

Summary of Comments

A-057, 058, 059 & 060-2021

1683 Edgewood Avenue



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-058-2021, A-058-2021, A-059-2021 and A-060-2021

RELATED APPLICATION(S): N/A

MEETING DATE: October 21, 2021

TO: Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment

FROM: Chris Cannon
Placemaker/Planner

SUBJECT: Minor variance application A-057-2021 seeking relief from Section 4.2a of the Zoning By-Law to legalize an existing shed with a front yard setback of 1m. Minor variance application A-058-2021 seeking relief from Section 4.2a of the Zoning By-Law proposing to construct an attached garage with a rear yard setback of 1.6m. Minor variance application A-059-2021 seeking relief from Section 4.2a of the Zoning By-Law to exceed the maximum lot coverage by 1.8%. Minor variance application A-060-2021 seeking relief from Section 3.17.1g of the Zoning By-Law to permit two driveways on one residential lot.

PROPERTY INFORMATION:

Municipal Address	1683 Edgewood Avenue
Legal Description	PLAN 587 LOT 118
Official Plan	Shoreline Residential
Zoning By-law	Residential One (R1)

RECOMMENDATION:

The Planning Department recommends approval of A-057-2021, A-058-2021, A-059-2021 and A-060-2021 subject to the following condition(s).

CONDITION:

1. That the variances 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:

Minor variance application A-057-2021 is proposing to legalize an existing shed with a deficient front yard setback of 1m. The applicant is seeking relief from Section 4.2a of the Zoning By-Law which permits a minimum front yard setback of 6m. Minor variance application A-058-2021 is proposing to construct a new garage with a rear yard setback of 1.6m. The applicant is seeking relief from Section 4.2a of the Zoning By-law which permits a rear yard setback of 6m. Minor variance application A-059-2021 is proposing to construct a garage resulting in a total lot coverage of 36.8%. The applicant is seeking relief from Section 4.2a of the Zoning By-law which permits a maximum lot coverage of 35%. Minor variance application A-060-2021 is proposing to have two driveways on a residentially zoned property. The applicant is seeking relief from Section 3.17.1g of the Zoning By-law which permits a maximum of one driveway per residentially zoned lot.

SURROUNDING LANDS:

North	Bayview Avenue
East	Single-detached dwellings
South	Cedarvale Drive
West	Edgewood Avenue

ANALYSIS:

Site Inspection Date	September 30, 2021
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are designated Shoreline Residential in the Official Plan. The area which contains the existing dwelling, shed, and deck, and proposed attached garage and driveway is designated Residential 1.</p> <p>The subject lands is considered a corner lot which is adjacent to three (3) streets, Edgewood Avenue, Bayview Avenue and Cedarvale Drive. Due to the shortage lot dimension, Cedarvale Drive is considered the front yard. Bayview Avenue is considered the rear yard, while Edgewood Avenue is considered the exterior side yard.</p> <p>The proposed variances for legalizing the existing shed in the front yard, rear yard setback reduction for the proposed attached garage, lot coverage maximum of 1.8% and permission of two (2) driveways maintains the general intent and purpose of the Official Plan.</p>

Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed variance to legalize the existing shed in the front yard maintains the purpose and intent of the Zoning By-law as it is surrounded by existing vegetation which is to remain. The proposed variance to permit a reduced rear yard setback maintains the purpose and intent of the Zoning By-law as the attached garage is proposed adjacent to Bayview Avenue which is a private road and will not result in an impact to nearby residences. The proposed variance for an increase in lot coverage from 35% to 36.8 % is a slight increase and maintains the purpose and intent of the Zoning By-law. The proposed variance for permission for two (2) driveways maintains the purpose and intent of the Zoning By-law as there is an existing second driveway on Bayview Avenue which is to be removed.
The variance is desirable for the appropriate/orderly development or use of the land: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed variances are desirable for the appropriate/orderly development and use of the land due to the following: <ul style="list-style-type: none">• The existing shed in the front yard is screened by existing vegetation and has not lead to any previous concerns from neighbouring residents;• The rear yard setback for the attached garage is adjacent to Bayview Avenue (private road) that currently has existing neighbouring structures at a similar or less distance to Bayview Avenue;• The proposed attached garage requires a variance for lot coverage of 1.8% over the permitted and will not result in an overly massing of structures on the subject lands;• The requested variance for two (2) driveways is appropriate due to the fact the subject lands currently have two (2) driveways and the driveway from Bayview Avenue is being removed.
The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The four (4) requested variances are considered minor in nature due to the subject lands will basically function as they currently exist with no perceived impacts on neighbouring properties.

PREPARED BY:

Chris Cannon, Placemaker/Planner

REVIEWED BY:

Mary Nordstrom, Manager of Land Use Planning



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: October 6, 2021

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

FILE/APPLICATION: A-057, 058, 059 & 060-2021

SUBJECT: 1683 Edgewood Avenue

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. No comment.

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 comment