

Summary of Comments

A-009-2022 - 894 Adams Road



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-009-2022
RELATED APPLICATION(S): N/A
MEETING DATE: March 17, 2022
TO: Toomaj Haghshenas
Secretary Treasurer Committee of Adjustment
FROM: Vanessa Witt, MCIP, RPP
Senior Planner
SUBJECT: Minor variance application A-009-2022 seeking relief from Table 4.2a of the Zoning By-Law to reduce the required exterior side yard setback from 6m to 3m in support of a new single detached dwelling.

PROPERTY INFORMATION:

Municipal Address	894 Adams Road
Legal Description	PLAN 730 Lot 68
Official Plan	Residential Low Density One (Schedule B1)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-009-2022, subject to the following conditions:

CONDITIONS:

- 1.) That the variance applies exclusively to the single detached dwelling as shown substantially in conformity to the drawings submitted with this application.
- 2.) That the existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. 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, and location of new trees and tree protection measures during construction.

REASON FOR APPLICATION:

The applicant is proposing to construct a new single detached dwelling with an exterior side yard setback of 3m. The applicant is seeking relief from Table 4.2a of the Zoning By-law which requires the exterior side yard setback to be a minimum of 6m.

Application Number	By-law Section	Requirement	Proposed	Difference
A-009-2022	Table 4.2a	6m	3m	3m

SURROUNDING LANDS:

North	Single detached dwelling (892 Adams Road), Maplewood Drive
East	Adams Road, private park, Lake Simcoe
South	Vicrol Drive, single detached dwellings
West	Single detached dwellings

ANALYSIS:

Site Inspection Date	March 8, 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 Residential Low Density One on Schedule B1: Land Use Alcona in the Town's Official Plan. Section 10.2.2 permits single detached dwellings and accessory structures on the subject property. The property currently contains a single detached dwelling and small accessory structure, which are proposed to be demolished and replaced with a new single detached dwelling and detached garage.</p> <p>Section 10.2.7 states the maximum height of buildings shall not exceed two (2) storeys. The proposed elevation drawings conform with this policy, proposing two (2) storeys for the single detached dwelling, and one (1) storey for the detached garage.</p> <p>The subject property is located within an Intake Protection Zone. Since the application does not propose any of the prohibited uses outlined in Section 15.4.2, the application is in conformity with the Official Plan policies.</p> <p>Section 15.1.6 of the Official Plan states a tree protection plan shall be required as part of development applications that identifies, preserves, and compensates trees on the lot. As such, as a condition of approval, Staff require a tree preservation and planting plan be submitted to the satisfaction of the Town.</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>
Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<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. Table 4.2a requires a minimum exterior side yard setback of 6m for single detached dwellings whereas the application proposes an exterior side yard setback to Vicrol Drive of 3m (3m difference).</p> <p>The purpose of the minimum exterior side yard setback is to ensure sufficient sightlines for traffic, allow appropriate grading to the street, and to minimize visual bulk and massing of buildings on the property.</p>

	<p>The application proposes a setback of 3m, which is slightly bettering the setback of the existing dwelling, as per the submitted drawings. The proposal is maintaining the 3m x 3m daylighting triangle at the corner of Adams Road and Vicrol Drive, which would address any sightline issues on the two (2) local roads, as per Section 3.39.1 in the Zoning By-law. To minimize visual impacts of the new dwelling, Staff have requested a tree preservation and planting plan as a condition. Staff request the existing mature trees along Vicrol Drive be preserved or if these trees are damaged during construction, that new trees are planted along this side yard.</p> <p>The proposed development (single detached dwelling and detached garage) complies with all other zone provisions, including other setbacks, height, and lot coverage.</p> <p>Considering a building permit, including a grading plan, will be required for the proposed development, Staff have no concerns with grading or drainage.</p> <p>Staff note other residential zones (e.g. R2, R3) allow a 3m exterior side yard setback. The 3m setback would allow a reasonable amount of amenity space north of the proposed dwelling, which is the principal amenity area for the irregular-shaped lot</p> <p>Considering the above, Staff are of the opinion the variance maintains the purpose and intent of the Zoning By-law, subject to 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>The applicant seeks to establish a design for their property that is enjoyable and desirable for a residential lot. The applicant wishes to maintain existing views to Lake Simcoe, across Adams Road. Given the context of the site, including slightly increasing the existing exterior side yard setback, maintaining existing trees along the exterior side yard, and compliance with all other zone provisions, Staff consider the variance desirable and appropriate for the use of the land, subject to the proposed conditions.</p>
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>While the variance is not arithmetically minor (50% reduction), Staff are of the opinion the variance could be considered minor, subject to conditions, due to the location of the existing dwelling, existing mature trees along the exterior side yard, and the development complying with all other provisions of the Zoning By-law.</p>

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: March 7, 2022

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

FILE/APPLICATION: A-009-2022

SUBJECT: 894 Adams Road

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