

# **Summary of Comments**

A-027-2022 - 3988 7th Line



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER(S):** A-027-2022  
**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-027-2022 seeking relief from Section 4.2 a) of the Zoning By-law, to permit a detached garage with an interior side yard setback of 1m.

### PROPERTY INFORMATION:

<b>Municipal Address</b>	3988 7 <sup>th</sup> Line
<b>Legal Description</b>	Concession 7, South Part Lot 3
<b>Official Plan</b>	Agricultural Area
<b>Zoning By-law</b>	Rural Residential (RR) Zone

### RECOMMENDATION:

The Planning Department recommends approval of A-027-2022 subject to the following condition(s).

### CONDITION:

1. That the variance only apply to the submitted drawings and that any future development of the lands be subject to Planning Act regulations;

### COMMENT(S):

N/A

### REASON FOR APPLICATION:

The applicant is proposing to construct an accessory structure with a 1 meter interior side yard setback. The applicant is seeking relief from section 4.2a of the Zoning By-law which requires a 3 metre interior side yard.

### SURROUNDING LANDS:

<b>North</b>	Agricultural use
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<b>East</b>	Agricultural use
<b>South</b>	Agricultural use
<b>West</b>	Agricultural use

**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 Agriculture Area. Accessory uses, buildings and structures are permitted within this designation.</p> <p>No vegetation removal is being proposed to accommodate the detached garage.</p> <p>The proposed variance meets the purpose and intent of the Official Plan.</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 proposed garage is located within the Rural Residential (RR) Zone. The proposed variance would provide for a detached garage with an interior side yard setback of 1m, as opposed to the required 3m. The lot is of sufficient size to accommodate the decreased interior side yard setback and no vegetation removal is required. The adjacent uses on the neighbouring lot are agricultural uses and the reduced setback is not considered to impede on that use. Staff are of the opinion that a variance to permit the detached garage with a 1m interior side yard setback meets the 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 detached garage is located on the east side of the existing dwelling, with no other structures located on the neighbouring property. The variance is required due to the requirement of setbacks from the existing dwelling, on-site septic system and drilled well. The decrease in the interior side yard setback for the proposed detached garage is considered reasonable in this context and desirable for the appropriate/orderly development and use.</p>
<b>The variance is minor in nature:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	<p>Staff are of the opinion that the requested variance to permit the decrease in the side yard setback for the proposed detached garage is minor in nature due to the fact that the neighbouring use adjacent to the proposed garage is used for agricultural and no structures are adjacent to the proposed detached garage.</p>

**PREPARED BY:**

Chris Cannon, Placemaker/Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
Supervisor of Development Acceleration

## MEMORANDUM TO FILE

**DATE:** April 8, 2022  
**FROM/CONTACT:** Min Gill, [min@innpower.ca](mailto:min@innpower.ca)  
**FILE/APPLICATION:** A-027-2022  
**SUBJECT:** 3988 7<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):

Owner responsible for all costs associated with relocating existing hydro service.

**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)





Community Development Standards Branch

MEMORANDUM TO FILE

**DATE:** April 14, 2022

**FROM/CONTACT:** Jocelyn Penfold ex 3506 [jpenfold@innisfil.ca](mailto:jpenfold@innisfil.ca)

**FILE/APPLICATION:** A-027-2022

**SUBJECT:** 3988 7<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. The applicant/owner shall obtain a demolition permit for the existing accessory structure and complete the final inspection to the satisfaction of 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)