

Summary of Comments

A-069-2022– 695 Candaras Street



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-069-2022

RELATED APPLICATION(S): N/A

MEETING DATE: November 17, 2022

TO: Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment

FROM: Alexander Burnett, Future Planner, Planning Services

SUBJECT: Minor variance application A-069-2022 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	695 Cardaras Street
Legal Description	PLAN M373 LOT 21
Official Plan	Residential Low Density 1 (Schedule B1)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of application A-069-2022, 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 Rose Lane
- 2.) That the driveway shall be set back a minimum 4.5m from the daylighting triangle at the intersection of Candaras Street and Rose Lane in accordance with Town Standards
- 3.) That a planting plan shall be submitted and reviewed to the satisfaction of Town Staff, providing low-lying vegetation that does not cause sightline issues, to buffer visual impact from the proposed large vehicular parking on-site, along the sides of the driveway

REASON FOR APPLICATION:

The applicant is proposing 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 construct a second driveway connecting to Rose Lane, where only one (1) driveway shall be

permitted per residentially zoned lot within a settlement area. An entrance permit is required to connect proposed second driveway to the street, and this is proposed as a condition.

Application Number	By-law Section	Requirement		Proposed	Difference
A-069-2022	3.18.1 g)	1 driveway/residentially zoned lot in a settlement area		2 driveways	1 additional driveway

SURROUNDING LANDS:

North	Rose Lane, Single-detached dwellings
East	Single-detached dwellings
South	Single-detached dwellings
West	Cardaras Street, single-detached dwellings

ANALYSIS:

Site Inspection Date	November 8 th , 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 Alcona Settlement Area and is zoned as "Residential 1 (R1)". The subject lands are designated "Residential Low Density" on Schedule B1 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.</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 1 driveway. The applicant proposes to construct a secondary driveway on Rose Lane, in addition to the existing driveway accessible from Candaras 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 relatively 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 a reasonable distance from the intersection, a distance which is supported by Engineering and Roads and Town Standards (minimum 4.5m from a daylighting triangle), and most of the front yard (yard facing Rose Lane) will be maintained as a landscaped area. For these reasons, adequate yard landscaping area and traffic will not be a concern as well.</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.
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 proposed to be used for a snowplough vehicle. Substantial landscaping is still proposed within the front yard. A second entrance is acceptable to Roads and Engineering. It is considered the second entrance will not be a major traffic issue and would be relatively consistent with the surrounding area. Additional landscaping is requested along the driveway as a buffer, as a condition.
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:

Alexander Burnett, Future Planner, Planning Services

REVIEWED BY:

Steven Montgomery, MCIP, RPP

Supervisor of Development Acceleration



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: November 9, 2022

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

FILE/APPLICATION: A-069-2022

SUBJECT: 695 Candaras Street

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: November 8, 2022

FROM/CONTACT: Thomas Steube-Chapman, InnServices

FILE/APPLICATION: A-069-2022 695 Candaras Street

SUBJECT: Minor Variance Application for 695 Candaras Street – 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. The proposed second driveway can not result in the water service curb stop becoming located within the driveway (hard surface).

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 proposed driveway be designed and constructed such that the existing water service curb stop valve does not become located within the driveway and the curb stop valve be offset from the edge of the driveway to the satisfaction of InnServices. The existing water service curb stop will not be relocated to accommodate the new second driveway.



Sent via e-mail: thaghshenas@innisfil.ca

November 11, 2022

Municipal File No.: A-069-2022
LSRCA File No.: VA-132557

Toomaj Haghshenas
Senior Development Coordinator
Secretary Treasurer of Committee of Adjustment
Town of Innisfil
2101 Innisfil Beach Rd.,
Innisfil, ON
L9S 1A1

Dear Mr. Haghshenas:

Re: **Application for Minor Variance**
695 Candaras St
Town of Innisfil
Owners: Ryan & Kelly Heard

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority ("LSRCA") for review and comment. It is our understanding that the proponents are proposing to add a second driveway that is 14 feet by 30 feet (approximately 39 square metres) in size, that would provide access off of Rose Lane. The proponents are seeking relief from section 3.18.1g) of the Town of Innisfil Zoning By-law 080-13, as amended, which states that only one driveway shall be permitted in a residentially zoned lot within a settlement area, whereas, the proponents are proposing a second driveway.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Minor Variance Application Package (dated October 3rd, 2022)

Staff have reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 179/06. LSRCA has also provided comments as per our MOU with our member municipalities representing matters pertaining to watershed planning, natural heritage and stormwater management. The application has also been

reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies.

Recommendation

Based on our review from a natural hazards, natural heritage, and watershed management perspective, we confirm that LSRCA has no objection to the proposed consent subject to the following conditions:

- That a permit be obtained from the LSRCA for the proposed new driveway or a clearance if deemed applicable by regulations staff; and
- That the LSRCA review fee (\$525.00) for the Minor Variance application be paid.

