



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-021-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Qianqiao (Harry) Zhu, agent**, on behalf of **Yip's International Investing & Management, Owner**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as **PLAN 891 LOT 63**, known municipally as **760 Florence Road**, and is zoned "**Residential 1 (R1)**".

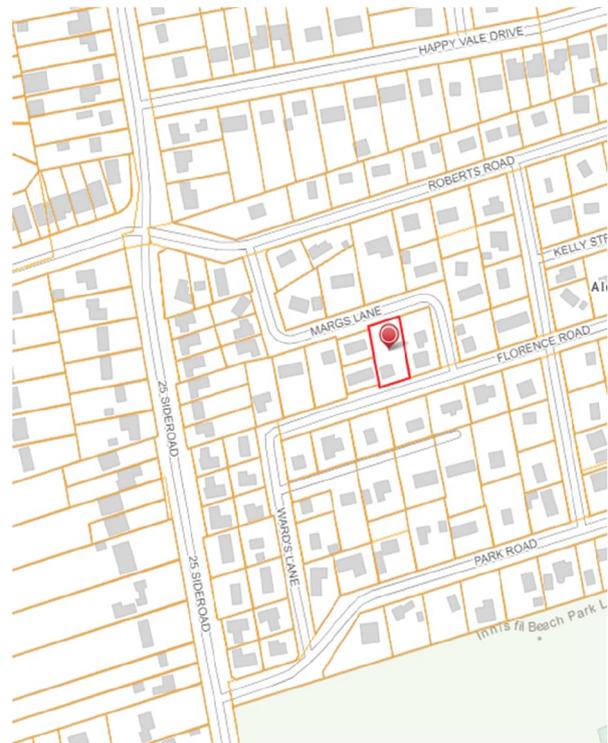
The applicant has had a severance recently approved and is seeking to reduce the required front yard setback of the severed lands to 6m. The applicant is seeking relief from Table 4.2a of the Zoning By-law which requires a minimum front yard setback of 8m.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, July 18, 2024, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code: <https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Lands Tribunal.



Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **July 2, 2024**

Toomaj Haghshenas,
Secretary-Treasurer
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316

1, PLAN 51R-12414
 MARGS LANE
 REGISTERED PLAN 929
 PIN 74003-0024 (LT)

(N72°01'20"E P1)
 N71°59'00"E (P,P5 & Meas)
 25.60 (P4 & Meas)
 PART 4, PLAN 51R-20061
 PIN 74003-0024 (LT)

LOT 9
 PART 1, PLAN 51R-20061
 PIN 74003-0011 (LT)

LOT 9
 PART 2, PLAN 51R-20061
 PIN 74003-0010 (LT)

PART 3, PLAN 51R-20061
 PIN 74003-0148 (LT)
 25.60 (P3,P4 & Meas)

(ASSUMED BY BY-LAW 74-88,
 N11°36'10"W 15.26
 (P3 & Meas)

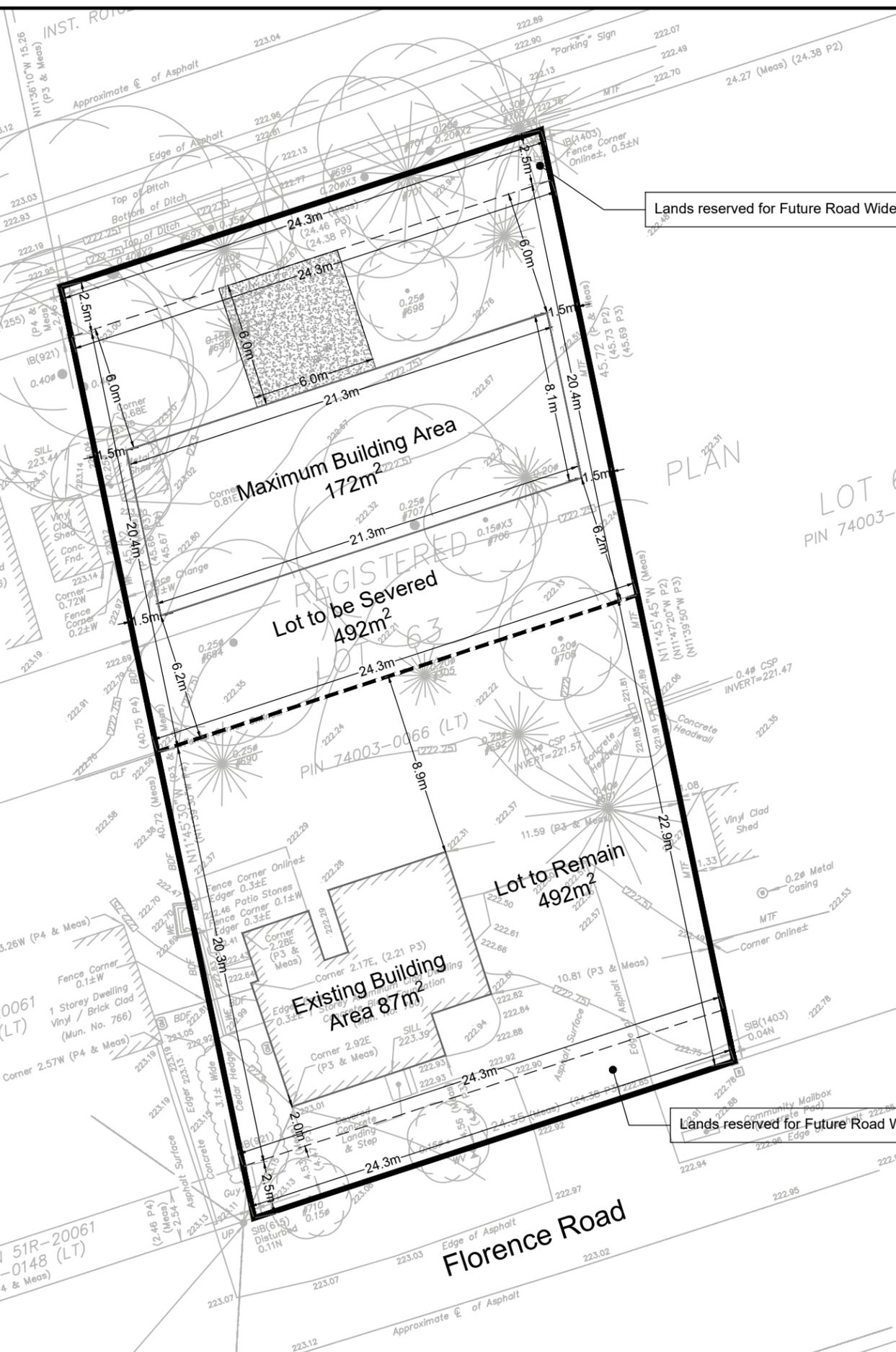
45.72 (P4 & Meas)

