

**Summary of Comments**  
A-005-2023 - 6944 Yonge Street



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER(S):** A-005-2023  
**RELATED APPLICATION(S):** N/A  
**MEETING DATE:** February 16, 2023  
**TO:** Toomaj Haghshenas, Secretary/Treasurer, Committee of Adjustment  
**FROM:** Chris Cannon, Placemaker/Planner, Planning Services  
**SUBJECT:** Minor variance application A-005-2023 to permit a reduced side yard landscape buffer on the north property boundary of 1.085m.

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### PROPERTY INFORMATION:

<b>Municipal Address</b>	6944 Yonge Street
<b>Legal Description</b>	Plan 1120 PT LOT 6 RP 51R-3347
<b>Official Plan</b>	Agriculture Area (Schedule B)
<b>Zoning By-law</b>	Commercial Highway (CH) Zone

### RECOMMENDATION:

The Planning Department recommends approval of application A-005-2023.

### REASON FOR APPLICATIONS:

The applicant is proposing to relief from Section of Zoning By-law No. 080-13 from Section 3.25 b) in order to have a reduced landscape buffer to 1.085 when the Town's By-law requires a 3m landscape buffer.

The following chart depicts the standards of Zoning By-law 080-13 and the relief sought through this application.

Application Number	By-law Section	Requirement	Proposed	Difference
A-005-2023	3.25 b)	3m	1.085m	1.915m

### SURROUNDING LANDS:

<b>North</b>	Single-detached dwelling, accessory structures
<b>East</b>	Agriculture uses
<b>South</b>	Car sales and repair shop
<b>West</b>	Race track

**ANALYSIS:**

<b>Site Inspection Date</b>	January 31, 2023
<b>Maintains the purpose and intent of the Official Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The area of the property is located within the Agriculture Area of the Official Plan on Schedule B which permits existing zoning permissions on the subject lands. Therefore, staff are of the opinion that the proposed variance conforms to the policies of the Official Plan.
<b>Maintains the purpose and intent of the Zoning By-law:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are zoned Commercial Highway (CH) Zone within the Town of Innisfil Zoning By-law No. 080-13, which permits a motor vehicle repair shop. The applicant proposes to reduce the landscape buffer on the north property boundary and maintain the existing trees along the boundary.</p> <p>The purpose and intent of Section 3.25 b) of the Zoning By-law, is to ensure there is enough separation distance from property boundaries and parking areas. Given the proposed Minor Variance is very minimal (1.915m), Staff are of the opinion that the proposed variance to permit a reduced rear yard setback meets the purpose and intent of the Zoning By-law.</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	The proposed parking area with a reduced landscape buffer area are appropriate for the area as it is proposed to maintain the primary use of the property as a commercial use and will not stick out from a visual perspective. It will not impact surrounding residential properties. The proposed accessory structures will maintain all other yard setback standards.
<b>The variance is minor in nature:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Staff are of the opinion that the proposed variance for the motor vehicle repair shop with a reduced landscape buffer area minimum of 1.085m is minor in nature.

**PREPARED BY:**

Chris Cannon, Placemaker/Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
Supervisor of Development Acceleration



Community Development Standards Branch

MEMORANDUM TO FILE

**DATE:** February 9, 2023

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

**FILE/APPLICATION:** A-005-2023

**SUBJECT:** 6994 Yonge 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):

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