Summary of Comments

B-2026-011

202 Big Bay Point Rd

COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER:	**B-2026-011**
ASSOCIATED FILE:	**N/A**
MEETING DATE:	**November 19, 2026**
TO:	**Sarah Burton Hopkins, Secretary Treasurer Committee of Adjustment**
FROM:	**Ingrid Li Development Planner**
SUBJECT:	**Consent to sever the lands municipally known as 202 Big Bay Point Road into two approximately equal parcels for the purpose of a lot boundary adjustment involving the abutting properties at 218 and 220 Big Bay Point Road. The proposed Lot 1 is to be conveyed to and consolidated with the property municipally known as 220 Big Bay Point Road. The proposed Lot 2 is to be conveyed to and consolidated with the property municipally known as 218 Big Bay Point Road. No new lots are proposed to be created.**

PROPERTY INFORMATION:

Municipal Address	202 Big Bay Point Rd
Legal Description	PLAN 683 Lots 3 8 to 10 13 to 15 18 to 20 PT LOTS 2 7
Official Plan	Shoreline Residential Area (Schedule B)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends deferral of application B-2026-011 until the following is provided:

1.) **That the owner/applicant provide external legal documentation to confirm that that legal access can be obtained from the property onto Grove Place. If legal access cannot be obtained from the property onto Grove Place, access to the property may be had via Big Bay Point Road with an updated Environmental Impact Study to demonstrate conformity with the Provincial, County Official Plan, Town of Innisfil Official Plan and consistency with the Lake Simcoe Protection Plan (LSPP) policies, or alternatively easements may be applied for to facilitate access to proposed Lot 1 and 2 using existing driveways.**

2.) **That an addendum to the Environmental Impact Study, dated July 24, 2026 be submitted to further investigate the potential presence of the endangered Red-headed Woodpeckers, as well as any potential impacts of the proposed**

development on the species and its habitat, regardless of the ultimate driveway access configuration.

Alternatively, should the Committee consider the approval of the application B-2026-011, Staff recommend that the approval be subject to the following conditions:

CONDITION(S):

1. **That the owner/applicant provide external legal documentation to confirm that that legal access can be obtained from the property onto Grove Place. If legal access cannot be obtained from the property onto Grove Place, access to the property may be had via Big Bay Point Road with an updated Environmental Impact Study to demonstrate conformity with the Provincial, County Official Plan, Town of Innisfil Official Plan and consistency with the Lake Simcoe Protection Plan (LSPP) policies, or alternatively easements may be applied for to facilitate access to proposed Lot 1 and 2 using existing driveways.**

2. **That an addendum to the Environmental Impact Study, dated July 24, 2026 be submitted to further investigate the potential presence of the endangered Red-headed Woodpeckers, as well as any potential impacts of the proposed development on the species and its habitat, regardless of the ultimate driveway access configuration**

3. **That the applicant shall submit a Tree Risk Assessment prepared by ISA Certified Arborist who is a Qualified Tree Risk Assessor, identifying potentially hazardous trees, including dead, damaged or fallen trees, and potential risks to neighbouring properties, Grove Place and the proposed driveway. The assessment shall identify appropriate tree removal mitigation, to the satisfaction of the Town.**

4. **That the applicant provides confirmation of how the mitigation measures identified in Section 8 of the Environmental Impact Study are implemented to the satisfaction of the Town and the Lake Simcoe Region Conservation Authority.**

5. **That the applicants retain an Ontario Land Surveyor to prepare and submit a digital copy of a draft reference plan identifying the severed and retained lands as per the sketch prepared for the application, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office**

6. **That the owner's solicitor shall provide written confirmation that Lot 1 be conveyed, merged and registered as one lot in common with the ownership of the northerly adjoining property at 220 Big Bay Point Road (respective Roll No. 010-052-032); and,**

7. **That the owner's solicitor shall provide written confirmation that Lot 2 be conveyed, merged and registered as one lot in common with the ownership of the northerly adjoining property at 218 Big Bay Point Road (respective Roll No. 010-052-031).**

REASON FOR APPLICATION:

The applicant is proposing to divide the subject lands into two approximately equal parcels, and each portion of land is to merge with abutting waterfront residential lands. The proposed Lot 1 is

to be conveyed to and consolidated with the property with an existing single detached dwelling municipally known as 220 Big Bay Point Road. The proposed Lot 2 is to be conveyed to and consolidated with the property with an existing single detached dwelling municipally known as 218 Big Bay Point Road. No new lots will be created through this proposal. Following the proposed severance and conveyance, the property municipally known as 202 Big Point Road will no longer exist as a separate lot and will be merged with the adjacent properties. The proposed lot 1 with a frontage of approximately 62.1m and lot area of approximately 10,908m^2 will be added to 220 Big Bay Point Road. The proposed lot 2 with a frontage of approximately 62.1m and lot area of approximately 10,915.6 m^2 will be added to 220 Big Bay Point Road.

