



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO.
A-2026-020**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Reza Baharmast, Applicant**, on behalf of **Alireza Baharmast, 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 properties are described legally as **PLAN M15 LOT 17**, known municipally as **1242 Killarney Beach Rd**, and is zoned “**Residential (R1)**.”

The applicant is seeking relief from Section 3.18.1(g) to permit a second driveway to serve existing accessory dwelling units, whereas only one (1) driveway is permitted on properties zoned Residential 1 (R1) within a settlement area.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, September 17, 2026, 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.

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, 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.

Dated: **August 20, 2026**

Sarah Burton Hopkins
Secretary Treasurer
sburtonhopkins@innisfil.ca 705-436-3710 ext. 3504

Planning Justification Report

Minor Variance Application

Property: 1242 Killarney Beach Rd, Lefroy Ontario L0L1W0

1. Introduction

This Planning Justification Report has been prepared in support of a Minor Variance application for the above-noted property. The purpose of the application is to permit the construction of a new residential driveway access from Ferrier Avenue on this corner lot.

2. Existing Property

The subject property is a developed residential corner lot containing a single detached dwelling. The property is currently used for residential purposes and has frontage on both Killarney Beach Road and Ferrier Avenue.

3. Proposed Development

The owner proposes to construct a new driveway entrance from Ferrier Avenue to provide safe and convenient access to the property and additional off-street parking. The proposed driveway has been designed to minimize impacts on the surrounding area while maintaining appropriate setbacks and visibility.

4. Planning Justification

The requested minor variance is appropriate for the property for the following reasons:

- The property is a corner lot with frontage on Ferrier Avenue, making driveway access practical and appropriate.
- The proposed driveway will improve vehicle access and provide additional off-street parking.
- The proposal is compatible with the surrounding residential neighbourhood.
- The proposed driveway is not expected to create adverse impacts on neighbouring properties, pedestrian movement, or traffic operations.
- Appropriate sight lines will be maintained, and the driveway location has been selected to promote safe vehicle access.

5. Planning Act – Four Tests

The requested minor variance satisfies the four tests under Section 45(1) of the Planning Act:

a) Maintains the General Intent and Purpose of the Official Plan

The proposal supports the continued residential use of the property and represents appropriate residential development. It does not conflict with the policies of the Official Plan.

b) Maintains the General Intent and Purpose of the Zoning By-law

The proposal continues to respect the overall intent of the zoning by-law while seeking limited relief to allow an appropriately located driveway for this corner lot.

