

# **Summary of Comments**

A-055, A-056 & B-011-2022 -  
1428 Thomas Drive



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBERS:** A-055-2022 & A-056-2022  
**RELATED APPLICATION:** B-011-2022  
**MEETING DATE:** July 21, 2022  
**TO:** Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment  
**FROM:** Vanessa Witt, Senior Planner  
**SUBJECT:** Minor variance applications A-055-2022 and A-056-2022 seeking relief from Table 4.2a of Zoning By-law No. 080-13 for minimum lot area and minimum lot frontage.

### PROPERTY INFORMATION:

<b>Municipal Address</b>	1428 Thomas Drive
<b>Legal Description</b>	PLAN 123 PT BLK F PT LOTS 9 TO 11 PT GEORGE ST RP
<b>Official Plan</b>	Hamlet Residential (Schedule B10)
<b>Zoning By-law</b>	Residential 1 (R1) Zone

### RECOMMENDATION:

The Planning Department recommends approval of A-055-2022 & A-056-2022, subject to the approval of B-008-2022.

### REASON FOR APPLICATION:

The applicant is proposing to sever the subject property at 1428 Thomas Drive to create one new residential lot. The retained lands would have a lot area of 2008.5m<sup>2</sup> with a lot frontage of 49.24m along Blain Street. The severed lot would have a lot area of 1027.79m<sup>2</sup> with a lot frontage of 17.19m along Thomas Drive. This application is to be heard in conjunction with application B-011-2022.

Application Number	By-law Requirement	Proposed	Difference
A-055-2022	22m	17.19m	4.81m
A-056-2022	1400m <sup>2</sup>	1027.79m <sup>2</sup>	372.21m <sup>2</sup>

### SURROUNDING LANDS:

<b>North</b>	Blain Street; Low density residential
<b>East</b>	Low density residential (1412 Thomas Drive)
<b>South</b>	Thomas Drive; Agricultural lands
<b>West</b>	Low density residential (1434 Thomas Drive)

**ANALYSIS:**

<b>Site Inspection Date</b>	June 23, 2022
<b>Maintains the purpose and intent of the Official Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are designated Hamlet Residential Area on Schedule B10 to the Town Official Plan. Section 10.5.2 permits single detached dwellings within the Hamlet Residential designation. The severed lot is proposed to be serviced via a private well and septic system.</p> <p>Section 9.5.2 states growth in Hamlets will be limited to infill within the boundaries of the settlement area in a manner that maintains local character and the limitations of private servicing. Further, Section 10.5.1 states the Hamlet Residential Area designation recognizes existing unserviced, partially serviced, or limited services for residential development as well as limited new residential development on private or partial services where appropriate. The property is within the settlement area boundary of Gilford and represents limited infill development. The local character of the area will be maintained as this established area of Gilford contains a variety of lot fabrics, so the severed lot would not be out of place. A single detached dwelling would be permitted on the severed lot, which fits in with the dwelling types in the area.</p> <p>Section 10.5.6 outlines criteria for new infill lots without municipal services within the Hamlet Residential Area designation. Section 10.5.6(ii) requires a Hydrogeological Study to be submitted to assess the assimilative capability of the soils for a private sewage disposal system and the feasibility of private water supply. The Hydrogeological Study will also assist with addressing the density policies in Section 10.5.3. Further, Section 10.5.6(vi) notes the applicant will enter into an agreement with the Town to pay for eventual connection to a municipal water and/or sanitary system if such systems are installed within the municipal road allowance abutting the property.</p> <p>To ensure the application conforms to the above policies, Staff have included a Hydrogeological Study and entering into an agreement with the Town for future water and/or sanitary servicing connection as conditions of approval.</p> <p>A portion of the property is within a Significant Groundwater Recharge Area, and a portion is within an Environmentally Significant Groundwater Recharge Area. Although the proposal does not meet the definition of major development in the Official Plan, as per above policies for infill developments in the Hamlet Residential designation, a Hydrogeological Study has been added as a condition of approval.</p> <p>Section 5.3.19 and Section 10.5.6(i) speak to the creation of new lots directly abutting an open and maintained public road. To ensure the application conforms to this policy, Staff have provided a condition of approval for the applicant to obtain an entrance permit from the Town for legal access from Blain Street to the retained lot as it appears the existing access is from Thomas Drive.</p>

