

Summary of Comments

B-006-2022 – 2044 25 Sideroad



MEMORANDUM TO FILE

DATE: June 9th, 2022

FROM/CONTACT: Thomas Steube-Chapman, InnServices

FILE/APPLICATION: B-006-2022 2044 25 Sideroad

SUBJECT: Severance Application for 2044 25 Sideroad – InnServices Comments and Conditions

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. It appears that there is only one existing sanitary service lateral for the subject property. The proposed severed lot will require an additional sanitary service lateral connection to the existing municipal sanitary main.
2. It appears that there is only one existing water service lateral for the subject property. The proposed severed lot will require an additional water service lateral connection to the existing municipal water main.
3. Prior to submitting a Right of Way Activity Permit (RAP) with the Town of Innisfil, the Owner/Applicant shall submit an Additional Service Connection Application to InnServices to service the severed lot, complete with the applicable Additional Service Connection Application fee.
4. Prior to issuance of building permit(s) the Owner/Applicant shall have an issued RAP with The Town of Innisfil for works to be completed within the Town's road allowance in accordance with Town Standards that address, but may not be limited to, such matters as connecting new water and sanitary service laterals, to the existing municipal water main and sanitary main and restoration of the Town's allowance. All works shall be completed to the satisfaction of the Town and InnServices.
5. As part of the RAP, the Owner/Applicant shall provide drawings, plans, cost estimates, specifications, reports, studies and certifications signed and sealed by a Professional Engineer for the proposed development that address, but may not be limited to the servicing of the proposed development to the satisfaction of the Town and InnServices.
6. The Owner/Applicant will retain a contractor to execute the installation of the services. This work may commence only after the applicant has an issued RAP with the Town of Innisfil and all fees have been paid to the satisfaction of the Town and InnServices.

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. That the Owner/Applicant confirm that the existing water system can provide/accommodate the required flows and pressures to service the severed lot at the expense of the Owner/Applicant to the satisfaction of InnServices.
2. That the Owner/Applicant confirm that the existing sanitary conveyance and treatment system can accommodate the required flows that will be generated by the severed lot at the expense of the Owner/Applicant to the satisfaction of InnServices.



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: June 8, 2022

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

FILE/APPLICATION: B-006-2022

SUBJECT: 2044 25 Sideroad

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

MEMORANDUM TO FILE

DATE: June 13, 2022
FROM/CONTACT: Tim Gignac
FILE/APPLICATION: B-006-2022 (2044 25 Sideroad)
SUBJECT: Committee of Adjustment Applications – June 2022
Engineering Services Review Comments

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):

- The Applicant/Owner shall ensure that all **swales on both properties** meet the requirements set out in Section 7.3 of the Town of Innisfil (“Town”) Engineering Design Standards and Specifications Manual (“Town Standards”), as amended, and shall ensure stormwater (“SWM”) runoff does not adversely affect adjacent properties.
- The Applicant/Owner shall ensure that all **driveway locations** on both properties meet the requirements set out in Section 2.4.4.12.8 of the Town Standards, as amended.
- The Applicant/Owner shall prepare and submit **engineering design** drawings, specifications, and reports signed and sealed by a Professional Engineer for **both** properties that address, but may not be limited to, such matters as site layout, lot grading, stormwater management, tree preservation and compensation for removal (refer to Town Corporate Policy CP.09-08 Tree Policy for Development Approvals and Town Standard Section 8.1), servicing, and LID measures, to the satisfaction of the Town and InnServices Utilities Inc. (“InnServices”).
- The Applicant/Owner shall enter into a **right-of-way activity permit (RAP)** prior to the issuance of building permit(s) with the Town and/or InnServices for all works completed within the Town’s road allowance, such as installation of new water and /or sanitary sewer laterals, and any changes that may be required to the existing water and/or sanitary sewer mains to service the retained lots. All works shall be completed in accordance with Town Standards and to the satisfaction of the Town and/or InnServices.

Conditions 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):

- The Applicant/Owner shall prepare and submit **engineering design** drawings and all other supporting documents in accordance with Town Standards and to the satisfaction of the Town.



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): B-006-22

RELATED APPLICATION(S): N/A

MEETING DATE: June 16, 2022

TO: Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment

FROM: Chris Cannon, Placemaker/Planner

SUBJECT: Consent to sever a portion of the lands for the purpose of creating an additional lot with frontage on 25 Sideroad

PROPERTY INFORMATION:

Municipal Address	2044 25 Sideroad
Legal Description	PLAN 571 LOTS 24 TO 26 PT LOT 23 PLAN 947 PT LOT 1 RP
Official Plan	Residential Low Density 1 Area
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of B-006-22, subject to the below conditions:

CONDITION:

- 1.) That the Owner/Applicant shall pay to the Town of Innisfil cash in lieu of 5% Parkland Dedication for residential developments, the amount of which shall be 5% of a valuation determined by a professional and qualified appraiser engaged by the Owner/Applicant to the satisfaction of the Secretary Treasurer.
- 2.) That the Owner/Applicant shall pay to the Town of Innisfil cash in lieu of street trees for the lot to be created.
- 3.) That the Owner/Applicant arrange for the preparation of a survey, by an Ontario Land Surveyor, to determine the lot frontage of the property. The Owner/Applicant shall either transfer to the Town in fee simple or transfer an easement for the purposes of a walkway extending between Lilac Drive and 25 Sideroad or transfer an easement to the Town for walkway purposes. Any transfer of the walkway lands to the Town are to be for nominal consideration, free and clear of all physical and title encumbrances, at no cost to the Town. Prior to such transfer, the Owner/Applicant shall submit to the Town, for review

and approval, a solicitor's title opinion in a form approved by the Town Solicitor.