The Planning Justification Report notes that the subject property contains an existing driveway that provides access to the two abutting waterfront residential properties municipally known as 218 and 220 Big Bay Point Road. The existing driveway serving 220 Big Bay Point Road will be maintained, while a new independent driveway connection from Grove Place is proposed to provide access to 218 Big Bay Point Road. Grove Place is a privately owned road, and concerns have been raised regarding whether the applicant has the legal rights to establish the proposed driveway access. The Legal Department has reviewed the application and noted that the supporting letter is not sufficient confirmation that the applicant has legal access to Grove Place. The applicant should provide documentation that legal access can be obtained from the property onto Grove Place or, in the alternative, access to the property will be made via Big Bay Point Road. Hence Staff recommend deferral.

Comments have been received regarding damaged, fallen and potentially unstable trees throughout the woodland, including exposed root systems. The submitted EIS indicates that any minimal tree removals required for driveway construction are not anticipated to result in significant impacts to the woodland feature or its ecological functions. However, the EIS does not assess potential safety risks associated with the condition of the trees. Accordingly, Staff have included a condition in this regard at the time of approval, once the proposed access has been confirmed.

Comments received on November 17th, 2026 have expressed concerns regarding the presence of endangered Red-headed Woodpeckers on Grove Place. These observations differ from the findings of the submitted EIS specifically section 5.7.2, which states that no Red-headed Woodpeckers were identified during breeding bird surveys or as an incidental. Therefore, Staff recommend deferral and require an addendum to the EIS to further investigate the potential presence of the species, as well as any potential impacts of the proposed development on the species and its habitat.

SURROUNDING LANDS:

North	Single detached dwellings on shoreline lots, Lake Simcoe
East	Grove Place (private road), Big Bay Point Golf and Country Club,
South	Big Bay Point Road, vacant woodlot and Friday Harbour Resort lands
West	Vacant residential lots

ANALYSIS:

Site Inspection Date	November 4, 2026
Consistent with the Provincial Planning Statement (PPS): **☐Yes** **☐No**	The subject lands are located outside of a settlement area and considered Rural Lands by the Provincial Planning Statement, 2024 (PPS). Section 2.6.1 c) of the PPS indicates that residential development, including lot creation, is permitted on rural lands where site conditions are suitable for the provision of appropriate sewage and water services. Section 2.6.2 of the PPS states that

	development that can be sustained by rural service levels should be promoted. In this case, the proposed boundary adjustment would not result in the creation of an additional lot, are not considered to adversely impact neighbouring residential lands, except in the context of ensuring appropriate measures for tree removal for any proposed driveways, and conformation of legal right of access onto Grove Place. The application would not introduce any new land uses, as the existing residential use would remain. Section 3.6 of the PPS provides policy direction on sewage and water servicing. As noted, the proposal would not introduce a new lot and no additional residential development is proposed; therefore, the proposal is not expected to increase demand on existing servicing infrastructure. Section 4.1 of the PPS includes policies that apply to natural heritage features. Development and site alteration is not permitted within natural heritage features or within adjacent lands to natural heritage features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions per 4.1.4 and 4.1.8 of the PPS. Section 4.1.8 states that development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. The subject lands are within 30 m of the mapped Significant Woodland to the south and contain a woodland feature of approximately 6.5 ha, which is identified as a Candidate Significant Woodland under the Lake Simcoe Protection Plan criteria per the Environmental Impact Study, prepared by Birks Natural Heritage and dated July 24, 2026. The policies of Section 4.1 of the PPS are therefore applicable. The EIS evaluates the potential impacts of the proposed lot line adjustment and driveway on the identified natural heritage features and their ecological functions. The EIS concludes that the proposal is not expected to result in negative impacts to the identified natural heritage features or their ecological functions, provided that the recommended mitigation measures are implemented. Section 5.2 of the PPS includes policies that apply to natural hazard lands, and the Lake Simcoe Conservation Authority (LSRCA) have reviewed the application and advised that the proposal is generally consistent with the policies of Section 5.2 of the PPS. Staff are of the opinion that the proposed boundary adjustment is consistent with the Provincial Planning Statement (PPS). However, there is uncertainty as to whether legal access can be established from the consolidated property onto Grove Place, which is a private road that does not regulated by the Town. As the proposed driveway