	<p>Sections 15.1.6. and 15.1.7 state a Tree Protection Plan shall be required as part of development applications that identifies, preserves, and compensates trees on the lot, including any trees removed five years prior to the development application. As such, a Tree Protection Plan has been added as a condition of approval.</p> <p>Staff have reviewed the criteria outlined in Section 22.8.1 to consider when evaluating consent applications and have no concerns with the application conforming to these criteria.</p> <p>Considering the above, Staff are of the opinion the application conforms to the Town of Innisfil Official Plan, subject to conditions.</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 lands are zoned Residential 1 (R1) in Zoning By-law 080-13, which permits single detached dwellings. The retained lands would have a lot area of 2008.5m<sup>2</sup> with a lot frontage of 49.24m along Blain Street. The severed lot would have a lot area of 1027.79m<sup>2</sup> with a lot frontage of 17.19m along Thomas Drive. The minor variance applications have been submitted to seek relief from the minimum lot area requirement of 1400m<sup>2</sup> and the minimum lot frontage requirement of 22m for the severed lot. The purpose of the minimum lot area and lot frontage is to ensure a septic system and private well can be appropriately accommodated on the lot and to ensure appropriate access to the lot. A Hydrogeological Study has been added as a condition of approval of the consent application to ensure the severed and retained lots can accommodate septic systems and private wells. Further, the existing access to the lot appears to be from Thomas Drive, which would become the access to the severed lot, if approved. Staff have no concerns related to the entrance to the severed lot. A condition of approval of the consent has been added for an entrance permit to establish access to the retained lot from Blain Street.</p> <p>If the consent and minor variance applications are approved, it would result in the front lot line for the retained lot to switch to Blain Street. The change in front lot line would result in a non-complying situation for the existing detached garage. Specifically, Section 3.3(d) does not permit accessory buildings to be located closer to the front lot line than the principal building, and Section 3.18.1(a) and Table 4.2(a) require a minimum 6 metre front yard setback for the detached garage. Staff have identified a few options for the Owner/Applicant including obtaining additional minor variance approvals, demolishing the detached garage (subject to a demolition permit), or relocating the garage on site to comply with the zone provisions. Staff have included these options as a condition of approval for the concurrent consent application.</p> <p>To confirm a single detached dwelling, septic system and private well can comply with the Zoning By-law on the severed lot, a condition of approval has been added to the consent for the Owner/Applicant to submit a conceptual Site Plan which includes locations and setbacks for a single detached dwelling, private well and septic system on the</p>

