



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. A-072-2023**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Qianqiao (Harry) Zhu, agent**, on behalf of **Yip's International Investing & Management, 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 891 LOT 63**, known municipally as **760 Florence Road**, and is zoned "**Residential 1 (R1)**".

**The applicant is proposing to sever a portion of the lot for the purpose of creating a new residential lot. The retained lands will have a deficient proposed lot area of 492 m<sup>2</sup>. The applicant is seeking relief from Section 4.2 a) of the Zoning By-law which requires a minimum lot area of 600 m<sup>2</sup> for serviced R1 zoned properties.**

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, February 15, 2024, 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/en/building-and-development/committee-of-adjustment-hearings.aspx>

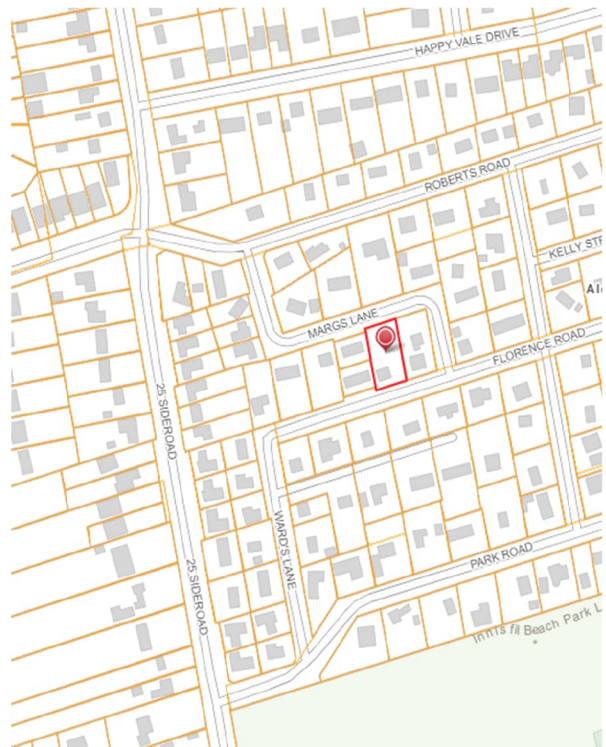
Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to [planning@innisfil.ca](mailto:planning@innisfil.ca).

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 Ontario Land Tribunal (OLT).

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: January 23, 2024

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



1, PLAN 51R-12414  
MARGS LANE  
REGISTERED PLAN 929  
PIN 74003-0024 (LT)

(N72°01'20"E P1)  
N71°59'00"E (P,P5 & Meas)  
25.60 (P4 & Meas)  
PART 4, PLAN 51R-20061  
PIN 74003-0024 (LT)

LOT 9  
PART 1, PLAN 51R-20061  
PIN 74003-0011 (LT)

LOT 9  
PART 2, PLAN 51R-20061  
PIN 74003-0010 (LT)

PART 3, PLAN 51R-20061  
PIN 74003-0148 (LT)  
25.60 (P3,P4 & Meas)

(ASSUMED BY BY-LAW 74-88,  
N11°36'10"W 15.26  
(P3 & Meas)

