

Summary of Comments

A-036-2024 – 670 Park Rd



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: A-036-2024
MEETING DATE: October 17, 2024
TO: Toomaj Haghshenas, Secretary-Treasurer Committee of Adjustment
FROM: Stephen A. Marano, Assistant Development Planner
SUBJECT: Minor variance applications A-036-2024 seeking relief from Section 3.18 g) of the Zoning By-law that only allows one (1) driveway in a Residential 1 (R1) Zone

PROPERTY INFORMATION:

Municipal Address	670 Park Rd
Legal Description	PLAN 51M938 LOT 7
Official Plan	Residential Low-Density 1 (Schedule B1)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of Application A-036-2024 subject to the following conditions:

CONDITIONS:

- 1.) That the Applicant/Owner obtain an entranceway permit from the Town of Innisfil prior to connecting the additional driveway to Park Road.
- 2.) That the Applicant/Owner shall revise the location and/or width of the proposed driveway such that it is a minimum of 3.0 metres from the existing fire hydrant and a minimum of 1.0 metres from the existing water service curb stop. In addition, the maximum length of driveway shall be 6m from the exterior side lot line. The revised plan drawing shall be provided, to the satisfaction of InnServices and Planning Services.

REASON FOR APPLICATION:

The applicant is seeking relief from Section 3.18.1 g) of the Zoning By-law that states: Only one (1) driveway shall be permitted per residentially zoned lot in a settlement area as defined by the Town of Innisfil Official Plan and Zoned R1, R1A, R2, R3, RS, RT, excluding a driveway to access a garage by a rear lane. (By-law 031-17).

The applicant is building a dwelling unit with an accessory dwelling unit (ADU) in the same structure. Unit One, the main unit with the entranceway facing south, is on the second floor and the loft. Unit Two, the secondary suite, is on the ground floor with the entranceway facing east.

There is also a back entrance facing north. The existing driveway is beside the entrance of the main unit in a north-south direction. What the applicant wishes to do is to build another driveway at the back of the dwelling unit in an east-west direction. According to the applicant's submitted site plan, the proposed driveway will be 6m in length and 5m wide. That way, an individual(s) residing in the accessory dwelling unit would park in the driveway facing east-west and enter the accessory unit entrance.

Application Number	By-law Section	Requirement	Proposed	Difference
A-036-2024	3.18.1 g)	Only one driveway is allowed in an R1 zone	Two (2) driveways: One in front of the house and one in the rear	One additional driveway

SURROUNDING LANDS:

North	660 Park Rd (Residential Low-Density 1)
East	Park Rd
South	Park Rd
West	684 Park Road (Residential Low-Density 1)

ANALYSIS:

Site Inspection Date	October 1, 2024
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject land is located close to Innisfil Beach Park and is designated "Residential Low-Density I" on Schedule B1 to the Town Official Plan which permits single-detached dwellings and accessory dwelling units. The surrounding neighbourhood is characterized primarily by single detached dwellings.</p> <p>Section 10.2.1 of the Official Plan states the purpose of the Residential Low-Density Areas I area is to maintain the low density of neighbourhoods in the Primary and Urban Settlement Areas, and in the Cookstown Settlement area, while 10.2.2 also allows accessory dwelling units. 670 Park Road is in Alcona, the Primary Settlement Area.</p> <p>Staff visited the site and noted that the area is low density one with one fully detached dwelling unit per lot. Staff believe that the additional driveway would not alter the character of the neighbourhood, nor would it undermine the traffic circulation. Allowing the variance would be convenient for the residents of the secondary suite who would not have to share with residents of the primary dwelling unit.</p> <p>Staff believe that the application maintains the purpose and intent of the Official Plan.</p>
Maintains the purpose and intent of the Zoning By-law <input checked="" type="checkbox"/> Yes	<p>The subject lands are zoned Residential 1 (R1) in Zoning By-law 080-13, as amended.</p> <p>Some discussion should be made about Section 3.18.1 g) of the Zoning by-law, which only allows one driveway. The section's purpose</p>

<input type="checkbox"/> No	<p>is to maintain the green space of the front yard and exterior side yard, to limit unnecessary multiple accesses to a property, maintaining a consistent streetscape, limit traffic and safety concerns, and to encourage consolidated parking areas. Furthermore, as there is usually a small number of people living in an R1 dwelling unit, having an additional driveway would be unnecessary.</p> <p>In this situation, having an additional driveway is practical with respect to the ADU proposed. First, the second driveway is closer to the entrance of the ADU, and the secondary suite residents would have additional privacy. Furthermore, not allowing the variance could lead to an issue with parking. As 670 Park Rd is a corner lot, no parking is allowed on the curb. That would mean all the vehicles would have to park in the main driveway. The parked vehicles could encroach on Park Drive. Planning Staff seeks to avoid agreeing to situations where parked vehicles could encroach on streets and roads.</p> <p>Staff conclude that the subject application maintains the purpose and intent of the Town’s 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>670 Park Road is a corner lot with a dwelling unit and a secondary suite. Due to the design and location of the building, the proposed driveway as far away as possible from the main dwelling. It will add to the privacy to the secondary suite residents as they would not have to share the other driveway with the main unit residents. It would also reduce the possibility of parked vehicles encroaching on Park Rd. Furthermore, adding another driveway is desirable as the entrances of the main and secondary dwellings are different.</p> <p>Staff believe the variance is desirable for the appropriate/orderly development or use of the land subject to the proposed conditions. Staff note the existing hydrant and water service curb stop require acceptable setbacks so drawings will have to be modified to the satisfaction of InnServices and Planning Services.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Staff believe that the proposed variance is minor in nature. It would not alter the character of the building and have minimal impact on the surrounding neighbourhood. Adding the proposed driveway to the north end of the lot would be the logical choice given the location of the secondary suite’s entranceway. Staff request a condition limiting the length of the driveway to 6m from the exterior side lot line, to discourage extending the driveway into the rear yard.</p>

CONCLUSION:

The Planning Department recommends approval of application A-036-2024.

PREPARED BY:

Stephen A. Marano
Assistant Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: October 10, 2024

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

FILE/APPLICATION: A-036-2024

SUBJECT: 670 Park Rd.

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. Ensure amended grading plan is submitted for review and acceptance prior to requesting grading inspections on the permit for the house.

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: October 10, 2024

FROM/CONTACT: Thomas Steube-Chapman, InnServices

FILE/APPLICATION: A-026-2024 670 Park Rd

SUBJECT: Minor Variance Application for 670 Park Rd – 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 current proposed location of the second driveway is not acceptable to InnServices, as it is proposed less than 3.0 metres from the existing fire hydrant.

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 Owner/Applicant shall revise the location and/or width of the proposed driveway such that it is a minimum of 3.0 metres from the existing fire hydrant and a minimum of 1.0 metres from the existing water service curb stop. Revised plan drawing to be provided, to the satisfaction of InnServices.