	<p>severed lot. Staff note a fulsome zone review for a new dwelling would occur at the building permit stage.</p> <p>In consideration of the above, the subject application maintains the purpose and intent the Town's Zoning By-law, subject to the approval of the concurrent consent application and its conditions.</p>
<p><b>The variance is desirable for the appropriate/orderly development or use of the land:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>In the opinion of Staff, the variance is considered desirable for appropriate/orderly development of the land, subject to the proposed conditions for consent application B-011-2022. One new residential lot in an established neighbourhood within a settlement area is considered appropriate as limited infill development. The proposed severed and retained lot areas and proposed single detached dwelling are in keeping with the character of the area. Some of the lots across Blain Street are slightly larger than 1000m<sup>2</sup> in area. Although these lots contain municipal water servicing, the requirement in the Zoning By-law for lot area is 1400m<sup>2</sup> since they require private septic systems. Additionally, the area contains a variety of lot frontages and lot areas. The unique lot fabrics in the area contribute to the character of the area. As such, the proposed lot area of 1027.79m<sup>2</sup> and lot frontage of 17.19m for the severed lot of 1027.79m<sup>2</sup> would not be out of character in the area. Additionally, conditions of consent are proposed to ensure preservation of trees and that the severed and retained lots can function with a septic system and private well.</p>
<p><b>The variance is minor in nature:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Although the variance for lot area is not arithmetically minor, it could be considered minor based on limited impacts, subject to the proposed conditions. Similar scale variances have been approved in other locations subject to hydrogeological study confirming a septic can be accommodated. The location of the severed lot does not have any neighbouring residential properties to the south and will result in limited additional traffic to the area. The lot frontage variance along Thomas Drive is considered minor in nature since it is existing and is currently used as access to the property. The existing access would remain as the access to the severed lot. Due to the location of the proposed lot being located at the edge of a settlement area, the limited impacts on neighbouring properties (subject to conditions), and the proposed lot not being out of character in the area, being generally consistent in terms of frontage and area, Staff consider the variances minor in nature.</p>

**CONCLUSION:**

The Planning Department recommends approval of applications A-055-2022 & A-056-2022, subject to the approval of B-011-2022.

**PREPARED BY:**

Vanessa Witt, MCIP, RPP  
Senior Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
Supervisor of Development Acceleration



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER:** B-011-2022

**ASSOCIATED FILE:** A-055-2022 & A-056-2022

**MEETING DATE:** July 21, 2022

**TO:** Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment

**FROM:** Vanessa Witt, Senior Planner

**SUBJECT:** Consent to sever 1428 Thomas Drive to create one new residential lot.

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### PROPERTY INFORMATION:

<b>Municipal Address</b>	1428 Thomas Drive
<b>Legal Description</b>	PLAN 123 PT BLK F PT LOTS 9 TO 11 PT GEORGE ST RP
<b>Official Plan</b>	Hamlet Residential (Schedule B10)
<b>Zoning By-law</b>	Residential 1 (R1) Zone

### RECOMMENDATION:

The Planning Department recommends approval of application B-011-2022, subject to the following conditions:

### CONDITIONS:

- 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 existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. A Tree Preservation/Planting Plan shall be prepared to the satisfaction of the Town, proposing tree compensation and replacement rates for any trees to be removed, and location of new trees and tree protection measures during construction of the new dwelling and driveway.
- 3.) That \$500.00 be provided to the Town of Innisfil for a new boulevard tree.
- 4.) That the Owner/Applicant shall submit a Hydrogeological Study to assess the assimilative capability of the soils for a private sewage disposal system and private well and confirm a septic system and private well can function on the proposed severed and retained lands.

- 5.) That the Owner/Applicant enter into an agreement with the Town to pay for eventual connection to a municipal sanitary and/or water system if such systems are installed within the municipal road allowance abutting the property as per Section 10.5.6(vi) of the Official Plan.
- 6.) That the Owner/Applicant provide a conceptual site plan for the severed lot, showing the proposed location and setbacks of a single detached dwelling, private well, and septic system.
- 7.) That Minor Variance Applications A-055-2022 & A-056-2022 are approved.
- 8.) That the Owner/Applicant obtain additional minor variance approvals for the detached garage, or obtain a demolition permit from the Community Development Standards Branch (Building Department) for the detached garage, or relocate the detached garage to comply with the Zoning By-law.
- 9.) That an entrance permit be obtained from the Town from Blain Street for the existing dwelling (retained lot).
- 10.) The Applicant/Owner shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.

#### REASON FOR APPLICATION:

The applicant is proposing to sever the subject property at 1428 Thomas Drive to create one new residential lot. The retained lands would have a lot area of 2008.5m<sup>2</sup> with a lot frontage of 49.24m along Blain Street. The severed lot would have a lot area of 1027.79m<sup>2</sup> with a lot frontage of 17.19m along Thomas Drive. This application is to be heard in conjunction with minor variance applications A-055-2022 & A-056-2022 for deficient lot area and deficient lot frontage for the severed lot.

