

Summary of Comments

A-065-2022 – 1011 Westminster St



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-065-2022

RELATED APPLICATION(S): N/A

MEETING DATE: September 15, 2022

TO: Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment

FROM: Chris Cannon, Placemaker/Planner, Planning Services

SUBJECT: Minor variance application A-065-2022 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	1011 Westminister Street
Legal Description	PLAN 1378 LOT 52
Official Plan	Residential Low Density 1 (Schedule B1)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of application A-065-2022, subject to the following condition:

- 1.) That applicant/owner shall obtain an entrance permit from the Town of Innisfil prior to connecting the additional driveway to Westminister 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 in order to create a circular driveway in the front yard, where only one (1) driveway shall be permitted per residentially zoned lot within a settlement area. An entrance permit is required to connect the new entrance to the street formally as a second driveway, and this is proposed as a condition.

Application Number	By-law Section	Requirement	Proposed	Difference
A-065-2022	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 and accessory structures
East	Single-detached dwelling and accessory structures
South	Single-detached dwelling
West	Single-detached dwelling

ANALYSIS:

Site Inspection Date	September 1, 2022
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The property is located within the Primary Settlement Area of Alcona and is zoned as "Residential 1 (R1)". The subject lands are designated "Residential Low Density 1" on Schedule B1 which permits single-detached dwellings. The surrounding neighbourhood is characterized primarily by single detached dwellings. No policy in the Town Official Plan specifically restricts two entrances onto a local residential street, although policies are in place to minimize entrances onto arterial and collector roads to allow for enhanced traffic and trail circulation. 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.</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) Zone within the Town of Innisfil Zoning By-law No. 080-13, which restricts the number of driveways within a settlement area to one (1) driveway. The applicant proposes to create a circular driveway by adding a second entrance on Westminister Street, in addition to the existing driveway.</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 comply with the zoning requirement of Section 3.35.2 k). Section 3.35.2 k) states "In a residential zone the minimum landscaped open space in the front yard or exterior side yard shall be 40%. In accordance with the submitted plans the proposal maintains 45% of landscaped open space in the front yard. The proposal appears to be acceptable in terms of sightlines would not generate substantial traffic concerns. Staff note other circular driveways exist in the area (e.g. 2039 Mountbatten, 2064 St. Paul) so the proposal is not without precedent.</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 create a circular driveway in the front yard while maintaining adequate landscaped open space. It will not impact surrounding residential properties, nor will it cause clutter and increased traffic within the neighborhood, and would not appear to cause any significant sightline issues or traffic concerns.
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.

PREPARED BY:

Chris Cannon, Placemaker/Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP

Supervisor of Development Acceleration



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: September 8, 2022

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

FILE/APPLICATION: A-065-2022

SUBJECT: 1011 Westminster 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 (Building Department)).

1. The applicant/owner shall provide a site plan with proposed driveway and existing septic footprint to the satisfaction of Community Development Standards Branch (Building Department).

Public Comment – A-065-2022 - 1011 Westminster Street

The public notice sign states that the applicant is proposing a second entrance and driveway. However, This work has already been completed with 2 driveways for multiple months without a permit. This home owner has also constructed a double car garage as well as an addition to the front of the house.

I was denied from the town to build a second driveway on my property.