

Summary of Comments

A-044-2024 - 1863 St John's Rd



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: A-043-2024
MEETING DATE: November 21, 2024
TO: Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment
FROM: Toomaj Haghshenas, Development Planner
SUBJECT: Minor variance application A-043-2024 seeking relief from Section 3.18.1(g) of Zoning By-law No. 080-13 for a proposed second driveway.

PROPERTY INFORMATION:

Municipal Address	1863 St John's Road
Legal Description	PLAN 1370 LOT 13
Official Plan	Residential Low Density 1 (Schedule B1)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-043-2024 to the following conditions:

1. That the variance apply exclusively to the submitted drawings and that any future development of the land be subject to the Zoning By-law.
2. That the Applicant/Owner obtain an entranceway permit from the Town of Innisfil prior to connecting the additional driveway to St John's Road.

REASON FOR APPLICATION:

The applicant is proposing to construct a second driveway to provide access and parking for a camper trailer. 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 St John's Rd which is addressed as a recommended condition.

Application Number	By-law Section	Requirement	Proposed	Difference
A-043-2024	3.18.1 g)	1 driveway per residentially zoned lot in settlement area	2 driveways	1 additional driveway

SURROUNDING LANDS:

North	Single detached dwellings
East	Single detached dwellings
South	Single detached dwellings
West	St John's Rd and Anna Maria Ave, Single detached dwellings

ANALYSIS:

Site Inspection Date	November 7, 2024
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located within the settlement area of Alcona and are designated Residential Low Density 1 on Schedule B1 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 (10.1.16) are in place to minimize entrances onto arterial and collector roads to promote continuous and uninterrupted pedestrian, cyclist and vehicle use. St John's Rd is not identified as an arterial or collector road on Schedule C of the Town Official Plan; as such, staff do not have concern with an additional driveway on the subject lands in consideration of Official Plan policies.</p> <p>Tree removal is not required or the proposed driveway, therefore Official Plan policies concerning tree compensation do not apply.</p> <p>Staff have no objections to a proposed second driveway on the subject lands which in general meets the purpose and intent of the Official Plan, subject to the recommended conditions.</p>
Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>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> <p>This provision was established through a housekeeping amendment to the Zoning By-law in 2017 with the intent of restricting lots in settlement areas to only 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. The proposed second driveway will require minimal additional hardscaping and vegetation removal, and the subject property will maintain the required minimum Landscaped Open Space requirements. As indicated, the applicant is planning to construct an additional driveway off St John's Road to provide parking area for a camper trailer, and to permit the safe and easy maneuvering of the camper in and out of the property given the close proximity to an intersection (Anaa Maria Ave and St John's Rd).</p> <p>The subject lands provides adequate space for a second driveway give the frontage and size of the front year.</p> <p>With the additional proposed driveway, the subject lands would continue to maintain approximately 58% landscaped open space</p>

	<p>which exceeds the required front 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>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>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>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 for parking and access of a camper trailer 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>
<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 proposed secondary driveway is minor in nature, subject to the recommended conditions.</p>

CONCLUSION:

The Planning Department recommends approval of application A-043-2024 subject to the recommended conditions.

PREPARED BY:

Toomaj Haghshenas
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: November 14, 2024

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

FILE/APPLICATION: A-044-2024

SUBJECT: 1863 St Johns Road

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):

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)

No comments



Engineering

MEMORANDUM TO FILE

DATE: November 15, 2024

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

FILE/APPLICATION: A-044-2024

SUBJECT: 1863 St Johns Road

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. There are utilities in the area, ensure you have the necessary setbacks.
2. Grading and ditch need 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.