	access onto Grove Place has not been legally confirmed, Staff recommend that the application be deferred until such time legal confirmation of the proposed driveway has been provided to the satisfaction of the Town. Should legal access onto Grove Place not be obtained, the applicant shall identify an alternative driveway access onto Big Bay Point Road. In that case, an updated EIS will be required to assess the potential impacts of the alternative driveway location on the identified natural heritage features to demonstrate conformity with policies Section 4.1 and 5.2.
Consistent with the Lake Simcoe Protection Plan (LSPP): **☐Yes** **☐No**	The subject lands are located outside of a settlement area and portion of the lands are subject to policies of the Lake Simcoe Protection Plan (LSPP). The EIS assessment is required as part of the application submission due to the property being within the LSPP area and in proximity to Lake Simcoe. The LSRCA have reviewed the application regarding natural heritage identified in Section 6 of the LSPP and the EIS and noted that for the purpose of this consent application, the EIS has demonstrated conformity with the LSPP. However, additional technical comments will be provided through the subsequent required permit application for the proposed driveway. The LSRCA will require the applicant to demonstrate how the impact of the driveway is minimized through the significant woodland"..
Conforms to the County of Simcoe Official Plan: **☐Yes** **☐No**	The subject lands are designated 'Rural' on Schedule 5.1 of the Simcoe County Official Plan (SCOP). Section 3.3.5 of the SCOP, which applies to all land use designations, states that consents for "legal or technical reasons" and consolidation of land holdings may be permitted but shall not be for the purpose of creating new lots except as otherwise permitted in the SCOP, Provincial policies or legislation. "Legal or technical reasons" means severances for purposes such as easements, corrections of deeds, quit claims, and other minor boundary adjustments, which do not result in the creation of a new lot. The proposed boundary adjustment will enlarge and reconfigure two existing residential lots without creating an additional lot. Section 3.3.15 states that despite anything else in this Plan, except Section 4.4 as it applies to mineral aggregate operations only, development and site alteration shall not be permitted: ii. *In the following unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions: Significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest (ANSIs), and coastal wetlands (not covered by 3.3.15 i) above).* *vi. On adjacent lands to the natural heritage features and areas listed above, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological function.*

	The County has been provided notice of the subject consent application, in accordance with the requirements of the Planning Act, and have no objections. The submitted EIS concludes that the proposal is not expected to result in negative impacts to the identified natural heritage features or their ecological functions, provided that the recommended mitigation measures are implemented. Staff note that the EIS was prepared for the proposed lot line adjustment and driveway onto Grove Place. However, there is uncertainty as to whether legal access can be established from the consolidated property onto Grove Place, which is a private road that is not maintained or regulated by the Town. As the proposed driveway access onto Grove Place has not been legally confirmed, Staff recommend that the application be deferred until such time legal confirmation of the proposed driveway has been provided to the satisfaction of the Town. Should legal access onto Grove Place not be obtained, the applicant shall identify an alternative driveway access onto Big Bay Point Road. In that case, an updated EIS will be required to assess the potential impacts of the alternative driveway location on the identified natural heritage features to demonstrate conformity with County Official Plan Policies Section 3.3.15.
Conforms to the Town of Innisfil Official Plan: **☐Yes** **☐No**	The subject lands are designated Shoreline Residential Area on Schedule to the Town Official Plan and are also within the Natural Heritage System Overlay. Section 19.15 states that within the Shoreline Residential Area, lot severances shall be prohibited on lands within and adjacent to hazardous lands adjacent to Lake Simcoe which are impacted by flooding, erosion and dynamic beach hazards. The lot boundary adjustment will result in two appropriately sized residential lots, will not result in the creation of a new lot, and conform to the permitted uses in the designation. Section 5.3.19 states that new lots shall not be created on private roads. New lots shall directly abut an open and maintained public road. Section 19.20 ii) states that new infill lots may be permitted by severance subject to direct frontage in a traditional lot pattern is provided to an open and maintained public road (except for those lands located on Part of Lots 23, 24, 25 and 26, Plan 1028, Concession 13). Considering no new lot is being created, but rather three lots are proposed to be consolidated into two, this policy does not apply. Further the consolidation would result in two lots currently not having frontage on a public road, to have frontage on a public road from the consolidation (Big Bay Point). Having said this, Staff have concerns legal right of access onto Grove Place has not been demonstrated and recommends deferral. Section 17.1 applies to the Natural Heritage System overlay. New development, must demonstrate through a Natural Heritage Evaluation (NHE) that there are no negative impacts on key natural heritage features or key hydrologic features or their functions,

