

# **Summary of Comments**

A-039-2024 – 2258 Richardson St



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER:** A-039-2024  
**MEETING DATE:** October 17, 2024  
**TO:** Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment  
**FROM:** Keirsten Morris, Senior Planner  
**SUBJECT:** Minor variance application A-039-2024 seeking relief from Section 3.18.1 g) of Zoning By-law No. 080-13 for a proposed additional driveway.

### PROPERTY INFORMATION:

<b>Municipal Address</b>	2258 Richardson Street
<b>Legal Description</b>	CON 9 PT LOT 15 PLAN M261 LOT 59
<b>Official Plan</b>	Village Residential (Schedule B7)
<b>Zoning By-law</b>	Residential 1 (R1) Zone

### RECOMMENDATION:

The Planning Department recommends approval of A-009-2024 to the following conditions:

1. 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, and location of new trees and tree protection measures during construction of the driveway.
2. That the Applicant/Owner obtain an entranceway permit from the Town of Innisfil prior to connecting the additional driveway to Mayes Avenue.
3. That the site plan be updated to show the 6m required exterior side yard setback for the proposed garage addition or a minor variance be obtained.

### REASON FOR APPLICATION:

The applicant is proposing to add an addition to the existing dwelling on the subject lands that includes an attached garage facing the exterior side yard (Mayes Avenue). Therefore, the applicant proposes to construct a second driveway to provide access to the new garage. The applicant is seeking relief from Section 3.18.1 g) of the Zoning By-law, which only permits one (1) driveway per residentially zoned lot within a settlement area. An entranceway permit will be required from the Town to connect the proposed driveway to Mayes Avenue which is included as a recommended condition.

Application Number	By-law Section	Requirement	Proposed	Difference
A-039-2024	3.18.1 g)	1 driveway per residentially zoned lot in settlement area	2 driveways	1 additional driveway

**SURROUNDING LANDS:**

<b>North</b>	Single detached residential lots
<b>East</b>	Mayes Avenue, single detached residential lots
<b>South</b>	Richardson Street, single detached residential lots
<b>West</b>	Single detached residential lots

**ANALYSIS:**

<b>Site Inspection Date</b>	October 9, 2024
<b>Maintains the purpose and intent of the Official Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located within the settlement area of Stroud and are designated Village Residential on Schedule B7 to the Town Official Plan which permits single-detached dwellings and accessory structures. The surrounding neighbourhood is characterized primarily by single detached dwellings. No policy in the Town Official Plan specifically restricts two entrances onto a local residential street, although policies are in place to minimize entrances onto arterial and collector roads to promote continuous and uninterrupted pedestrian, cyclist and vehicle use. As Mayes Avenue is not identified as an arterial or collector road on Schedule C of the Town Official Plan, staff do not have concern with an additional driveway on the subject lands in consideration of Official Plan policies.</p> <p>Section 15.1.2 of the Official Plan states that all development applications within settlement areas shall require that there be no net loss of trees and Section 15.1.6 states that a tree protection plan shall be required as part of development applications that identifies, preserves and compensates trees on the lot. The tree protection plan shall also address provision for native tree species consistent with Town of Innisfil Engineering Standards. There appear to be existing mature trees along the exterior side lot line of the subject lands, some of which may require removal for the proposed additional driveway and garage addition. As such, staff have recommended a condition requiring that the existing boundary trees be protected and maintained to the satisfaction of the Town and that a Tree Preservation/Planting Plan be submitted for any proposed tree removal that includes tree protection measures for existing trees during construction of the driveway in accordance with OP policies 15.1.2 and 15.1.6.</p> <p>Subject to the recommended conditions, Staff are of the opinion that the application maintains the purpose and intent of the Official Plan.</p>
<b>Maintains the purpose and intent</b>	The subject lands are zoned Residential 1 (R1) in Zoning By-law 080-13, as amended. Section 3.18.1 g) only allows one driveway on a residentially zoned lot within a settlement area.

