

Summary of Comments

A-086-2022 - 2160 Spring Street



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-086-2022
RELATED APPLICATION(S): N/A
MEETING DATE: January 19, 2023
TO: Toomaj Haghshenas
Secretary Treasurer Committee of Adjustment
FROM: Darren Ding
Planner/Placemaker
SUBJECT: Minor variance application seeking relief from Section 3.18.1 g) of the Zoning By-law No. 080-13 to add a second driveway on a residentially zoned lot.

PROPERTY INFORMATION:

Municipal Address	2160 Spring Street
Legal Description	PLAN 1249 PT LOTS 65 & 66 RP 51R27088 PART 2
Official Plan	Residential Low Density 1 (Schedule B1)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of application A-086-2022, subject to the following conditions:

- 1.) That applicant/owner shall obtain an entrance permit from the Town of Innisfil prior to constructing the driveway on Lebanon Street.
- 2.) That the 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, showing location of new trees and tree protection measures during construction.

REASON FOR APPLICATION:

The applicant is proposing to construct an additional driveway on a residentially zoned lot. The applicant is seeking relief from Section 3.18.1 g) which restricts residentially zoned lots within a settlement area to one (1) driveway.

Application Number	By-law Section	Requirement	Proposed	Difference
A-086-2022	3.18.1 g)	1 driveway	2 nd driveway	1 additional driveway

SURROUNDING LANDS:

North	Lebanon Drive, single detached dwellings (998 & 1002 Lebanon Drive)
East	Spring Street, Single detached dwelling (2153 Spring Drive)
South	Single detached dwelling (2156 Spring Drive)
West	Single detached dwelling (1005 Lebanon Drive)

ANALYSIS:

Site Inspection Date	January 12, 2023
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject property is designated Residential Low Density 1 on Schedule B1 to the Town's Official Plan which permits single detached dwellings.</p> <p>The subject property is within the primary settlement area of Alcona and is located at the southwest corner of Spring Street and Lebanon Street. The proposed second driveway is located on the northern portion of the property of this corner lot.</p> <p>Section 15.1.6 of the Official Plan states a tree protection plan shall be required as part of development application that identifies, preserves, and compensates trees on the lot. As such, as a condition of approval, Staff require a tree preservation and planting plan to be submitted to the satisfaction of the Town for any trees to be removed.</p> <p>The proposed driveway is in keeping with the intended focus on growth for settlement areas and therefore Staff are of the opinion that the proposed variance meets the purpose and intent of the Official Plan, subject to conditions.</p>
Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject property is zoned Residential 1 (R1) in the Town's Zoning By-law No. 080-13, which permits single detached dwelling and accessory structures.</p> <p>Section 3.18.1 g) of the Zoning By-law restricts the number of driveways on a residentially zoned lot within a settlement area to only one (1). The applicant proposes to construct a second driveway on Lebanon Street, in addition to the existing driveway accessible from Spring Street.</p> <p>The purpose and intent of Section 3.18.1 g) is to maintain a consistent streetscape, ensure that front yards are not dominated by parking areas, and minimize traffic concerns. The proposed second driveway will maintain a consistent streetscape because it is to be located in the rear yard on a different residential street than the existing driveway, due to the property being a corner lot. Also, the second driveway is set</p>

	<p>back substantially from the intersection considering the scale of the lot. The proposal driveway would not impede on the neighbouring land uses to the west. Additionally, the proposed driveway appears to comply with all parking space provisions. Therefore, it is considered that the proposed second driveway would not cause substantial concern with respect to streetscape or traffic.</p> <p>Given the above, Staff are of the opinion that the proposed variance to permit a second driveway meets the purpose and intent of the Zoning By-law.</p>
<p>The variance is desirable for the appropriate/orderly development or use of the land: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The proposed driveway is located on the northern portion of the property in the rear yard and has a significant separation distance from the intersection to the east and any neighbouring structures. The variance is required due to the requirement of an additional driveway. The second driveway is compatible with the surrounding uses. It will not impact surrounding residential properties, nor will it cause clutter and increased traffic within the neighborhood.</p> <p>Given the location of the proposed driveway and compliance with all other zoning provisions, Staff consider the variance desirable and appropriate for the use of the land, subject to conditions.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Staff are of the opinion that the requested variance to add a second driveway on the Lebanon Street is minor in nature, subject to conditions, due to the size of the lot, proposed location of the driveway on the property, having a significant setback from neighbouring structures, and the driveway meeting all other provisions of the Zoning By-law.</p>

PREPARED BY:

Darren Ding
Planner/Placemaker

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Acceleration

INNPOWER COMMENTS:

- 1- InnPower does not have any objections to this application as long as it does not interfere with any of the existing hydro poles. If so, the customer would be responsible for 100% of the cost to relocate any hydro assets.