c) Is Desirable for the Appropriate Development or Use of the Land

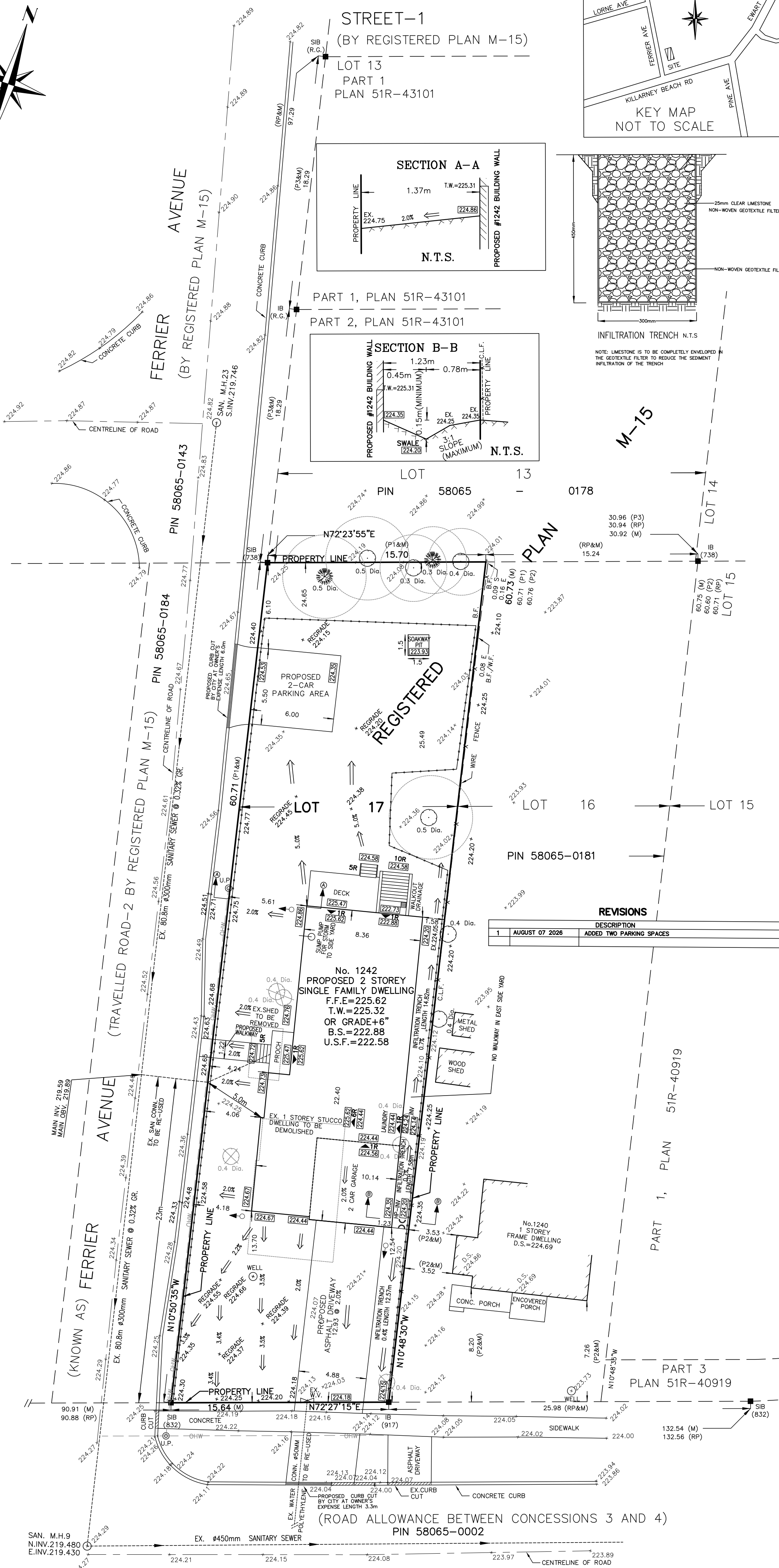
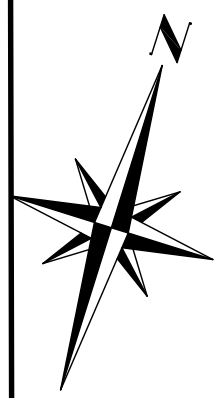
The proposed driveway provides safe and functional access to the property, improves site functionality, and represents appropriate development that is compatible with the surrounding neighbourhood.

d) Is Minor

The requested variance is minor in nature. It will not significantly alter the character of the neighbourhood, negatively affect adjacent properties, or create adverse impacts on municipal services or traffic.

6. Conclusion

The proposed driveway represents appropriate and compatible development for the subject property. The requested minor variance meets the four tests of Section 45(1) of the Planning Act and maintains the intent of both the Official Plan and the Zoning By-law. Approval of the application is respectfully requested.



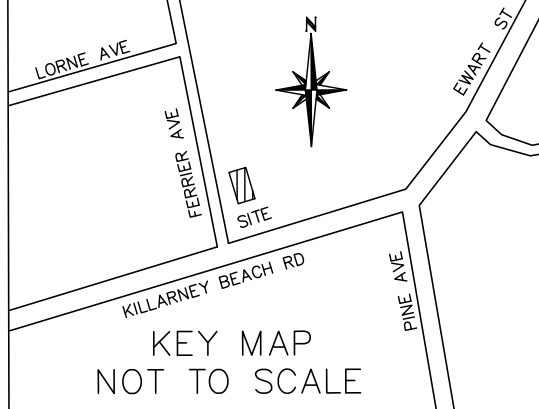
STREET-1
(BY REGISTERED PLAN M-15)

LOT 13
PART 1
PLAN 51R-43101

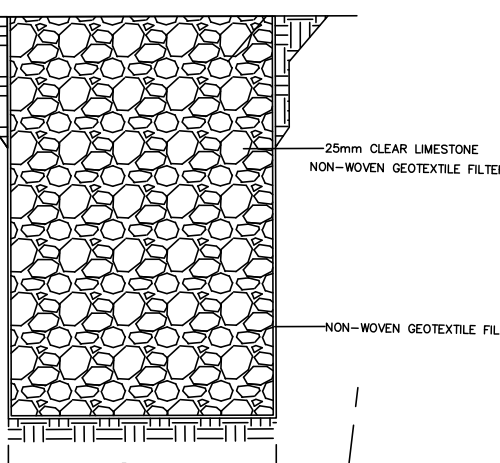
SECTION A-A
1.37m T.W.=225.31
EX. 224.75
2.0%
N.T.S.