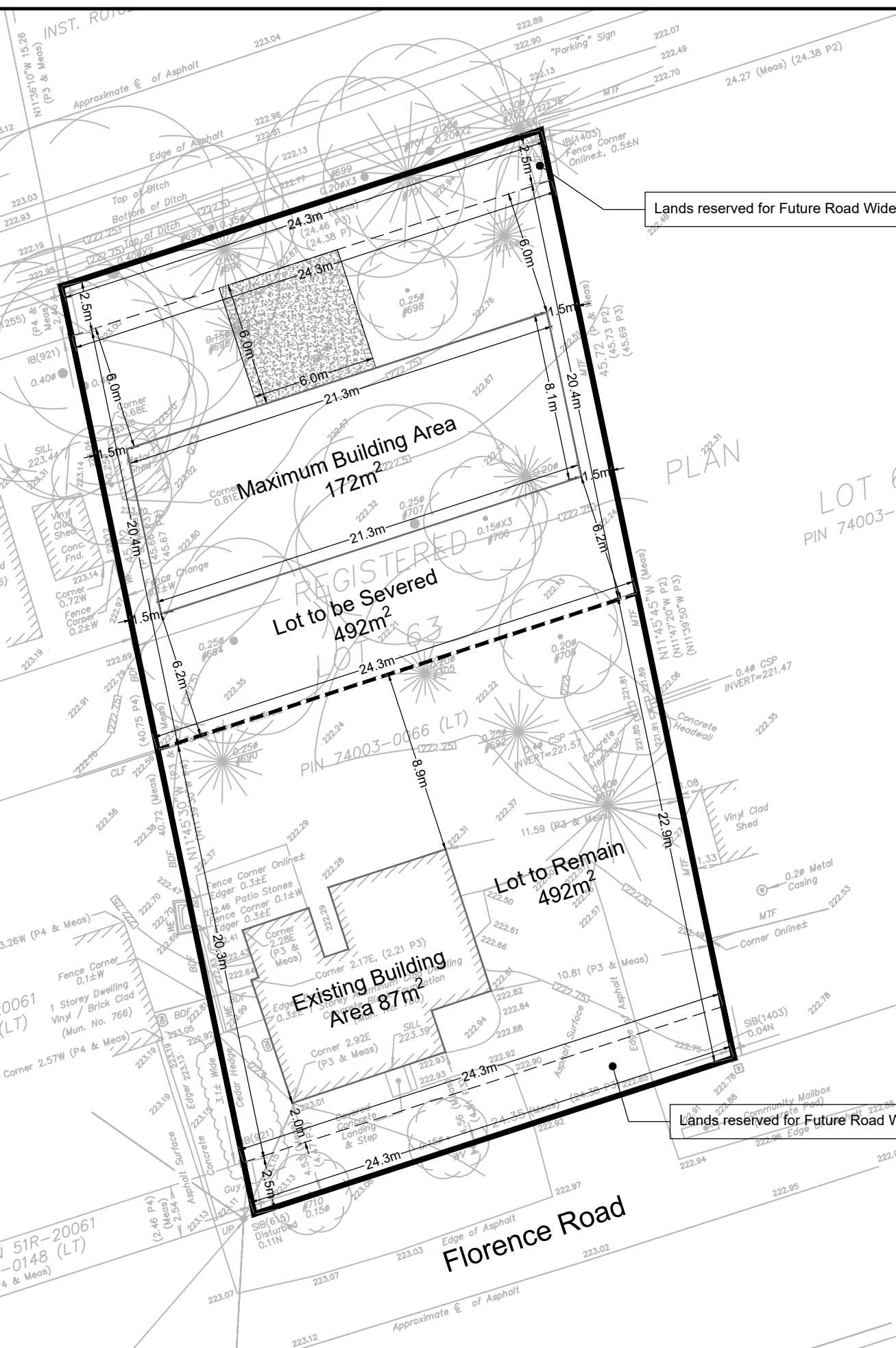
45.72 (P4 & Meas)

929

PLAN  
LOT 10

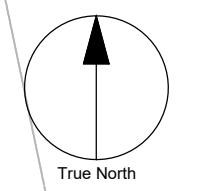
(N11°39'30"W P4)  
N11°43'35"W (Meas)

IB(1403)  
0.085



Lands reserved for Future Road Widening 59m<sup>2</sup>

Lands reserved for Future Road Widening 61m<sup>2</sup>



MARGS LANE 891  
(BY REGISTERED PLAN 891)

LOT 64  
PIN 74003-0067 (LT)

Florence Road

PROJECT NAME 760 Florence Road	
SCALE: 1:250	DATE: 2023-12-20
PROJECT MGR: QZ	DRAWN BY: JS
CHECKED BY: ####	APPROVED BY: ####
PROJECT NO: ####	

		FIGURE NAME Severance Plan	FIGURE NO.	REVISION
			01	02

File Location: C:\Users\justin.sharp\OneDrive - IBI Group\Documents\760 Florence Road\CAD\CC760\Florence Road\2023-12-20.dwg Last Saved: December 20, 2023, by Justin Sharp  
 Wednesday, December 20, 2023 12:13:18 PM by Justin Sharp  
 SCALE CHECK  
 1 in  
 10mm