929

PLAN
 OT 10

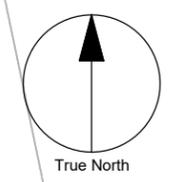
(N11°39'30"W P4)
 N11°43'35"W (Meas)

IB(1403)
 0.085



Lands reserved for Future Road Widening 59m²

Lands reserved for Future Road Widening 61m²



891

LOT 64
 PIN 74003-0067 (LT)

MARGS LANE
 (BY REGISTERED PLAN 891)

PROJECT NAME 760 Florence Road	
SCALE: 1:250	DATE: 2023-12-20
PROJECT MGR: QZ	DRAWN BY: JS
CHECKED BY: ####	APPROVED BY: ####
PROJECT NO: ####	

		FIGURE NAME Severance Plan	FIGURE NO.	REVISION
			01	02

Committee of Adjustment
 Town of Innisfil
 2101 Innisfil Beach Road
 Innisfil, ON,
 L9S 1A1

Arcadis
 7th Floor
 55 St. Clair Avenue West
 Toronto
 Ontario M4V2Y7
 Phone: 416-596-1930
 Fax: 416-596-0644
www.arcadis.com

Date: March 13, 2024

To Committee of Adjustment staff:

MINOR VARIANCE APPLICATIONS - 760 FLORENCE ROAD, ALCONA, INNISFIL

Arcadis is the authorized planning agent for YIP’s International Investing & Management Corp., which is the owner of a 0.1-hectare site (PIN: 74003-0066) municipally addressed as 760 Florence Road, in the Community of Alcona in Innisfil. The site is currently designated ‘Residential Low Density 1’ by the Town of Innisfil Official Plan, and it is currently zoned ‘R1’ by the Town’s Zoning By-law 080-13.

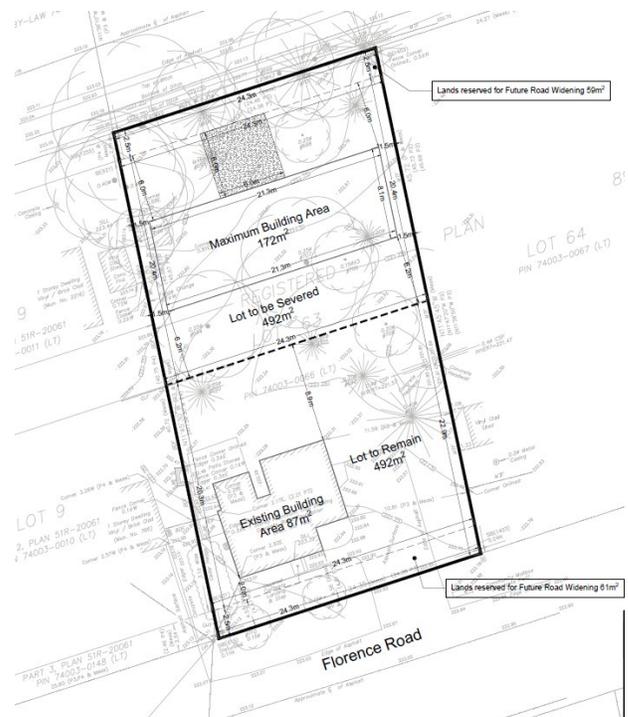
The Site is located west of the intersection of Florence Road and Margs Lane, approximately 23 metres west of Margs Lane. The property is a through lot with frontages on both Florence Road and Margs Lane. The total lot area is approximately 1105 square metres, with both frontages at 24.3 metres. The Site is flat in general with minimum topographic changes and it currently contains one detached dwelling located closer to the Florence Road.