#### SURROUNDING LANDS:

<b>North</b>	Blain Street; Low density residential
<b>East</b>	Low density residential (1412 Thomas Drive)
<b>South</b>	Thomas Drive; Agricultural lands
<b>West</b>	Low density residential (1434 Thomas Drive)

#### ANALYSIS:

<b>Site Inspection Date</b>	June 23, 2022
<b>Consistent with the Provincial Policy Statement (PPS):</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are within the Settlement Area of Gilford. Section 1.1.3.1 states settlement areas shall be the focus of growth and development.</p> <p>Section 1.1.3.2 states that land use patterns in settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomic expansion, and also states that land use patterns shall be based on a range of uses and opportunities for intensification and redevelopment in accordance with Section 1.1.3.3. Since the subject</p>

	<p>property is located within the settlement area of Gilford and represents intensification on a public street that contains single detached lots, the proposal is consistent with these sections of the PPS.</p> <p>Section 1.6.6.4 states where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned, or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development. The proposed severed and retained lots are proposed to be on individual on-site sewage and water services. A Hydrogeological Study has been added as a condition of approval to ensure septic systems and private wells can function on the severed and retained lots as well as entering into an agreement to connect to future municipal water or sanitary services.</p> <p>The application is considered to be consistent with the PPS, subject to the proposed conditions.</p>
<p><b>Consistent with the Provincial Growth Plan:</b>  <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>The subject lands are within the settlement area of Gilford. Section 2.2.1.2(b) states growth will be limited in settlement areas that are rural settlements, are not serviced by existing or planned municipal water and wastewater systems or are in the Greenbelt Area. The proposed lot is within the rural settlement area of Gilford which contains municipal water in some areas but does not contain municipal sanitary systems. As such, the lot is proposed to contain a private well and septic system, which will be assessed through a Hydrogeological Study. The proposal represents limited infill development and is not within the Greenbelt Area. Staff are of the opinion the proposal is consistent with the Growth Plan.</p>
<p><b>Consistent with the Lake Simcoe Protection Plan (LSPP):</b>  <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>Since the subject lands are within a settlement area, settlement area policies 6.32 to 6.34 of the LSPP apply. Through the required Hydrogeological Study, the application will seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes, and wetlands. The proposed development is consistent with the LSPP.</p>
<p><b>Conforms to the County of Simcoe Official Plan:</b>  <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>The subject lands are designated Settlements on Schedule 5.1 to the County of Simcoe Official Plan. Section 3.5.7 states settlement areas shall be the focus of population and employment growth and their vitality and regeneration shall be promoted. Residential uses shall be developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use. Further, Section 3.3.2 states subdivision of land by plan of subdivision or consent are permitted only for the land uses permitted in the designation or that maintain the intent of the Plan's objectives and policies. Section 3.5.1 states one of the objectives of the Settlements designation is to focus population and employment growth and development within settlements.</p>