PART 1, PLAN 51R-43101
PART 2, PLAN 51R-43101

SECTION B-B
1.23m T.W.=225.31
0.45m W.W.=225.31
0.15m (MINIMUM)
0.3 Dia.
N.T.S.



KEY MAP
NOT TO SCALE



INFILTRATION TRENCH N.T.S.
NOTE: LIMESTONE IS TO BE COMPLETELY DEVELOPED
THE GEOTEXTILE FILTER TO REDUCE THE SEDIMENT
INFILTRATION OF THE TRENCH

SITE GRADING PLAN OF LOT 17 REGISTERED PLAN M-15 TOWN OF INNISFIL COUNTY OF SIMCOE

SCALE 1:200



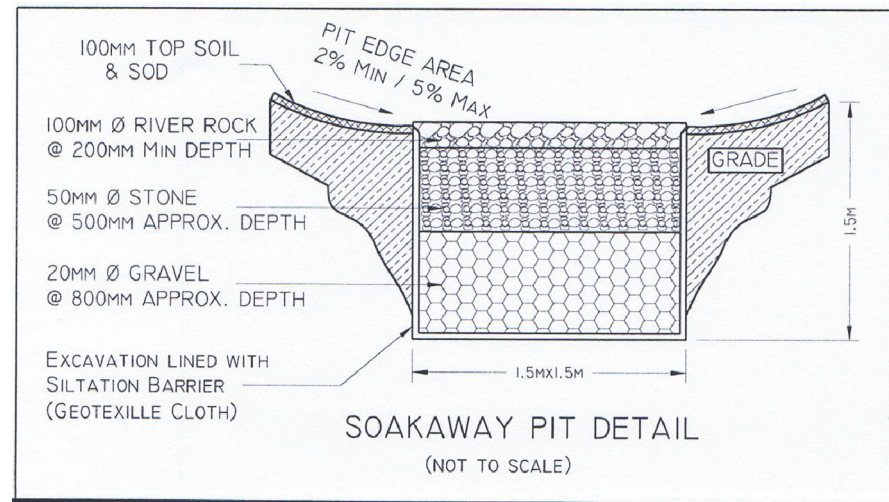
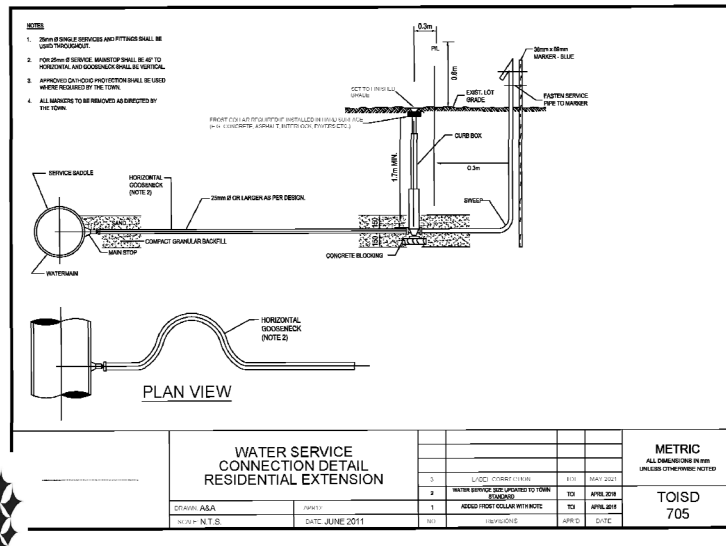
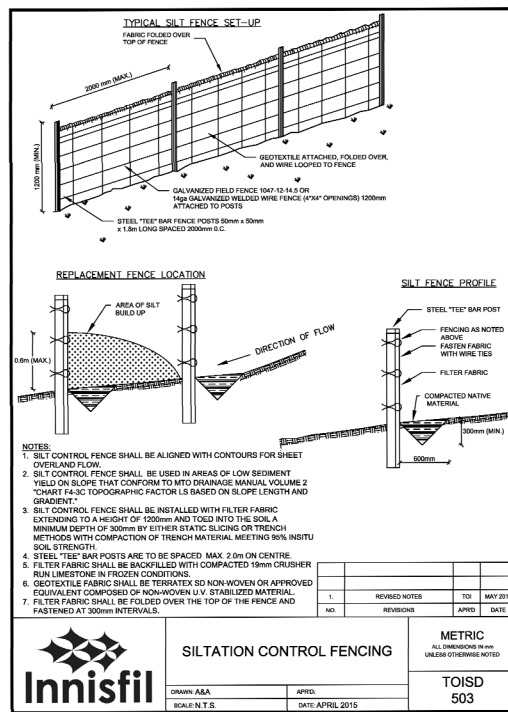
MANDARIN SURVEYORS LIMITED, O.L.S. ©