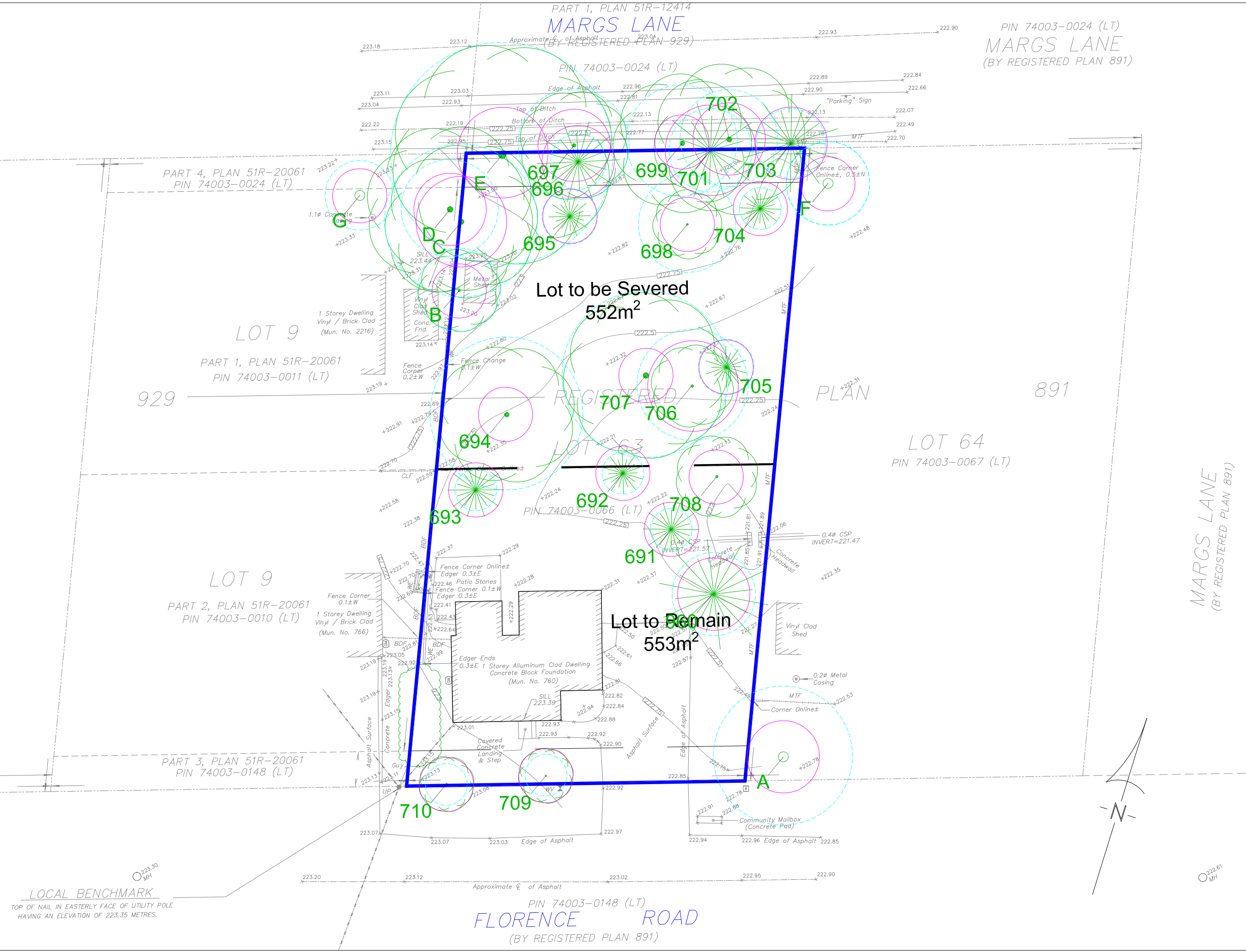
PART 1, PLAN 51R-12414  
**MARGS LANE**  
(BY REGISTERED PLAN 929)

PIN 74003-0024 (LT)  
**MARGS LANE**  
(BY REGISTERED PLAN 891)

**LEGEND**

**Tree Inventory**  
Refer to Table 1 of the report dated 15 September 2023 for the complete tree inventory information. Trees measuring 10cm DBH and greater on and within six metres of the subject property and trees of all sizes within the road right-of-way were included in the inventory.

