



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-059-2021**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Celeste Phillips, Applicant**, on behalf of **Cynthia Smith, Owner** for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject property is described legally as **PLAN 587 LOT 118**, is known municipally as **1683 Edgewood Avenue** and is zoned as “**Residential 1 Zone (R1)**”.

**The applicant 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%.**

The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, October 21, 2021, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:  
<https://innisfil.ca/current-previous-applications/>.

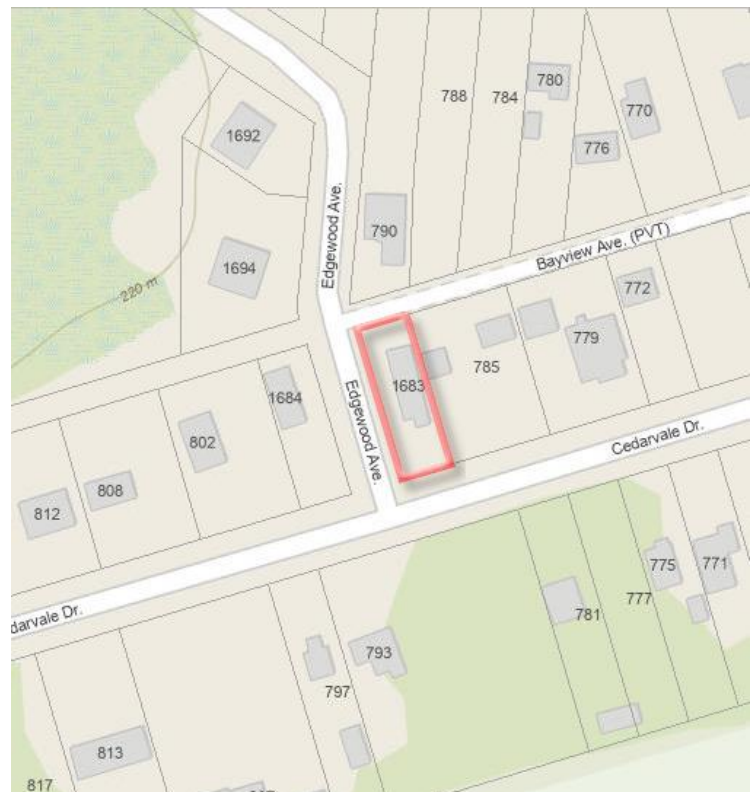
Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to [planning@innisfil.ca](mailto:planning@innisfil.ca).

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Local Planning Appeal Tribunal.

Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

Dated: **September 28, 2021**

Toomaj Haghshenas,  
Acting Secretary-Treasurer  
[thagshenas@innisfil.ca](mailto:thagshenas@innisfil.ca)  
705-436-3710 ext. 3316







ELECTRONIC MAIL AND DELIVERED

September 14, 2021

Mr. Chris Cannon  
Placemaker/Planner  
Town of Innisfil  
2101 Innisfil Beach Road  
Innisfil Ontario L9S 1A1

Dear Chris:

**Subject: Request for Minor Variance Approval  
1683 Edgewood Avenue  
Part Lot 26, Concession 6, Town of Innisfil**

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Further to our telephone discussion and exchange of emails over the past few months, I am writing to you on behalf of Cynthia Smith, owner of lands municipally known as 1683 Edgewood Avenue. The property is developed with a single detached residential dwelling.

## 1. Background

On behalf of the owner I am requesting approval of minor variances associated with the construction of an attached garage. The dimensions of the proposed garage are approximately 6.1 m wide with 7.3 m of depth, as illustrated on the attached Concept Plan.

The property is unusual in that it has three adjacent roadways: Edgewood Avenue, Bayview Avenue (private road) and Cedarvale Drive. As the shortest lot dimension is adjacent to Cedarvale Drive, for the purposes of zoning, that roadway is considered the front yard with Bayview Avenue being the rear yard and Edgewood Avenue being the side yard.

## 2. Requested Variances

The requested variances are as follows:

**Front yard setback for an existing shed of +/- 1.0 metre** – This is a longstanding accessory structure and the request is to legalize its location. Existing vegetation in this part of the property shields the shed from view.