	<p>Since the Town Official Plan permits single detached dwellings within the Hamlet Residential designation and the lands are located within the Settlement Area of Gilford and maintain the intent of the settlement area objectives, the application conforms to the County of Simcoe Official Plan.</p>
<p><b>Conforms to the Town of Innisfil Official Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are designated Hamlet Residential Area on Schedule B10 to the Town Official Plan. Section 10.5.2 permits single detached dwellings within the Hamlet Residential designation. The severed lot is proposed to be serviced via a private well and septic system.</p> <p>Section 9.5.2 states growth in Hamlets will be limited to infill within the boundaries of the settlement area in a manner that maintains local character and the limitations of private servicing. Further, Section 10.5.1 states the Hamlet Residential Area designation recognizes existing unserviced, partially serviced, or limited services for residential development as well as limited new residential development on private or partial services where appropriate. The property is within the settlement area boundary of Gilford and represents limited infill development. The local character of the area will be maintained as this established area of Gilford contains a variety of lot fabrics, so the severed lot would not be out of place in terms of frontage or area and is generally consistent in this regard. A single detached dwelling would be permitted on the severed lot, which fits in with the dwelling types in the area.</p> <p>Section 10.5.6 outlines criteria for new infill lots without municipal services within the Hamlet Residential Area designation. Section 10.5.6(ii) requires a Hydrogeological Study to be submitted to assess the assimilative capability of the soils for a private sewage disposal system and the feasibility of private water supply. The Hydrogeological Study will also assist with addressing the density policies in Section 10.5.3. Further, Section 10.5.6(vi) notes the applicant will enter into an agreement with the Town to pay for eventual connection to a municipal water and/or sanitary system if such systems are installed within the municipal road allowance abutting the property.</p> <p>To ensure the application conforms to the above policies, Staff have included a Hydrogeological Study and entering into an agreement with the Town for future water and/or sanitary servicing connection as conditions of approval.</p> <p>A portion of the property is within a Significant Groundwater Recharge Area, and a portion is within an Environmentally Significant Groundwater Recharge Area. Although the proposal does not meet the definition of major development in the Official Plan, as per above policies for infill developments in the Hamlet Residential designation, a Hydrogeological Study has been added as a condition of approval.</p>

	<p>Section 5.3.19 and Section 10.5.6(i) speak to the creation of new lots directly abutting an open and maintained public road. To ensure the application conforms to this policy, Staff have provided a condition of approval for the applicant to obtain an entrance permit from the Town for legal access from Blain Street to the retained lot as it appears the existing access is from Thomas Drive.</p> <p>Sections 15.1.6. and 15.1.7 state a Tree Protection Plan shall be required as part of development applications that identifies, preserves, and compensates trees on the lot, including any trees removed five years prior to the development application. As such, a Tree Protection Plan has been added as a condition of approval.</p> <p>Staff have reviewed the criteria outlined in Section 22.8.1 to consider when evaluating consent applications and have no concerns with the application conforming to these criteria.</p> <p>Considering the above, Staff are of the opinion the application conforms to the Town of Innisfil Official Plan, subject to conditions.</p>
<p><b>Complies with the Town Zoning By-law:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are zoned Residential 1 (R1) in Zoning By-law 080-13, which permits single detached dwellings. The retained lands would have a lot area of 2008.5m<sup>2</sup> with a lot frontage of 49.24m along Blain Street. The severed lot would have a lot area of 1027.79m<sup>2</sup> with a lot frontage of 17.19m along Thomas Drive. Two minor variance applications have been submitted to seek relief from the minimum lot area requirement of 1400m<sup>2</sup> and the minimum lot frontage requirement of 22m. The purpose of the minimum lot area and lot frontage is to ensure a septic system and private well can be appropriately accommodated on the lot and to ensure appropriate access to the lot. A Hydrogeological Study has been added as a condition of approval to ensure the severed and retained lots can accommodate septic systems and private wells. Minor Variance applications A-055-2022 and A-056-2022 will need to be approved along with the Consent application.</p> <p>If the consent and concurrent minor variance applications are approved, it would result in the front lot line for the retained lot to switch to Blain Street. The change in front lot line would result in a non-complying situation for the existing detached garage. Specifically, Section 3.3(d) does not permit accessory buildings to be located closer to the front lot line than the principal building, and Section 3.18.1(a) and Table 4.2(a) require a minimum 6 metre front yard setback for the detached garage. Staff have identified a few options for the Owner/Applicant including obtaining additional minor variance approvals, demolishing the detached garage (subject to a demolition permit), or relocating the garage on site to comply with the zone provisions. Staff have included these options as a condition of approval.</p> <p>To confirm a single detached dwelling, septic system and private well can comply with the Zoning By-law on the severed lot, a condition of approval has been added for the Owner/Applicant to submit a</p>

