

# **Summary of Comments**

## **A-053-2024 - 3249 9th Line**



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER:** A-053-2024  
**MEETING DATE:** November 21, 2024  
**TO:** Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment  
**FROM:** Toomaj Haghshenas, Development Planner  
**SUBJECT:** Minor variance application A-053-2024 seeking relief from Section 3.34 (b) of Zoning By-law No. 080-13 to permit outdoor storage in the front yard.

### PROPERTY INFORMATION:

<b>Municipal Address</b>	3249 9 <sup>th</sup> Line
<b>Legal Description</b>	PLAN M455 LOT 20
<b>Official Plan</b>	Employment Area (Schedule B6)
<b>Zoning By-law</b>	Industrial Business Park (IBP) Zone

### RECOMMENDATION:

The Planning Department recommends approval of A-053-2024 to the following conditions:

1. That through the site plan process, the proposed outdoor storage located in the front yard shall be contained within a fenced area and gravel surface, which shall include opaque fencing, and that the provided landscape plan and berming shall be implemented with proposed plantings to maintain continuous visual screening from the street in a manner substantially in accordance with the landscape drawings submitted with this application, to the satisfaction of the Town of Innisfil.

### REASON FOR APPLICATION:

The applicant is proposing to store raw materials and finished products relating to existing Concrete Block Manufacturing operation on the subject lands. The applicant is seeking relief from Section 3.34 (b) of the Zoning By-law, which prohibits outside storage in the front yard.

Application Number	By-law Section	Requirement	Proposed	Difference
A-053-2024	3.34 (b)	No outside storage in the front yard	Storage of material in the front yard	N/A

**SURROUNDING LANDS:**

<b>North</b>	9 <sup>th</sup> Line, Agricultural lands
<b>East</b>	Railway, Industrial and Agricultural lands
<b>South</b>	Industrial and Commercial lands
<b>West</b>	Industrial and Commercial lands

**ANALYSIS:**

<b>Site Inspection Date</b>	November 8, 2024
<b>Maintains the purpose and intent of the Official Plan:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	<p>The subject lands are located within the settlement area of Innisfil Heights and are designated Employment Area on Schedule B6 of the Town Official Plan which permits industrial uses including a Concrete Block Manufacturing Operation. Outdoor storage is also listed as a permitted use as per Section 12.2.2 of the Official Plan. The surrounding neighbourhood is characterized primarily by Industrial and agricultural lands.</p> <p>Currently, outdoor storage is contained to the rear yard of the subject property. By allowing for the additional storage area of raw materials including concrete blocks within the front yard of the property, the operation can increase its scope, helping to meet employment growth goals laid out in Section 1.3 of the Official Plan.</p> <p>The Subject lands are outside the Primary Visual Impact Area of the Official Plan, but visual screening in the form of a berm with vegetation and an opaque fence is proposed to alleviate any visual screening concerns associated with outside storage as per section 12.9.4(vi). The proposed vegetation will enhance the streetscape if the area which is generally encouraged throughout the Official Plan.</p> <p>Staff have no objections to the proposed outside storage in the front yard on the subject lands which in general meets the purpose and intent of the Official Plan, subject to the recommended conditions.</p>
<b>Maintains the purpose and intent of the Zoning By-law:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	<p>The subject lands are zoned Industrial Business Park (IBP) in Zoning By-law 080-13, as amended. Section 3.34(b) prohibits outside storage in the front yard.</p> <p>The intent of restricting storage in the front yard is to visually screen storage areas from public streets. The provision also assists in maintaining a consistent streetscape, and ensures front yards are not dominated by outside storage. The proposed front yard outside storage will contain visual screening from the street in the form of a berm with vegetation as per the provided landscape plan. The front of the subject lands currently has minimal vegetation. The proposed vegetation will also enhance the streetscape of the property which will be consistent with neighboring lots to the west.</p> <p>The required minimum Landscaped Open Space requirements for IBP zones is 20%. The proposed outside storage will not result in a reduced Landscape Open Space area.</p>

	<p>The proposed outdoor storage area will adhere to all other provisions of the Zoning by-law, including all other provisions of section 3.34.</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"/> 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 condition. The proposal will not impact surrounding properties, and will enhance the general streetscape of the area through additional vegetation.</p>
<p><b>The variance is minor in nature:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Given the size and layout of the subject lands, staff are of the opinion that the proposed outdoor storage is minor in nature, subject to the recommended condition.</p>

**CONCLUSION:**

The Planning Department recommends approval of application A-053-2024 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](mailto:jpenfold@innisfil.ca)

**FILE/APPLICATION:** A-053-2024

**SUBJECT:** 3249 9<sup>th</sup> Line

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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):

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-053-2024**

**SUBJECT: 3249 9<sup>th</sup> Line**

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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. No comment.

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1. No comment.