

Summary of Comments

A-018 & A-019-2022 - 317 Murray
Blvd



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-018-2022 & A-019-2022

MEETING DATE: April 21, 2022

TO: Toomaj Haghshenas
Secretary Treasurer Committee of Adjustment

FROM: Vanessa Witt, MCIP, RPP
Senior Planner

SUBJECT: Minor variance applications seeking relief from Section 3.3(b) of the Zoning By-Law to increase the permitted gross floor area of an accessory structure from 50m² to 80m² and to seek relief from Section 3.3(f) to permit the height of an accessory structure to be greater than the height of the principal building on the lot.

PROPERTY INFORMATION:

Municipal Address	317 Murray Blvd
Legal Description	PLAN 942 LOT 36
Official Plan	Shoreline Residential Area (Schedule B11)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-018-2022 & A-019-2022, subject to the following conditions:

CONDITIONS:

- 1.) That the applicant provides revised elevation drawings to the satisfaction of the Town to add architectural features including changes to the roofline using dormers, change to the roofline pitch, or other features to reduce the overall height of the detached garage to be a maximum of 5.5 metres to the mid-point of the roof.
- 2.) That the variances only apply to the submitted revised drawings noted in Condition #1 and that any future development of the lands be subject to the Zoning By-law.
- 3.) That the existing mature trees and hedges along the property lines be protected and maintained to the extent possible to the satisfaction of the Town. If any trees are proposed to be removed during construction, a tree preservation/planting plan shall be prepared to the satisfaction of the Town, proposing tree compensation and replacement rates for any trees to be removed, location of new trees, and tree protection measures during construction of the detached garage.

REASON FOR APPLICATION:

The applicant is proposing to construct a detached accessory structure (garage) with a gross floor area of 80m² whereas a maximum of 50m² is permitted. The accessory structure is also proposed to be taller than the existing principal building on the lot.

Application Number	By-law Section	Requirement	Proposed	Difference
A-018-2022	Section 3.3(b)	Maximum gross floor area of 50 m ²	80m ²	30m ²
A-019-2022	Section 3.3(f)	Height of an accessory structure cannot exceed the height of the principal building	Existing dwelling is 4.88m whereas the height of the accessory structure is proposed at 6.4m.	1.52m

SURROUNDING LANDS:

North	Murray Blvd, shoreline properties, Lake Simcoe
East	Low density residential
South	Low density residential
West	Ruth Road, low density residential

ANALYSIS:

Site Inspection Date	April 13, 2022
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject property is designated Shoreline Residential Area on Schedule B11 in the Town's Official Plan. Section 19.2.2 permits single detached dwellings and accessory structures on the subject property.</p> <p>Section 19.2.10 states development shall be undertaken in conformity with the residential design policies of Section 10.1. Section 10.1.41 states the 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. The submitted elevations show the proposed garage is two storeys which is consistent with the existing one and two-storey buildings and structures in the area. The lot size can accommodate the proposed detached garage with the lot coverage being below the maximum lot coverage for accessory structures at 7.8% (vs. maximum 10%). As a condition of approval, Staff request that the applicant provide revised elevation drawings to the satisfaction of the Town which include changes to the roofline using dormers, change to the roofline pitch, or other features to reduce the overall height of the garage to be a maximum of 5.5 metres to the mid-point of the roof to fit in aesthetically with the neighbourhood and be closer to the height of the existing dwelling. The height of 5.5 metres should allow for sufficient storage space/loft on the second storey.</p> <p>Given the above, Staff are of the opinion the application maintains the general purpose and intent of the Official Plan, subject to the proposed conditions.</p>

<p>Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject property is zoned Residential 1 (R1) Zone in the Town's Zoning By-law No. 080-13, which permits single detached dwellings and accessory buildings and structures which includes detached garages. Section 3.3(b) states the gross floor area or footprint of an accessory building or structure shall not exceed 50 square metres in any Residential Zone. The proposed gross floor area of the detached garage is 80 square metres. Section 3.3(f) states no accessory building shall exceed the height of the principal building on the lot or 5.0 metres, whichever is the lesser. The proposed height is approximately 6.4 metres, which exceeds the height of the principal one-storey building. Staff have proposed a condition of approval for the height to be a maximum of 5.5 metres to help maintain the intent of the provision, noted below. Staff note the Committee has previously approved variances for the height of accessory structures up to 5.5 metres.</p> <p>The purpose of these provisions is to ensure the hierarchy of structures is maintained on the property and to reduce visual bulk and massing of structures on the property. With the existing dwelling being one-storey with no basement, the application proposes a two-storey garage with the second storey being storage space. The hierarchy of structures will be maintained with the garage being a maximum of 5.5 metres, being appropriately set back, and being screened from view by existing mature hedging and vegetation. The vegetation screens the existing dwelling from both roads and will also screen the proposed garage. The submitted elevations show the staircase and door to the second storey along Ruth Road (east side) and a small window on the south (rear) elevation, which will also reduce any privacy issues and overlook. Further, the garage is 7.8% of the permitted 10% lot coverage for accessory structures and the proposal complies with all other applicable zone provisions including setbacks. With the limited second storey windows, maximum height of 5.5 metres, and existing mature vegetation, Staff have no concerns with visual bulk and massing of the garage.</p> <p>Considering the above, the application maintains the purpose and intent of the Zoning By-law, subject to the proposed conditions.</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>Staff consider the variances desirable for the appropriate development of the land since the proposed use is permitted and desirable for a residential property, the garage will be screened from view by existing mature vegetation, and the development complies with all other zone provisions. Since the dwelling does not contain a basement or adequate storage space, the applicant wishes to have a garage with that is suitable for the parking of two vehicles and storage space on the second storey.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Although the GFA variance is not arithmetically minor (60% increase), it can be considered minor due to its limited impacts to neighbouring properties. The height variance can be considered minor in context based on the existing one-storey dwelling, reasonable sized lot area,</p>

	height maximum of 5.5 metres, and the existing mature vegetation to screen the structure.
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PREPARED BY:

Vanessa Witt, MCIP, RPP
Senior Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
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-018, 019 -2022

SUBJECT: 317 Murray Blvd

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. All structures over 50m² will require a lot grading plan to be submitted at time of building permit application. The lot grading plan shall be prepared by an OLS or P.Eng and deemed satisfactory by the Community Development Standards Branch (Building Department).

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.

A-018 & A-019-2022 - 317 Murray Blvd. – Public Comments

Public comment #1:

"Proposal is consistent with Rock-Away Beach sub-division. This will only add value to our neighborhood. The proposed building will not be 'out of place'."

Public comment #2:

I support this build including all variances. The neighbourhood has much larger and taller structures and nothing in this application will seem out of place. It will only increase all of our values. I fully support the approval of this application.

Public comment #3:

"This will improve the value of properties at Rock-away Beach sub-division."

Public Comment #4:

Hello, This email is to notify the Town of Innisfil that the application being put forward at tomorrow's (April.21) meeting @6:30pm with the above File #'s for 317 Murray Blvd. has been running a car/boat mechanics business from this location since the home was purchased a couple of years ago.

The neighbours are additionally concerned that an application has been put forth (to build a garage with a height higher than the house and exceeding the maximum allowable gross area of 50m2) to further accommodate more business.