- Tree Label (GREEN) X
- Tree Location Estimated by KFCI ○
- Minimum Tree Protection Zone (mTPZ) (soild MAGENTA circle) ○
- Dripline (dashed CYAN circle) ○



**LOCAL BENCHMARK**  
TOP OF NAIL IN EASTERLY FACE OF UTILITY POLE  
HAVING AN ELEVATION OF 223.35 METRES.

No.	Issue/Revisions	Date	By
1	Report Submission	15 Sept, '23	KNH

Base Data: Arcadis (severance plan)

146 Lakeshore Road West  
PO Box 1267 Lakeshore W9D  
Oshawa ON L6K 0B3  
T: 289.837.1871  
E: consult@kuntzforestry.ca  
Web: www.kuntzforestry.ca

**Client**  
Yip's International Investing & Management Corp.  
7030 Woodbine Avenue, Unit 102  
Markham, Ontario L3R 6G2

**Property**  
760 Florence Road  
Innisfil, Ontario

**Tree Inventory Report**

Project	P3854	<b>1</b>
Date	15 September 2023	
Scale	1:250	

Committee of Adjustment  
 Town of Innisfil  
 2101 Innisfil Beach Road  
 Innisfil, ON,  
 L9S 1A1

**Arcadis**  
 7<sup>th</sup> Floor  
 55 St. Clair Avenue West  
 Toronto  
 Ontario M4V2Y7  
 Phone: 416-596-1930  
 Fax: 416-596-0644  
[www.arcadis.com](http://www.arcadis.com)

Date: October 31, 2023  
 Updated December 21, 2023

To Committee of Adjustment staff:

### MINOR VARIANCE APPLICATIONS - 760 FLORENCE ROAD, ALCONA, INNISFIL

Arcadis is the authorized planning agent for YIP's International Investing & Management Corp., which is the owner of a 0.1-hectare site (PIN: 74003-0066) municipally addressed as 760 Florence Road, in the Community of Alcona in Innisfil. The site is currently designated 'Residential Low Density 1' by the Town of Innisfil Official Plan, and it is currently zoned 'R1' by the Town's Zoning By-law 080-13.

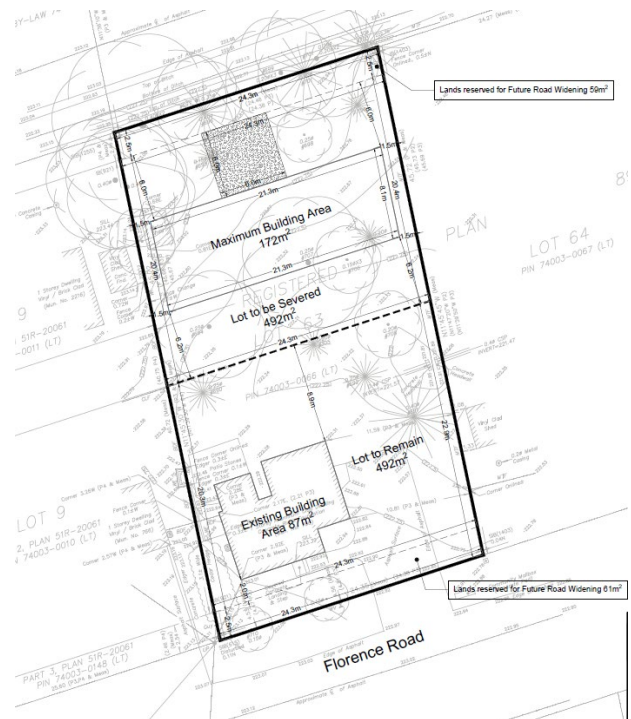
The Site is located west of the intersection of Florence Road and Margs Lane, approximately 23 metres west of Margs Lane. The property is a through lot with frontages on both Florence Road and Margs Lane. The total lot area is approximately 1105 square metres, with both frontages at 24.3 metres. The Site is flat in general with minimum topographic changes and it currently contains one detached dwelling located closer to the Florence Road.

It is the intention of the Owner to sever the Site through a Consent application to create two free-standing properties for future development. The severance drawing has been included in the application package for your consideration.

As shown in the picture, the proposed severance will separate the Site into two free-standing parcels. One fronting onto Florence Road and the other fronting Margs Lane, each occupying approximately half of the original lot area. Both lots will have 2.5 metres of road widening to be conveyed to the Town's ownership. The retained land will be located to the south portion of the Site and is intended to contain the entirety of the existing detached dwelling. The lot area of the retained land excluding the road widening is to be 492 square metres with 24.3 metres of frontage on Florence Road.

The proposed Lot to be Severed is located in the north portion of the Site and with 24.3 metres of frontage on Margs Lane. The lot area excluding the road widening is proposed to be 492 square metres as well. The severed land is intended to be developed with a new detached dwelling, however, there is no committed development plan at this stage.

