

# **Summary of Comments**

## **A-014-2022 - 904 Adams Rd**



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER(S):** A-020-2022  
**RELATED APPLICATION(S):** N/A  
**MEETING DATE:** April 21, 2022  
**TO:** Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment  
**FROM:** Chris Cannon, Placemaker/Planner  
**SUBJECT:** Minor variance application A-053-2021 seeking relief from Section 4.2 a) of Zoning By-law No. 080-13 for the dwelling with a reduced front side yard setback

### PROPERTY INFORMATION:

<b>Municipal Address</b>	904 Adams Road
<b>Legal Description</b>	Plan 730 Part Lot 69 and Part Lot 70 RP 51R-3206 Parts 1 and 3
<b>Official Plan</b>	Residential Low Density 1
<b>Zoning By-law</b>	Residential 1 (R1) Zone

### RECOMMENDATION:

The Planning Department recommends approval subject to the following conditions:

- 1.) That the variance apply exclusively to the dwelling as shown substantially in conformity to the drawings submitted with this application

### REASON FOR APPLICATION:

The applicant is proposing an addition to the dwelling in the front yard which decreases the side yard setback requirement of the Zoning By-law as per Section 4.2 a) from 8m to 5.1m.

Application Number	By-law Section	Requirement	Proposed	Difference
A-020-2022	4.2 a)	8m	5.1m	2.9m

### SURROUNDING LANDS:

<b>North</b>	Single-detached dwelling and accessory structures
<b>East</b>	Single-detached dwelling and accessory structures

<b>South</b>	Single-detached dwelling and accessory structures
<b>West</b>	Single-detached dwelling and accessory structures

**ANALYSIS:**

<b>Site Inspection Date</b>	April 11, 2022
<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 designated Residential Low Density 1 which permits single-detached dwellings and accessory structures.</p> <p>The subject lands are located within a Primary Settlement Area (Alcona). Section 10.1.40 of the Official Plan states building height, massing and architectural features of infill developments and intensification shall respect and fit in to the context of the local character of Primary Settlements in which they are located. Section 10.1.41 states that built form of new development shall give consideration to the inclusion of architectural elements that reference the elements and characteristics of the communities within which they are planned.</p> <p>The proposed addition to the existing dwelling is proposed to have a front yard setback of 5.1m from the north property line. There are other dwellings in the surrounding area that appear to project the same distance from the front of the dwelling, while projecting closer to the front lot line.</p> <p>Subject to the condition, Staff support the application meets the Official Plan purpose and intent.</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 (R1) Zone in Town of Innisfil Zoning By-law No. 080-13. Section 4.2 a) requires dwellings to have a minimum front yard setback of 8m. As stated, the proposed addition to the dwelling is seeking relief to allow a reduced front yard setback of 5.1m. The dwelling meets all other regulations in Zoning By-law No. 080-13, including lot coverage for dwellings and accessory structures and setbacks, including the side yard setbacks.</p> <p>The general intent of the minimum interior side yard setback provision of the Zoning By-law is to limit visual bulk and massing of buildings and structures, not be detrimental to the streetscape and provide sufficient amenity space.</p> <p>Considering these matters, Staff support the proposed deck meets the general 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"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	<p>The proposed addition to the existing dwelling is not considered to be out of character with the surrounding neighbourhood. All other provisions of the Zoning By-law are met, including minimum rear yard and maximum 10% lot coverage for the dwelling and accessory structures. Staff consider the proposed deck reasonable development given these matters.</p>

<b>The variance is minor in nature:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	The variance is considered minor in nature, given the above mentioned context. The proposed addition to the existing dwelling is consistent with the front yard setbacks on Vicrol Drive, which is the front yard for this corner lot. Staff note the variance would only apply to the addition to the existing dwelling as proposed ('substantially in conformity to the drawings submitted with this application').
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**PREPARED BY:**

Chris Cannon  
Placemaker/Planner

**REVIEWED BY:**

Steven Montgomery, Supervisor of Development Acceleration



**Community Development Standards Branch**

**MEMORANDUM TO FILE**

**DATE:** April 14, 2022

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

**FILE/APPLICATION:** A-020-2022

**SUBJECT:** 904 Adams Rd.

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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.