

Summary of Comments

A-050-2023 - 2021 Mullen St



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-050-2023
MEETING DATE: October 19, 2023
TO: Toomaj Haghshenas
Secretary Treasurer Committee of Adjustment
FROM: Darren Ding
Development Planner
SUBJECT: Minor variance application A-050-2023 seeking relief from Section 4.3.8.16 (a) of the Zoning By-Law which permits a maximum lot coverage of 55% on the subject lands.

PROPERTY INFORMATION:

Municipal Address	2021 Mullen Street
Legal Description	PLAN 51M1105 PT BLK 37 RP 51R41225 PARTS 18 AND 19
Official Plan	Residential Low Density Two (Schedule B1)
Zoning By-law	Residential Townhouse Exception 16 (RT-16) Zone

RECOMMENDATION:

The Planning Department recommends approval of application A-050-2023, subject to the following condition(s):

CONDITION(S):

- 1.) That the variance only applies to the submitted drawings and that any future development of the lands be subject to the Zoning By-law.

REASON FOR APPLICATION:

The applicant is proposing to enlarge the existing 2nd storey deck in the rear yard which will increase the total lot coverage from 55% to 58%. The applicant is seeking relief from Section 4.3.8.16 (a) of the Zoning By-law which permits a maximum lot coverage of 55% on the subject lands.

Application Number	By-law Section	Requirement	Proposed	Difference
A-050-2023	Section 4.3.8.16 (a)	Maximum 55% lot coverage	58%	3% increase

SURROUNDING LANDS:

North	Townhouse unit with accessory structures (2023 Mullen St)
East	Pond

South	Townhouse unit with accessory structures (2019 Mullen St)
West	Mullen St, Townhouse unit with accessory structures (1315 Lawson St)

ANALYSIS:

<p>Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject property is designated Residential Low Density Two on Schedule B1 in the Town's Official Plan. Section 10.2.3 permits townhouses and accessory structures. The property currently contains a townhouse (interior lot) and attached 2nd storey deck in the rear yard, and the application proposes to enlarge the existing deck.</p> <p>Section 10.1.41 states the built form of new development shall give consideration to the inclusion of architectural elements that reference the elements and characteristics of the communities within which they are planned. The Official Plan aims to promote development that is compatible with the surrounding area and encourages appropriate land uses. The proposed deck use is considered appropriate development in context, would fit in with the proposed design and character of the units and neighbourhood, and would provide additional amenity space for the enjoyment of the residents. Staff are of the opinion the application maintains the general purpose and intent of the Official Plan, subject to the proposed condition(s).</p>
<p>Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject property is zoned Residential Townhouse Exception 16 (RT-16) Zone in the Town's Zoning By-law No. 080-13, which permits townhouses and accessory structures. Section 4.3.8.16 (a) requires the maximum lot coverage of 55%. The proposed enlarged deck will result in a total lot coverage of 58% (3% difference).</p> <p>The purpose of this provision is to reduce visual bulk and massing of structures on the property and reduce potential drainage/run-off. Staff have limited concerns regarding drainage/run-off impacts as the proposed deck is on the 2nd storey. The proposed development would have less impact to neighbouring properties since it backs onto a pond to the east. Additionally, the subject property contains a townhouse unit (interior lot) with 0m setbacks from both interior side lot lines. The enlargement of the existing deck will not encroach into the interior side lot line to the north.</p> <p>Considering the proposed deck meets all other provisions of the Zoning By-law, including footprint and setbacks, the application is considered to maintain the purpose and intent of the Zoning By-law, subject to the proposed condition(s).</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>Given the location of the proposed deck in the rear yard and compliance with all other zoning provisions, Staff consider the variance desirable and appropriate for the use of the land, subject to the proposed condition(s).</p>

The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Staff are of the opinion the variance could be considered minor, subject to condition(s), due to the size of the lot, proposed location of the accessory structure on the property, having limited impacts to neighbouring properties, and the accessory structure meeting all other provisions of the Zoning By-law.
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PREPARED BY:

Darren Ding
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: October 12, 2023

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

FILE/APPLICATION: A-050-2023

SUBJECT: 2021 Mullen 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.



Engineering

MEMORANDUM TO FILE

DATE: October 13, 2023

FROM/CONTACT: Adil Khan ex 3244 akhan@innisfil.ca

FILE/APPLICATION: A-050-2023

SUBJECT: 2021 Mullen 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. Please check with the Planning 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. No conditions of approval.