The Consent to Sever to application was submitted to the Town of Innisfil on October 23, 2023 and it is advised by the



Town staff that minor variances would be required to permit smaller lot areas proposed against the By-law standards. Originally, the minor variances requested are only related to the lot area. However, the Town staff suggests the need for road widening in November, and thus we have identified additional minor variance needed to address the consent application. The minor variances requested will be discussed in below section.

### **Minor Variances Requested**

For both the retained land and the severed land, minor variance would be required:

- To permit a reduced minimum lot area from 600 square metres as required under Section 4.2a of the Town's Zoning By-law 080-13 to 490 square metres.

For the retained land, a Minor Variance is required:

- To permit a reduced minimum front yard setback from 8.0 metres to 2.0 metres.

For the severed land, a Minor Variance is required:

- To permit a reduced minimum front yard setback from 8.0 metres to 6.0 metres.

Section 45(1) of the Planning Act provides four tests that must be met for any minor variance application:

- Is the application minor in nature?
- Is the application desirable for the appropriate development of the lands in question?
- Does the application conform to the general intent of the Zoning By-law?
- Does the application conform to the general intent of the Official Plan?

Regarding the minor variance for the lot area, the surrounding neighbourhood of the Site generally supports a variety of lot configurations and lot areas. Specifically, the proposed severance of a through lot will create a lot pattern that is commonly seen in the neighbourhood. Some of the similar lot patterns include the properties municipally addressed as 2216 Margs Lane and 766 Florence Road, 2218 Ward's Lane and 2217 25 Sideroad, 2214 Ward's Lane and 2213 25 Sideroad, 2208 Ward's Lane and 2209 25 Sideroad, etc. If measuring the lot area, these properties listed above, which are all under the same R1 zone of By-law 080-13, support lot areas ranging from 490 square metres to 530 square metres and they can all reasonably accommodate detached dwellings. Particularly, the proposed severance after the road widening conveyance will create a lot configuration that is largely identical to the abutting properties to the west, which are addressed at 766 Florence Road and 2216 Margs Lane. Therefore, the proposed minor variance with the lot area to be at a minimum of 490 square metres is still within the range of lot areas presented in the surrounding community. Therefore, the proposed severance and minor variance will create lots that are still compatible with the surrounding area.

Regarding the front yard of the retained land, the front yard of the existing building is already at 4.47 metres, which to our understanding, is considered lawful non-conforming. The proposed minor variance is caused by the road widening that is required within the Town's Official Plan. However, as far as our knowledge, there is no foreseeable plan for Florence Road to be widened. As no physical change will be proposed, the requested minor variance will not change the currently existing situation of the streetscape. Additionally, the driveway and parking of the site are actually located on the eastern side of the building, the retained land will continue to have sufficient space for parking and access. In general, the proposed minor variance has no change to the physical condition of the site and will have no impact on the streetscape as well.

For the severed land, the proposed minor variance represents a front yard that is commonly seen in the community. It should be noted that the western neighbour of the proposed severed land, 2216 Margs Lane, contemplates a front yard setback of 6.2 metres. The currently existing front yard setback for the retained land of 760 Florence Road is 4.47 metres. In general, front yard setbacks less than 6 metres are common in the surrounding neighbourhood. The requested minor variance would also allow the newly severed lot to have more developable lot area to establish a more well-designed building. It is estimated that the proposed minor variance will result in a building envelope that is xxx sqm in size, and this would be more than sufficient for establishing a

detached dwelling. It should also be noted that with the 6-metre front yard setback, the front yard driveway can still properly accommodate a vehicle to park. The proposed minor variance is minor and compatible with the surrounding neighbourhood.

It is our opinion that the proposed minor variances are minor in nature, and as the proposal will not create any compatibility issue in the community, it conforms to the intent of the Official Plan and the Zoning By-law. The minor variances should warrant approval from the Committee of Adjustment.

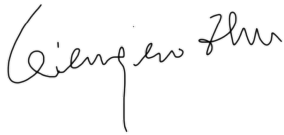
We hereby submit to you the following materials to facilitate the Minor Variance applications:

- Committee of Adjustment Application Forms
- Severance Drawings
- Arborist Report Including the Tree Inventory Drawing and a Butternut Report

We trust the enclosed materials are sufficient for the Minor Variance applications. If you have any questions or require additional information, please do not hesitate to contact me.

Regards,

**Arcadis**

A handwritten signature in black ink, appearing to read 'Qianqiao Zhu', written in a cursive style.

Qianqiao Zhu, MCIP, RPP