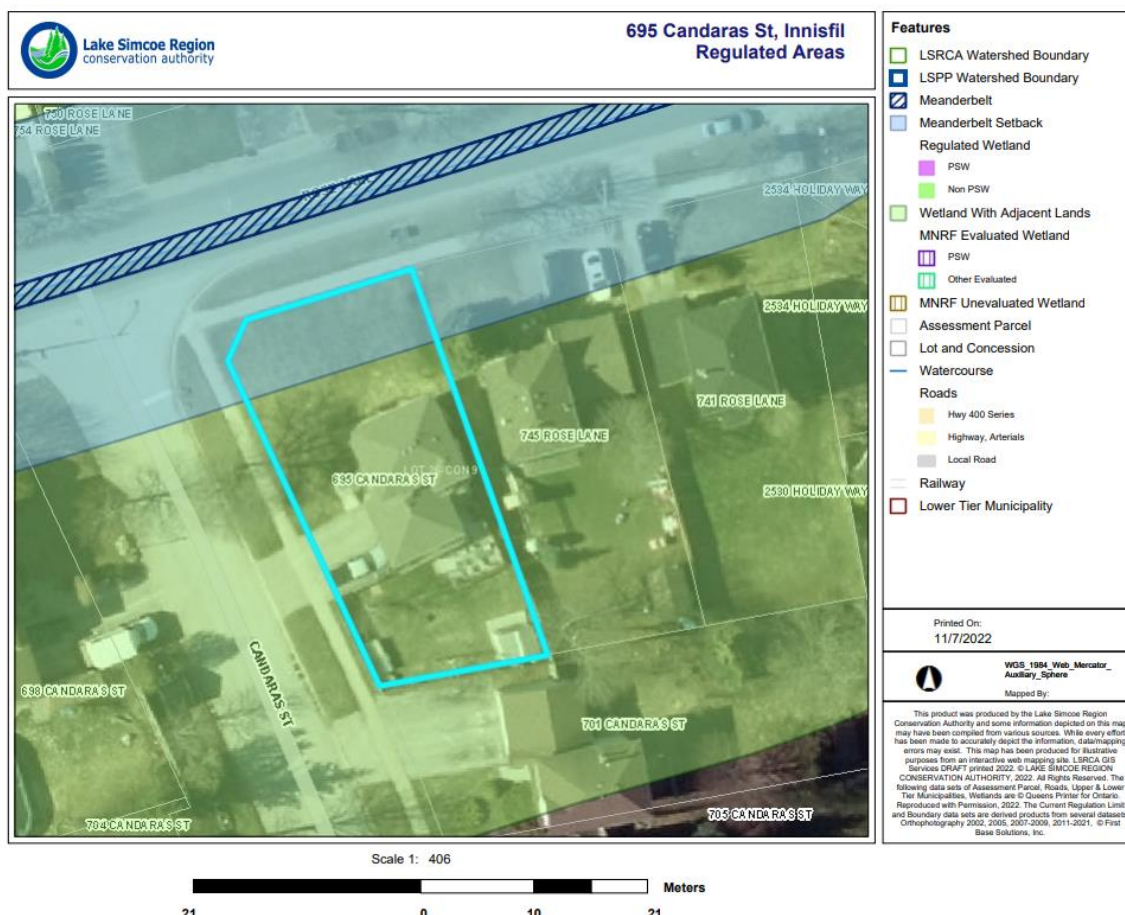
Site Characteristics

The subject property is located within the settlement area of Alcona and is designated as “Residential Low Density 1” as per Schedule B1 of the Town of Innisfil Official Plan. The property is zoned “Residential 1 Zone” (R1) as per the Town’s Zoning By-law 080-13, as amended.

Existing mapping indicates the following:

- The subject property is entirely regulated by the LSRCA under Ontario Regulation 179/06 for the following:
 - Erosion hazard setback of Leonard’s Creek
 - 120m lands adjacent to Provincially Significant Wetland (PSW).
- The subject property is located within 120m to lands designated as Key Natural Heritage Features & Key Hydrologic Features (KNHF & KHF) as per schedule B of the Town of Innisfil Official Plan.

Please note: LSRCA staff have not attended any site meetings at this location related to the subject applications.



Delegated Responsibility and Statutory Comments:

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS). There are not any identified natural hazards on the subject lands based on current mapping, therefore, the proposal is consistent with 3.1 of the PPS.
2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 179/06. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland. There are regulated elements on this site. Please contact LSRCA regulations staff to confirm permit requirements. A permit or clearance from the LSRCA will be required prior to the proposed site alteration.

Summary

Based on our review from a natural hazards, natural heritage, and watershed management perspective, we confirm that LSRCA has no objection to the proposed consent subject to the following conditions:

- That a permit be obtained from the LSRCA for the proposed new driveway or a clearance if deemed applicable by regulations staff; and
- That the LSRCA review fee (\$525.00) for the Minor Variance application be paid.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated; and
2. Ontario Regulation 179/06 does apply to the subject site. A permit from LSRCA or clearance from LSRCA regulations staff will be required prior to any development or site alteration taking place.

Please inform this office of any decision made by the municipality with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned (e.dias@lsrca.on.ca)

Sincerely,

A handwritten signature in black ink, appearing to read 'Emma Dias', written in a cursive style.

Emma Dias
Junior Planning and Natural Heritage Analyst