

# **Summary of Comments**

## A-054-2024 – 1701 Corsal Court



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER(S):** A-054-2024  
**MEETING DATE:** November 21, 2024  
**TO:** Toomaj Haghshenas  
Secretary Treasurer Committee of Adjustment  
**FROM:** Toomaj Haghshenas  
Development Planner  
**SUBJECT:** Minor variance application A-054-2024 seeking relief from Section 4.3.3.42 (d) Zoning By-law No. 080-13 for an increase to the maximum permitted lot coverage in a Residential 1 Exception 42 (R1-42) zone.

### PROPERTY INFORMATION:

<b>Municipal Address</b>	1701 Corsal Court
<b>Legal Description</b>	PLAN 51M1209 LOT 212
<b>Official Plan</b>	Residential Low Density 1 (Schedule B1)
<b>Zoning By-law</b>	Residential 1 Exception 42 (R1-42)

### RECOMMENDATION:

The Planning Department recommends approval of A-054-2024, subject to the following conditions:

- 1.) That the variance only apply to the submitted drawings and that any future development of the lands be subject to the Zoning By-law.

Application Number	By-law Section	Requirements	Proposed	Difference
A-054-2024	4.3.3.42(d)	Max lot coverage for 2 storey dwelling shall be 40%	45.56%	+5.56%

### REASON FOR APPLICATION:

The applicant is proposing to construct a new second storey deck with an area of 33m<sup>2</sup> which will result in a lot coverage of 45.56%. The applicant is seeking relief from Section 4.3.3.42(d) of the Zoning By-law which permits a maximum lot coverage of 40% for 2 storey dwellings in the Residential 1 Exception 42 (R1-42) zone.

**SURROUNDING LANDS:**

<b>North</b>	Single-detached dwellings
<b>East</b>	Single-detached dwellings
<b>South</b>	Corsal Court and Single-detached dwellings
<b>West</b>	Single-detached dwellings

**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 Alcona and are designated Residential Low Density 1 on Schedule B1 of the Town’s Official Plan. The Residential Low Density 1 designation permits single-detached dwellings and associated accessory structures. The function of the Residential Low Density 1 designation is to recognize existing low density residential development and seeks to maintain its character.</p> <p>The proposed deck is considered of a reasonable scale proportionate to the lot that meets the intent of Section 10.1.40 regarding building massing respecting the context of the local character.</p> <p>The proposal in general meets the purpose and intent of the Official Plan subject to the proposed 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 Residential 1 Exception 42 (R1-42) in the Town’s Zoning By-law 080-13. All development is contained within the R1 zone which permits single detached dwelling and accessory structures.</p> <p>Section 4.3.3.42(d) of the Zoning By-Law states that “the maximum lot coverage for a 2 storey dwelling shall be 40%”. The intent of the Lot Coverage provision is to ensure adequate amenity space is provided, and that visual massing and bulk are limited in order to respect the local character of the area. It also ensures lots are not overdeveloped and proper drainage and grading is possible.</p> <p>The applicant is proposing to construct a 33m<sup>2</sup> 2<sup>nd</sup> storey deck which will result in an approximate lot coverage of 45.56%, roughly 3.3m<sup>2</sup> over the maximum permitted coverage. The proposal will not result in a significant loss of amenity space, and the subject lands will remain consistent with the character of neighboring properties. Furthermore, the proposed deck will not have a detrimental impact on drainage or grading.</p> <p>The proposed development complies with all other provisions in the Zoning By-law, including all yard setbacks.</p> <p>Staff are of the opinion the variance is in keeping with the general purpose and intent of the Zoning By-law subject to the proposed conditions, in that it would not negatively impact neighbouring properties in terms of visual bulk and massing.</p>
<b>The variance is desirable for the</b>	In the opinion of Staff, the variance is considered desirable for appropriate/orderly development of the land, subject to the

<b>appropriate/orderly development or use of the land:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	recommended conditions. The proposed deck will allow for ample amenity space, and will not have a negative impact in neighboring properties. The property will remain consistent in terms of character of the neighborhood.
<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 variance could be considered minor, subject to the proposed conditions, due to the proposed scale and location of the structure which will have limited impacts to neighboring properties, and the proposed development meeting all other provisions of the Zoning By-law.

**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-054-2024

**SUBJECT:** 1701 Corsal Court

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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: 1701 Corsal Court**

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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.

**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.

# Public comments

## A-054-2024 - 1701 Corsal Court

We are writing to formally object to the proposal to expand and construct a deck that exceeds the permitted bylaw limit by more than 40% at the property owned by Giancarlo and Melissa Cece. As immediate neighbors and property owners, we have significant concerns regarding this proposed expansion.

The primary issue with the proposed deck expansion is the invasion of privacy it would create for all neighbors surrounding the property.

The increased size and elevated position of the deck would allow for direct views into our homes and yards, significantly impacting our privacy and quality of life. This is particularly concerning given the close proximity of our properties. Our property lot being much lower than their lot with their walkout basement being higher than our main level which would allow their deck to look directly into our first main level and backward impacting our own privacy.

Furthermore, the proposed expansion exceeds the town's bylaw limits, which are in place to ensure that all property developments are fair and considerate of the surrounding community. Allowing this expansion would set a precedent for future developments that disregard these important regulations.

As a reference, their kitchen on their main level faces our second level into our house. The deck would have direct views into our family room, kitchen, den etc. Which is an extreme invasion of privacy.

Unfortunately, due to the height of their walkout basements being built on a sloped hill against our backyard, we already face an extreme invasion of privacy on a daily basis. Our other neighbours regularly look into our house from their kitchen which is deeply uncomfortable. If we had initially known any of this, we would have never moved here. This is not fair to our family and fellow residents of Rizzardo Crescent.

We more than welcome someone from the Town of Innisfil to come over to our property to examine the extreme height differences and ratios between the properties. Please see enclosed a photo I've attached below of our respective neighbours. Please note their kitchen goes directly over our fence in full view. We already have zero privacy to begin with. We are residents [REDACTED].

We respectfully request that the Town of Innisfil Planning Department consider our concerns and deny the proposal for the deck expansion. We believe that adherence to the existing bylaws is crucial for maintaining the integrity and harmony of our neighborhood.

Thank you for your attention to this matter. We are available to discuss our concerns further if needed.

Sincerely,

[REDACTED]