

Summary of Comments
A-007 & A-008-2022 - 2A Centre
Street



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-007-2022 & A-008-2022
RELATED APPLICATION(S): N/A
MEETING DATE: March 17, 2022
TO: Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment
FROM: Chris Cannon, Placemaker/Planner
SUBJECT: Minor variance application A-007-2022 seeking relief from Section 3.18.3 d) of Zoning By-law No. 080-13 for a proposed attached garage with an increased interior width of 68% and relief from Section 3.18.1 e) to permit a front porch projection of 3m beyond the main front wall of the dwelling

PROPERTY INFORMATION:

Municipal Address	2A Centre Street
Legal Description	Plan 328 Pt Lot 2; 51R-42268 Part 2
Official Plan	Residential Low Density 1 (Schedule B2)
Zoning By-law	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 a dwelling which exceeds the interior width of the garage on the main wall of the dwelling requirement of the Zoning By-law as per Section 3.18 d) by 18%. Also a porch projection of 3m is proposed whereas Section 3.18.1 e) requires a maximum of 1m for the porch projection.

Application Number	By-law Section	Requirement	Proposed	Difference
A-0007-2022	3.18.1 e)	1m projection	3m	2m
A-008-2022	3.18.3 d)	50%	68%	18%

SURROUNDING LANDS:

North	Single-detached dwelling and accessory structures
East	Single-detached dwelling and accessory structures
South	Single-detached dwelling and accessory structures
West	Single-detached dwelling

ANALYSIS:

Site Inspection Date	March 1, 2022
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are designated Residential Low Density 1 on Schedule B2 which permits single-detached dwellings and accessory structures including decks.</p> <p>The subject lands are located within a Village Settlement Area (Cookstown). 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 dwelling respects and represents the character of Cookstown and does not stand out from a streetscape perspective.</p> <p>Subject to the condition, Staff support the applications meet the Official Plan purpose and intent.</p>
Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are zoned Residential 1 (R1) Zone in Town of Innisfil Zoning By-law No. 080-13. Section 3.18.3 d) requires dwelling to not have a garage that exceeds 50% of the width of the main wall. As stated, the proposed dwelling is seeking relief to allow for an increased of the garage of 68%. Section 3.18.1 e) requires the porch projection for a dwelling to not be greater than 1m. The proposed dwelling is seeking relief to permit a porch projection of 3m. The proposed dwelling meets all other regulations in Zoning By-law No. 080-13, including lot coverage, height and setbacks.</p> <p>The overall relief sought adds character to the streetscape by incorporating significant Heritage features with the front face of the proposed dwelling (ie. Garage door(s), front door, porch columns and gabled roof).</p> <p>The general intent of the provisions of the Zoning By-law is to limit visual bulk and massing of buildings and structures and to reduce the predominance of a garage. Considering the streetscape features proposed which add character and significant heritage features, Staff support the proposed dwelling meets the general intent of the Zoning By-law.</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>The proposed 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 yard setbacks, height and lot coverage. The proposed dwelling has been reviewed and approved from a Heritage perspective and the additional width of the garage and the porch with gables adds to the Heritage content of the district. Staff consider the proposed dwelling reasonable development given these matters.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The variance is considered minor in nature, given the above mentioned context. The proposed dwelling and relief sought with the variances add to the character of the structure and would fit in with the surrounding neighbourhood.</p>

PREPARED BY:

Chris Cannon
Placemaker/Planner

REVIEWED BY:

Steven Montgomery, Supervisor of Development Acceleration



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: March 7, 2022

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

FILE/APPLICATION: A-007 & A-008-2022

SUBJECT: 2A Centre St.

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. When applying for building permit for a new dwelling, please provide a lot grading plan designed by a Professional Engineer or an Ontario Land Surveyor 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)

1. No comments.

Public Comments - 2A Centre Street (A-007 & A-008-2022)

We believe that the requested relief from the zoning bylaw 3.18.1E Garages fails to in any way meet the general intent of the bylaw. Specifically, the proposed garage being 66.7% of the house front facing the street as opposed to the maximum 50% as per the zoning bylaw and the 3 meter extension from the main wall which is well beyond the 1 meter maximum creates an “architectural snout house”. We believe the intent of this bylaw was to prevent “snout houses” from being built in Innisfil. This proposed design would not in any way enhance the street particularly with a home directly across Centre St meeting the design requirements of it’s historic designation. In addition, the future home to be built on the immediate north side will also be required to meet the historic design criteria. In summary there have been both new homes and extensively renovated homes on Centre St that have enhanced the neighborhood and property values. We believe a new home can be built on this property within the criteria of the bylaws.

From: Interested Party (i.e. neighbour)