It is the intention of the Owner to sever the Site through a Consent application to create two free-standing properties for future development. The severance drawing has been included in the application package for your consideration.

As shown in the picture, the proposed severance will separate the Site into two free-standing parcels. One fronting onto Florence Road and the other fronting Margs Lane, each occupying approximately half of the original lot area. Both lots will have 2.5 metres of road widening to be conveyed to the Town’s ownership. The retained land will be located to the south portion of the Site and is intended to contain the entirety of the existing detached dwelling. The lot area of the retained land excluding the road widening is to be 492 square metres with 24.3 metres of frontage on Florence Road.

The proposed Lot to be Severed is located in the north portion of the Site and with 24.3 metres of frontage on Margs Lane. The lot area excluding the road widening is proposed to be 492 square metres as well. The severed land is intended to be developed with a new detached dwelling, however, there is no committed development plan at this stage.

The Consent to Sever to application was submitted to the Town of Innisfil on October 23, 2023 and two more Minor



Variance applications were submitted on October 31st, 2023. However, due to the misunderstanding and miscommunication of the Town's application process, the submitted Minor Variance applications were only sufficient to address the lot area variances, but not the front yard setback variances. The submitted Consent application B-020-2023 and the Minor Variance applications A-071-2023 and A-072-2023 were approved by the Committee of Adjustment on February 15, 2024. The approval of another two Minor Variance applications for front yard setbacks is assigned as one of the conditions of approval for Consent application B-020-2023. The minor variances requested will be discussed in the below section.

Minor Variances Requested

For the retained land, a Minor Variance is required:

- To permit a reduced minimum front yard setback from 8.0 metres to 2.0 metres.

For the severed land, a Minor Variance is required:

- To permit a reduced minimum front yard setback from 8.0 metres to 6.0 metres.

Section 45(1) of the Planning Act provides four tests that must be met for any minor variance application:

- Is the application minor in nature?
- Is the application desirable for the appropriate development of the lands in question?
- Does the application conform to the general intent of the Zoning By-law?
- Does the application conform to the general intent of the Official Plan?

Regarding the front yard of the retained land, the front yard of the existing building is already at 4.47 metres, which to our understanding, is considered lawful non-conforming. The proposed minor variance is caused by the road widening that is required within the Town's Official Plan. However, as far as our knowledge, there is no foreseeable plan for Florence Road to be widened. As no physical change will be proposed, the requested minor variance will not change the currently existing situation of the streetscape. Additionally, the driveway and parking of the site are actually located on the eastern side of the building, the retained land will continue to have sufficient space for parking and access. In general, the proposed minor variance has no change to the physical condition of the site and will have no impact on the streetscape as well.

For the severed land, the proposed minor variance represents a front yard that is commonly seen in the community. It should be noted that the western neighbour of the proposed severed land, 2216 Margs Lane, contemplates a front yard setback of 6.2 metres. The currently existing front yard setback for the retained land of 760 Florence Road is 4.47 metres. In general, front yard setbacks less than 6 metres are common in the surrounding neighbourhood. The requested minor variance would also allow the newly severed lot to have more developable lot area to establish a more well-designed building. It is estimated that the proposed minor variance will result in a building envelope that is 172 sqm in size, and this would be more than sufficient for establishing a detached dwelling. It should also be noted that with the 6-metre front yard setback, the front yard driveway can still properly accommodate a vehicle to park. The proposed minor variance is minor and compatible with the surrounding neighbourhood.

It is our opinion that the proposed minor variances are minor in nature, and as the proposal will not create any compatibility issue in the community, it conforms to the intent of the Official Plan and the Zoning By-law. The minor variances should warrant approval from the Committee of Adjustment.

We hereby submit to you the following materials to facilitate the Minor Variance applications:

- Committee of Adjustment Application Forms
- Severance Drawings
- Tree Inventory Report and Drawings

- Notices of Decision for Applications A-071-2023, A-072-2023 and B-020-2023.

We trust the enclosed materials are sufficient for the Minor Variance applications. If you have any questions or require additional information, please do not hesitate to contact me.

Regards,

Arcadis

A handwritten signature in black ink, appearing to read "Qianqiao Zhu". The signature is written in a cursive, flowing style.

Qianqiao Zhu, MCIP, RPP