

Summary of Comments

A-2026-020

1242 Killarney Beach Rd



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: A-2026-020
MEETING DATE: September 17, 2026
TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment
FROM: Toomaj Haghshenas
Development Planner
SUBJECT: Minor variance application A-2026-020 seeking relief from Section 3.18.1 (g) of Zoning By-law No. 080-13 for a proposed additional driveway.

PROPERTY INFORMATION:

Municipal Address	1242 Killarney Beach Rd
Legal Description	PLAN M15 LOT 17
Official Plan	Downtown Commercial Area (Schedule B3)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-2026-020 to the following conditions:

1. That the variance apply exclusively to the submitted drawings and that any future development of the land be subject to the Zoning By-law.
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 of the driveway.
3. That the Applicant/Owner obtain an entranceway permit from the Town of Innisfil prior to connecting the additional driveway to Ferrier Avenue

REASON FOR APPLICATION:

The applicant is proposing to construct a second driveway to provide additional off-street parking to accommodate the Accessory Dwelling Unit (ADU) on the subject lands. The applicant is seeking relief from Section 3.18.1(g) of the Zoning By-law, which only permits one (1) driveway per residentially zoned lot within a settlement area. An entranceway permit would be required from the Town to connect the proposed driveway to Ferrier Avenue which is addressed as a recommended condition.

Application Number	By-law Section	Requirement	Proposed	Difference
A-039-2024	3.18.1 (g)	1 driveway per residentially zoned lot in settlement area	2 driveways	1 additional driveway

SURROUNDING LANDS:

North	Single detached dwellings
East	Single detached dwellings
South	Killarney Beach Rd, Monte Reno Marina, Single detached dwelling
West	Ferrier Ave, Single detached dwellings

ANALYSIS:

Site Inspection Date	September 10, 2026
Maintains the purpose and intent of the Official Plan: ☒ Yes ☐ No	The subject lands are located within the urban settlement area of Lefroy/Belle Ewart and are designated Downtown Commercial Area on Schedule B3 to the Town Official Plan. Although single detached dwellings are not identified as a permitted use within the Downtown Commercial Area designation, the existing residential use of the subject property conforms to existing zoning, which is R1. The surrounding area is characterized predominantly by similar existing residential dwellings, and a marina located across the street, as well as some existing commercial properties on Killarney Beach Road. No policy in the Town Official Plan specifically restricts two entrances onto a local residential street, although policies are in place to minimize entrances onto arterial and collector roads to promote continuous and uninterrupted pedestrian, cyclist and vehicle use. With respect to access, the Town Official Plan does not contain policies specifically prohibiting multiple driveway entrances onto local residential roads. Rather, access management policies are primarily directed toward minimizing the number of access points on arterial and collector roads in order to maintain safe and efficient movement for pedestrians, cyclists, and vehicles. Given that the subject property is a corner lot and that Ferrier Avenue is not identified as an arterial or collector road on Schedule C of the Official Plan, staff are satisfied that the proposed additional driveway is consistent with the intent of the Official Plan. Section 10.1.24 of the Official Plan promotes higher density housing within Downtown Commercial Areas. The proposed second driveway is associated with an ADU which supports to this provision. Section 15.1.2 of the Official Plan states that all development applications within settlement areas shall require that there be no net loss of trees and Section 15.1.6 states that a tree protection plan shall be required as part of development applications that identifies, preserves and compensates trees on the lot. The tree protection plan shall also address provision for native tree species consistent with Town of Innisfil Engineering Standards. While tree removal is not proposed, there appear to be existing mature trees along the rear lot

	line of the subject lands close to where the disturbance is occurring. As such, staff have recommended a condition requiring that the existing boundary trees be protected and maintained to the satisfaction of the Town and that a Tree Preservation/Planting Plan be submitted if any proposed tree removal is required during construction of the driveway in accordance with OP policies 15.1.2 and 15.1.6. Subject to the recommended conditions, Staff are of the opinion that the application maintains the purpose and intent of the Official Plan.
Maintains the purpose and intent of the Zoning By-law: ☒ Yes ☐ No	The subject lands are zoned Residential 1 (R1) in Zoning By-law 080-13, as amended. Section 3.18.1 g) only allows one driveway on a residentially zoned lot within a settlement area. This provision was established through a housekeeping amendment to the Zoning By-law in 2017 with the intent of restricting lots in settlement areas to only one driveway. The provision also assists in maintaining a consistent streetscape, ensures front yards are not dominated by parking areas and minimizes traffic and safety concerns. The proposed second driveway appears to require minimal additional hardscaping and vegetation removal (subject to the proposed condition of a Tree Preservation/Planting Plan conforming minimal removal and protection of existing vegetation), and the subject property will maintain the required minimum Landscaped Open Space requirements. The subject lands contain sufficient frontage and rear yard area to accommodate a second driveway without adversely affecting the functionality of the site or the overall lot layout. The proposed driveway and associated parking area would result in a reduction of landscaped open space from approximately 69% to 65%. Notwithstanding this reduction, the property would continue to provide a substantial amount of landscaped area and remain well in excess of the minimum 30% landscaped open space requirement prescribed in Table 4.2A of the Zoning By-law. As such, staff are satisfied that the proposal maintains an appropriate balance between built form, parking accommodations, and landscaped amenity space, while continuing to meet the intent of the Zoning By-law. Staff do not expect any negative impacts in terms of traffic safety or sightlines with the proposed additional driveway however this would be confirmed through the entranceway permit process which is included as a recommended condition. In consideration of the above and subject to the recommended conditions, the subject application maintains the purpose and intent of the Town's Zoning By-law.
The variance is desirable for the appropriate/orderly development or use of the land:	In the opinion of Staff, the variance is considered desirable for appropriate/orderly development of the land, subject to the recommended conditions. The second driveway is proposed to be used to access additional off street parking on the subject lands while maintaining adequate landscaped open space. It will not impact

☒ Yes ☐ No	surrounding residential properties, nor is it expected to cause clutter or increased traffic within the neighborhood and would not appear to cause any significant sightline issues or traffic concerns.
The variance is minor in nature: ☒ Yes ☐ No	Staff are of the opinion that the proposed secondary driveway is minor in nature. Given the scale of the lot and other matters previously discussed, it is considered minor subject to the recommended conditions.

CONCLUSION:

The Planning Department recommends approval of application A-2026-020, subject to the recommended conditions.

PREPARED BY:

Toomaj Haghshenas
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Building Department

MEMORANDUM TO FILE

DATE: September 10, 2026

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

FILE/APPLICATION: A-2026-020

SUBJECT: 1242 Killarney Beach 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. An Entrance Permit from the Operations Department is required, please contact Customer Service for information.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application.)

1. No comment



Engineering

MEMORANDUM TO FILE

DATE: September 17, 2026

FROM/CONTACT: Adil Khan ex 3244 akhan@innisfil.ca

FILE/APPLICATION: A-020-2026

SUBJECT: 1242 Killarney Beach 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. 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. Ensure drainage is not blocked and obtain an ROP.