**Rear Yard Setback of 1.6 m** - This setback for the proposed garage would be adjacent to the private lane known as Cedarvale Drive where no adverse impact to nearby residences is contemplated. At present there is a second driveway in this location, which would be removed.

**Lot Coverage of 36.8%** - The maximum permitted lot coverage is 35%. The construction of the garage increases the lot coverage by only 1.8 percent which is not anticipated to be noticeable.

**Permission for 2 driveways** - Currently there are two driveways, one from Edgewood Avenue and one from the private laneway (Bayview Avenue). The requested variance is that 2 driveways continue to be permitted, with the second one from Edgewood Avenue rather than from Bayview Avenue. In consultation with InnServices, the new driveway would be designed to avoid the existing fire hydrant.

### 3. Planning Opinion

I have reviewed the requested variances in accordance with the 'tests' set out in the Planning Act, R.S.O, 1980. Given the unusual configuration of this property with three road frontages, it is my professional planning opinion that the variances are.

- Desirable for the appropriate use of the land
- Are in keeping with the general intent and purpose of the Zoning by-law
- Are in keeping with the general intent and purpose of the Official Plan
- Minor in nature

### 4. Attachments

Enclosed is the completed and commissioned application form, the Concept Plan showing the proposed garage and a cheque in the amount of \$1,100.00 to cover the application fee. I note that the property is not within the regulated area of the Lake Simcoe Region Conservation Authority, so as I understand it, their review fee is not required.

If additional information is required in order to process this application, please let me know.

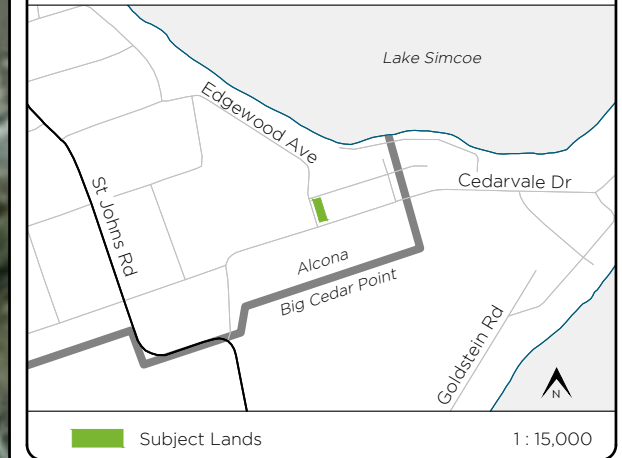
Sincerely,

Celeste Phillips, MCIP RPP



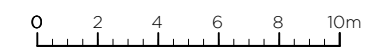
# CONCEPT PLAN

1683 Edgewood Avenue  
 Part of Lot 26, Concession 6  
 Town of Innisfil, County of Simcoe



## LEGEND

- Subject Lands
- Existing Structures
- Proposed Garage  
Area: 44.6m<sup>2</sup> (480ft<sup>2</sup>)
- Proposed Driveway



Scale: 1 : 250



Source: Surveyor's Real Property Report prepared by Eplett & Worobec Surveying LTD Ontario Land Surveyors dated May 15, 1996. County of Simcoe interactive map.

Note: This drawing is for discussion purposes only.

Drawn By: A.M.

Date: August 31, 2021



85 Bayfield Street, Unit 300,  
 Barrie, Ontario, L4M 3A7  
 T: 705 797 8977  
 C: 705 730 8850  
 celeste@cplan.ca



## RESIDENTIAL 1 (RI) ZONE

	Required	Proposed
Lot Area	600m <sup>2</sup>	±696.8m <sup>2</sup>
Lot Frontage	15m	±15.2m
Front Yard	8m	±13.1m
Side Yard	1.2m	±1.2m
Exterior Side Yard	6m	±6.0m
Rear Yard	6m	±1.6m
Lot Coverage	35% (max)	±36.8%
Landscaped Area	30%	±52.2%
Building Height	9m	<9m
Parking Spaces	2	>2
No. of Driveways	1 (max)	2
Landscaped portion of Exterior Yard	40%	±74.2%
Accessory Uses		
Front Yard	6m	±1.0m
Side Yard	1m	±1.3m
Exterior Side Yard	3m	±10.9m
Rear Yard	1m	±39.5m
Lot Coverage	10% (max)	±7.4%