REASON FOR APPLICATION(S):

The Applicant is proposing to sever a portion of the subject lands for the purpose of creating a new lot with frontage on 25 Sideroad. The severed lands will have a lot frontage of approximately 15m and an area of 900m² fronting on to 25 Sideroad. The retained parcel will contain the lands for the existing child care facility and associated parking lot.

SURROUNDING LANDS:

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

ANALYSIS:

Site Inspection Date	May 19, 2022
Consistent with the Provincial Policy Statement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located within a settlement area. Section 1.1.1 the PPS states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns, accommodating an appropriate affordable and market-based range and mix of residential types to meet long term needs, avoiding development and land use patterns which may cause environmental or public health and safety concerns, and promoting the integration of land use planning, growth management and intensification to achieve cost-effective development patterns.</p> <p>The proposed development of the subject lands are located on underutilized, serviced lands within an existing settlement area while preserving an existing community use (daycare). The development would maintain the character of the area while minimizing land consumption and servicing costs.</p> <p>Considering these matters, the application is consistent with the PPS.</p>
Consistent with the Provincial Growth Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Section 2.2 focuses on managing growth which encourages Cities and Towns to develop as complete communities. The subject lands will feature a diverse mix of land uses by providing residential and employment opportunities with convenient access local stores, services and public service facilities that are integrated into the community of Alcona.</p> <p>In the opinion of Staff, this application as proposed is consistent with the Provincial Growth Plan.</p>
Consistent with the Lake Simcoe Protection Plan (LSPP): <input checked="" type="checkbox"/> Yes	<p>Both the severed and retained lands are on full municipal services. Both the severed and retained lands are within 500 metres of Lake Simcoe and any future development of the lands will be subject to the policies of the Lake Simcoe Protection Plan.</p>

<input type="checkbox"/> No Conforms with the County Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are designated Settlement in the County of Simcoe Official Plan and within the primary settlement area of Alcona.</p> <p>As per Section 3.5.1 of the County Official Plan which aims to direct growth and development to primary settlement areas, this proposal provides an opportunity for additional residential uses in an urban form that fits the surrounding community.</p> <p>The proposed Consent application to facilitate the creation of a lot is considered to meet the policies of the County of Simcoe Official Plan.</p>
Conforms with the Town Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The area containing the severed lands is designated Residential Low Density 1 on Schedule B1. Section 10.2 permits, among other uses single detached dwellings. Section 10.2.1 states Residential Low-Density designations recognize residential development in Innisfil's Primary Urban Settlement Areas and in Cookstown Village Settlement Area. The Residential Low Density 1 designation recognizes primarily existing low density residential development and seeks to maintain its character.</p> <p>The portion of the lands which are proposed to be severed are designated "Low Density Residential 1" which require that any application conform to the applicable policies of the Official Plan. The use of the lands for any proposed single detached dwelling development would comply with the Official Plan.</p> <p>As stated in Staff Report DSR-045-22 when the lands were rezoned by Zoning By-law Amendment No. 030-22, the Town may require a walkway to as a mid-block connection between 25 Sideroad and Lilac Drive. This is proposed as a condition to provide greater pedestrian connectivity and avoid an irregular residential lot. Staff note the Official Plan states in 10.1.15 a block length shall typically be 140-230m whereas the current block length is approx. 450m, and mid-block pedestrian linkage should be required based on this policy.</p> <p>Therefore, the proposed Consent application is considered to meet the policies of the Town's Official Plan.</p>
Complies with the Town Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The lands subject to the Consent application are within the R1 Zone in Zoning By-law No. 080-13. The R1 Zone requires a lot area minimum of 600m² and a lot frontage of 15m. The proposed lot configuration meets the performance standards on the Zoning By-law and therefore is considered to conform with the Zoning By-law.</p>
Conforms to Section 2, 51(24) and 53(12) of the Planning Act: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>This application has been reviewed and in the opinion of Staff conforms to Section 2, 51(24) and 53(12) of the <i>Planning Act</i>.</p> <p>Section 51(24) requires regard to be had to the effect of development on matters of provincial interest, whether the subdivision is premature or in the public interest, whether the plan conforms to the official plan and adjacent plans of subdivision, the suitability of the land for the purposes of which it is to be subdivided, the dimension and shape of</p>

	the proposed lots, the restrictions or proposed restrictions on the land to be subdivided, and other matters. Staff are of the opinion, considering the materials submitted, the proposed conditions, and review of applicable policies, this application conforms to Section 2, 51(24) and 53(12) of the <i>Planning Act</i> .
--	---

CONCLUSION:

Staff recommend the application B-006-22 be approved subject to the proposed conditions for payment of cash-in lieu of parkland, street tree compensation and required permits.

PREPARED BY:

Chris Cannon, Placemaker/Planner

REVIEWED BY:

Steven Montgomery, Supervisor of Development Acceleration