist the development of the Sleeping Lion subdivision which was also requested due to a similar high groundwater table.</p> <p>The intent of the maximum lot coverage is to ensure lots are not overdeveloped and allow for sufficient amenity space and appropriate drainage and grading. By modestly increasing the lot coverage from 35% to 45% and from 45% to 50%, the intent of the provision will be maintained. Building Permits are required for each single detached dwelling where zoning, including landscaped open space, and lot grading will be reviewed. As such, Staff have no concerns with zoning compliance and lot grading and drainage.</p> <p>The intent of the garage to wall ratio of 50% is to ensure garages do not dominate the streetscape. The variance for an increase of 50% to 60% would facilitate 3-car garage options for the 9 lots subject to this variance. As part of the submitted updated Urban Design Guidelines,</p>

	<p>the applicant proposes to ‘step back’ at least one of the three garage doors to ensure the intent of the provision is complied with. Further, the 9 lots subject to this variance are generally wider lots and/or corner lots that can appropriately accommodate the width increase. The variance would assist with providing a variety of housing design options within the subdivision.</p> <p>Considering the above, Staff are of the opinion the variances are in keeping with the general purpose and intent of the Zoning By-law, subject to the proposed condition.</p>
<p><b>The variance is desirable for the appropriate/orderly development or use of the land:</b>  <input checked="" type="checkbox"/> <b>Yes</b>  <input type="checkbox"/> <b>No</b></p>	<p>The applicant seeks to establish more optimal housing designs, including a few 3-car garage options as well as accommodating accessory dwelling units to provide affordable housing options in the Sandy Cove settlement area. The variances will assist in the continued development and build out of the registered Innis Village subdivision, while providing more optimal single detached dwelling designs. The lot coverage and height variances will support the accommodation of accessory dwelling units within the single detached dwellings and assist in the context of high groundwater levels and the need for elevated foundations. Considering the above, Staff consider the variances desirable for the appropriate development and build-out of the subdivision.</p>
<p><b>The variance is minor in nature:</b>  <input checked="" type="checkbox"/> <b>Yes</b>  <input type="checkbox"/> <b>No</b></p>	<p>Staff are of the opinion the variances are considered minor in nature given the registered subdivision context, high groundwater table, promotion of accessory dwelling units, providing a range of design options including 3-car garages, and the dwellings complying with all other zoning provisions (which will be reviewed at Building Permit stage). The variances will assist with the continued development of the subdivision.</p>

**PREPARED BY:**

Vanessa Witt, MCIP, RPP  
Senior Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
Supervisor of Development Acceleration



Community Development Standards Branch

MEMORANDUM TO FILE

**DATE:** May 13, 2022

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

**FILE/APPLICATION:** A-043, 044, 045, 046-2022

**SUBJECT:** Subdivision 51M-1189 Innisvillage

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**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.