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

LEGEND

- HP DENOTES HIGH POINT
- EX. DENOTES EXISTING
- 99.99 DENOTES EXISTING ELEVATION
- 99.99 DENOTES PROPOSED ELEVATION
- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- B.F. DENOTES BOARD FENCE
- C.L.F. DENOTES CHAIN LINK FENCE
- L.S. DENOTES LIGHT STANDARD
- × W.V. DENOTES WATER VALVE
- M.H. DENOTES MAN HOLE
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE
- DENOTES TREE PROTECTION HOARDING TOWN STANDARD DS204
- DENOTES SILT FENCE AS PER OFSD 219.110



UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE.
THE UNDERRAMED COMPANY AND EACH UTILITY ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THE INFORMATION SHOWN HEREON AND EACH UTILITY MUST BE CONTACTED FOR AN ON-SITE LOCATE PRIOR TO ANY EXCAVATION.

NOTES

- BOUNDARY INFORMATION WAS TAKEN FROM REGISTERED PLAN M-15
- ALL FOOTING FORMWORK ELEVATION ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
- PRIOR TO THE SUPERSTRUCTURE WORKS PROCEEDING AND THE RELEASE OF THE COMPLETION STAGE CERTIFY THAT THE TOP OF FOUNDATIONS IS IN CONFORMITY WITH THE GRADING PLAN REVIEWED BY THE TOWN.
- ALL RAINWATER LEADERS TO DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL AT FRONT OF HOUSE
- A 0.60m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG ALL BOUNDARIES WITH ADJACENT PROPERTIES.
- NO TREES TO BE REMOVED WITHOUT PRIOR CONSENT FROM THE CITY ARBORIST.

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE TOWNSHIP OF KING BENCHMARK No.848151 HAVING AN ELEVATION OF 224.173 M, DATUM: CGVD28-78, LOCATED AT 1 STY CONC BLOCK BLDG (SYNCO INDUSTRIES) ON E. SIDE OF HWY 11 AND E. SIDE OF BATHURST ST, 4.0 KM S OF JCT OF HWY 11 AND HWY 88 IN BRADFORD, 77.0 M N OF BATHURST ST AND 83 M E OF CENTRELINE OF NORTHBOUND LANE OF HWY 11. TABLET IS SET HORIZONTALLY IN W FACE OF CONCRETE FOUNDATION 1.45 M S OF NW COR, 63 CM BELOW BLOCKWORK AND 47 CM ABOVE GROUND LEVEL.

CAUTION

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR ANY REAL ESTATE TRANSACTIONS.
- LOT DIMENSIONS OR POSSIBLE ENCROACHMENTS MUST BE CONFIRMED BY A LEGAL SURVEY.
- BEFORE EXCAVATION THE CONTRACTOR MUST VERIFY IF GRAVITY CONNECTION TO SANITARY SEWER IS ACHIEVABLE.

SURVEYOR'S CERTIFICATE

I HAVE REVIEWED THIS GRADING PLAN FOR THE DWELLING 1242 KILLARNEY BEACH ROAD, IT IS MY BELIEF THAT THE GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT ON ADJACENT PROPERTIES.

APRIL 09, 2023
DATE



Z. ZENG
ONTARIO LAND SURVEYOR



MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM

42 RAVENCLIFF CRESCENT PHONE: (647)430-1366 FAX: (647)799-4068
TORONTO, ONTARIO, M1T 1R8 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z.

CAD No: 2021-682

JOB No: 21-682GP