	<p>conceptual Site Plan which includes locations and setbacks for a single detached dwelling, private well and septic system on the severed lot. Staff note a fulsome zone review for a new dwelling would occur at the building permit stage.</p> <p>In consideration of the above, the subject application maintains the purpose and intent the Town's Zoning By-law, subject to the approval of the concurrent minor variance applications and subject to the proposed conditions.</p>
<p><b>Conforms to Section 2, 51(24) and 53(12) of the <i>Planning Act</i>:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject property has a total lot area that lends itself to be severed into two lots that would each comply with the minimum lot area of 1400m<sup>2</sup>. However, if approved as proposed, the application would result in two regular shaped rectangular lots with one frontage each, rather than irregularly shaped lots. Section 51(24)(f) of the Planning Act notes regard shall be had to the dimensions and shapes of the proposed lots. The proposed lot shapes of rectangles are preferred over irregularly shaped lots, subject to conditions.</p> <p>Staff have reviewed the matters under Sections 2, 51(24) and 53(12) of the Planning Act, and are of the opinion the proposed development conforms to these sections, subject to the proposed conditions.</p>

**CONCLUSION:**

The Planning Department recommends approval of application B-008-2022, subject to the proposed conditions.

**PREPARED BY:**

Vanessa Witt, MCIP, RPP  
Senior Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
Supervisor of Development Acceleration

MEMORANDUM TO FILE

**DATE:** July 12, 2022  
**FROM/CONTACT:** Tim Gignac  
**FILE/APPLICATION:** B-011-2022 (1428 Thomas Drive)  
**SUBJECT:** Committee of Adjustment Applications – July 2022  
Engineering Services Review Comments

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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):

- 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 2.4.4.12.2 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 8.3.3), servicing, and LID measures, to the satisfaction of the Town and InnServices Utilities Inc. (“InnServices”).
- The Applicant/Owner shall undertake and submit a **tree preservation and/or compensation plan** to the satisfaction of the Town, consistent with the Town’s “Tree Policy for Development Approvals” (CP.09.08).
- The Applicant/Owner shall undertake and submit a scoped **hydrogeological assessment**, to the satisfaction of the Town, to address issues related to (as applicable) impacts to the existing well water supplies, groundwater impacts from construction activities, impacts to nearby surface water bodies, design of sump pumps (if required), and indicating that the requirements of the Ontario Building Code for septic systems can be achieved for both lots, in accordance with the Town’s Official Plan.

- The Applicant/Owner shall enter into an **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 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.
- The Applicant/Owner shall undertake and submit a **tree preservation and compensation plan** to the satisfaction of the Town.
- The Applicant/Owner shall undertake a scoped **hydrogeological assessment** in accordance with Town Standards and to the satisfaction of the Town.



**Community Development Standards Branch**

**MEMORANDUM TO FILE**

**DATE:** July 15, 2022

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

**FILE/APPLICATION:** B-011-2022

**SUBJECT:** 1428 Thomas Dr.

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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. When applying for building permit for a new dwelling, please provide a lot grading plan designed by a Professional Engineer or an Ontario Land Surveyor to the satisfaction of Community Development Standards Branch (Building Department).

**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. The applicant/owner shall provide a site plan with proposed building and septic footprint that meets all Ontario Building Code required clearances to neighbouring wells, proposed well and property lines, to the satisfaction of Community Development Standards Branch (Building Department).

## MEMORANDUM TO FILE

**DATE:** July 13, 2022  
**FROM/CONTACT:** Min Gill, [min@innpower.ca](mailto:min@innpower.ca)  
**FILE/APPLICATION:** B-011-2022, A-055-2022 & A-056-2022  
**SUBJECT:** 1428 Thomas Drive

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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):

The applicant must service the retained lot off of Blain Street (John Street) as it is currently fed from Thomas Drive and their existing underground hydro service would create a trespass situation on the proposed new lot.

**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)

No Comment

