

Summary of Comments

A-051-2022 – 2111 Gordon Street



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-051-2022
RELATED APPLICATION(S): N/A
MEETING DATE: July 21, 2022
TO: Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment
FROM: Alexander Burnett, Future Planner, Planning Services
SUBJECT: Minor variance application A-051-2022 seeking relief from Table 3.18.1 g) of Zoning By-law No. 080-13 to add an additional driveway on a residentially zoned lot. The applicant is seeking relief from Section 3.18.1g to add an additional driveway where only one (1) driveway shall be permitted per residentially zoned lot within a settlement area.

PROPERTY INFORMATION:

Municipal Address	2111 Gordon Street
Legal Description	PLAN M347 LOT 83
Official Plan	Village Residential (Schedule B7)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of application A-051-2022, subject to the following condition:

- 1.) That applicant/owner shall obtain an entrance permit from the Town of Innisfil prior to connecting the driveway to Chantler Street

REASON FOR APPLICATION:

The applicant is proposing to relief from 3.18.1 g) of Zoning By-law No. 080-13 to add an additional driveway on a residentially zoned lot. The applicant is seeking relief from Section 3.18.1 g) to connect an existing second driveway to Chantler Street, where only one (1) driveway shall be permitted per residentially zoned lot within a settlement area. An entrance permit is required to connect the existing parking area to the street formally as a second driveway, and this is proposed as a condition.

Application Number	By-law Section	Requirement	Proposed	Difference
A-051-2022	3.18.1 g)	1 driveway/residentially	2 driveways	1 additional driveway

		zoned lot in a settlement area		
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SURROUNDING LANDS:

North	Single-detached dwelling
East	Chantler Street, Single-detached dwelling
South	Single-detached dwelling
West	Single-detached dwelling

ANALYSIS:

Site Inspection Date	July 7 th , 2022
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The property is located within the Stroud Village Settlement Area and is zoned as “Residential Low Density 1 (R1)”. The subject lands are designated “Village Residential” on Schedule B7 which permits single-detached dwellings. The surrounding neighbourhood is characterized primarily by two storey dwellings. The subject site is in keeping with the intended focus on growth for settlement areas and therefore staff are of the opinion that the proposed variance conforms to the policies of the Official Plan.
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) Zone within the Town of Innisfil Zoning By-law No. 080-13, which restricts the number of driveways within a settlement area to 1 driveway. The applicant proposes to connect an existing secondary driveway on Chantler Street, in addition to the existing driveway accessible from Gordon Street.</p> <p>The purpose and intent of Section 3.18 g) of the Zoning By-law, is to maintain a consistent streetscape, ensure front yards are not dominated by parking areas, and minimize traffic concerns. The proposed second driveway will maintain a consistent streetscape because it will be located on a different residential street than the existing driveway, due to the property being a corner lot. The second driveway is also set back substantially from the intersection due to the scale of the lot. For these reasons, adequate yard frontage and traffic will not be a concern as well.</p> <p>Staff are of the opinion that the proposed variance to permit an additional driveway meets the purpose and 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 <input type="checkbox"/> No	The second driveway is appropriate for the area as it is proposed to be used for access to an existing detached garage. It is a logical access point for the detached garage. It will not impact surrounding residential properties, nor will it cause clutter and increased traffic within the neighborhood.

The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Staff are of the opinion that the proposed secondary driveway is minor in nature. Given the scale of the lot and other matters previously discussed, it can be considered minor.
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PREPARED BY:

Alexander Burnett, Future Planner, Planning Services

REVIEWED BY:

Steven Montgomery, MCIP, RPP

Supervisor of Development Acceleration



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: July 15, 2022

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

FILE/APPLICATION: A-051-2022

SUBJECT: 2111 Gordon St.

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