<p><b>of the Zoning By-law:</b>  <input checked="" type="checkbox"/> <b>Yes</b>  <input type="checkbox"/> <b>No</b></p>	<p>This provision was established through a housekeeping amendment to the Zoning By-law in 2017 with the intent of restricting corner lots in settlement areas to only one driveway and to replace 0.3m reserves that were put on corner lots in new subdivisions to prohibit more than one driveway. The provision also assists in maintaining a consistent streetscape, ensures front yards are not dominated by parking areas and minimizes traffic and safety concerns. As indicated in the application, the applicant is planning to construct an addition which includes an attached garage that faces the exterior side yard (Mayes Avenue) and the applicant has indicated that a garage cannot be added to the front of the existing dwelling facing Richardson Street where the existing driveway is located. The subject lands maintain a significant exterior side yard frontage of approximately 75m which provides adequate space for a driveway in Staff’s opinion while continuing to maintain a consistent streetscape and does not create a frontage that is dominated by parking area.</p> <p>With the additional proposed driveway, the exterior side yard of the subject lands would continue to maintain approximately 87% landscaped open space which exceeds the required exterior side yard landscaped open space of 40% per Section 3.35.2 k).</p> <p>Staff do not expect any negative impacts in terms of traffic safety or sightlines with the proposed additional driveway however this would be confirmed through the entranceway permit process which is included as a recommended condition.</p> <p>Although staff do not have any concerns with the proposed additional driveway location, the proposed garage addition appears to be set back approximately 4.1m from the exterior side lot line which does not comply with the required 6m exterior side yard setback for the R1 zone. Therefore, the site plan must be updated to confirm compliance with the 6m required exterior side yard setback for the attached garage or a minor variance must be obtained. Staff have included a condition in this regard. Staff’s preference is the face of the garage be set back 6m from the exterior side lot line to allow parking of cars that do not overhang onto the municipal right of way.</p> <p>In consideration of the above and subject to the recommended conditions, the subject application maintains the purpose and intent of the Town’s Zoning By-law.</p>
<p><b>The variance is desirable for the appropriate/orderly development or use of the land:</b>  <input checked="" type="checkbox"/> <b>Yes</b>  <input type="checkbox"/> <b>No</b></p>	<p>In the opinion of Staff, the variance is considered desirable for appropriate/orderly development of the land, subject to the recommended conditions. The second driveway is proposed to be used to access a new proposed exterior side facing attached garage on the subject lands while maintaining adequate landscaped open space. It will not impact surrounding residential properties, nor is it expected to cause clutter or increased traffic within the neighborhood and would not appear to cause any significant sightline issues or traffic concerns.</p>

<b>The variance is minor in nature:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	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 is considered minor subject to the recommended conditions.
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**CONCLUSION:**

The Planning Department recommends approval of application A-039-2024 subject to the recommended conditions.

**PREPARED BY:**

Keirsten Morris  
Senior 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-039-2024

**SUBJECT:** 2258 Richardson St.

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**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. All structures over 50m<sup>2</sup> and proposed new driveway will require a lot grading plan to be submitted at time of building permit application. The lot grading plan shall be prepared by an OLS or P.Eng and deemed satisfactory by the Community Development Standards Branch (Building 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 comments.



Engineering

MEMORANDUM TO FILE

**DATE: October 11, 2024**

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

**FILE/APPLICATION: A-036-2024**

**SUBJECT: 2258 Richardson Street**

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**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. Grading and ditch needs to be maintained.

**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 comment.

Good Afternoon,

As an Innisfil resident and homeowner on Richardson Street in Stroud, I am writing to express my concerns about the proposed second driveway for 2258 Richardson Street. I understand there is a public hearing scheduled for Oct. 17, tonight at 6:30.

In theory, I have no opposition to the proposal whatsoever. However, I take exception to the current condition of Mayes Avenue. **If** the proposed driveway is expected to be constructed on the Northeast side of the property (Mayes Ave), this will ultimately, in my opinion, create more wear and tear on this stretch of road that it truly cannot handle. This road has been completely neglected for the 24 years I have lived in the area, save for the filling of numerous potholes 7 or 8 times per year (ridiculous).

Interestingly enough, resurfacing/paving occurred on Richardson St. several years ago, and most recently on Victoria Street, where Victoria meets Mayes Ave. All of the necessary paving equipment was stored on Mayes Avenue on two separate occasions while the work was being done, yet this 100 yards of road (approx.) was not in the plans to be repaired. Why?

Mayes acts as an overflow parking area for folks attending funeral mass/burial at St. James United, as well as one of two roads leading out of Stroud for residents on Richardson. It desperately needs attention. In addition to concerns about the state of the "pavement", my husband regularly travels by motorcycle in the summer months. The multiple pothole repairs and loose gravel create havoc where Mayes intersects with Richardson, causing an unsafe left turn onto Mayes. Numerous times cars have turned and sent gravel and stones flying into the air. I am surprised no one has been hurt, to the best of my knowledge. After heavy rain, the water pools at the intersection and has nowhere to go. In short, it's a complete mess. Dangerous and unsightly.

Again, I have no issues with the second driveway. However, if the plan is to construct on Mayes Ave., I would implore the town to review this stretch of road before moving forward.