	connectivity between natural heritage features is maintained and enhanced, removal of natural heritage features is avoided, and at least 30% of the total developable area will remain or be returned to natural self-sustaining vegetation. In terms of development, no new lots are being proposed. The principal disturbance is the new proposed driveway. The submitted EIS concludes that the proposal is not expected to result in negative impacts to the identified natural heritage features or their ecological functions, provided that the recommended mitigation measures are implemented. The subject lands currently contain an existing driveway that provides access to the two abutting residential properties municipally known as 218 and 220 Big Bay Point Road. As a result of the proposal, the existing driveway will continue to serve the consolidated lot (Lot 1 and 220 Big Bay Point Road), while a new driveway is proposed to provide access to the consolidated lot (Lot 2 and 218 Big Point Road). As noted above, the proposed driveway access onto Grove Place has not been legally confirmed, Staff recommend that the application be deferred until such time legal confirmation of the proposed driveway has been provided to the satisfaction of the Town. Should legal access onto Grove Place not be obtained, the applicant shall identify an alternative driveway access onto Big Bay Point Road. In that case, an updated EIS will be required to assess the potential impacts of the alternative driveway location on the identified natural heritage features to demonstrate conformity with policies Section 17.1.
Complies with the Zoning Bylaw 080-13: **☐Yes** **☐No**	The subject lands are zoned Residential 1 (R1) in Zoning By-law 080-13, as amended which permits single detached dwellings and requires a minimum lot frontage of 22m and minimum lot area of 1400m2 for lots without municipal water and sewer services. The proposed enlarged residential lots will each maintain 61m frontage on Big Bay Point Road and will exceed the minimum lot area requirement. Both lots will comply with the R1 zone standards. As such, the proposed boundary adjustment maintains the purpose and intent of the Town's Zoning By-law. However, Staff recommend deferral until such time legal confirmation of the proposed driveway has been provided to the satisfaction of the Town.
Conforms to Section 2, 51(24) and 53(12) of the *Planning Act*: **☐Yes** **☐No**	Staff will provide further analysis of Section 2, 51(24) and 53(12) of the Planning Act in a future memorandum to the Committee of Adjustment once driveway access have been addressed to the satisfaction of the County, Town Planning Department and the LSRCA.

CONCLUSION:

The Planning Department recommends deferral of application B-2026-011 as detailed herein.

PREPARED BY:

Ingrid Li
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning

Innisfil

Building Department

MEMORANDUM TO FILE

DATE: November 11, 2026

FROM/CONTACT: Jocelyn Penfold

FILE/APPLICATION: B-2026-011

SUBJECT: 202 – 214 Big Bay Point

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 comments

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

1. No comments

Innisfil

Engineering

MEMORANDUM TO FILE

DATE: November 19, 2026

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

FILE/APPLICATION: B-011-2026

SUBJECT: 202-214 Big Bay Point 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. When applying for a building permit, please submit engineering design drawings and all other supporting documents in accordance with Town Standards and to the satisfaction of the Town.

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. Hydrogeological Report, please contact the Town to discuss the scope, typical requirements include:
    a. MECP D-5-4 and MECP D-5-5
    b. Private Water Well Survey
2. Stormwater Management Report, please contact the Town to discuss the scope, typical requirements include:
    a. Determining a sufficient outlet and site drainage for the stormwater on site per Town Standards
3. Should trees be removed tree compensation shall be provided in accordance with the Town Standards.

Sent via e-mail: sburtonhopkins@innisfil.ca

November 13, 2026

Municipal File No.: B-2026-011
LSRCA File No.: VA-311056-052825

Sarah Burton Hopkins
Development Coordinator & Secretary Treasurer
2101 Innisfil Beach Road
Town of Innisfil, L9S 1A1

Dear Sarah,

Re: Application for Consent
202, 218, and 220 Big Bay Point Road
Town of Innisfil
Owner: Ron Boyko & Gabriel Viaux
Applicant: Morgan Planning

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner is proposing a consent application to sever 202 Big Bay Point Road into two approximately equal parcels and merged with 218 and 220 Big Bay Point Road (three lots to two lots).

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Letter of Authorization prepared by Gabriel Viaux (dated July 22, 2026)
- Letter of Authorization prepared by Ron Boyko (dated September 22, 2026)
- 202 Big Bay Point Road Deed
- Driveway Access Neighbour Support Letter prepared by Morgan Planning & Development Inc. (various dates)
- EIS prepared by Birks Natural Heritage Consultants (dated July 24, 2026)
- Planning Justification Report prepared by Morgan Planning & Development Inc. (dated September 2026)
- Severance Sketch (with NH overlay) prepared by Morgan Planning & Development Inc. (dated July 23, 2026)
- Survey prepared by Rudy Mak Surveying Ltd. (dated August 6, 2026)

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act.* LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Innisfil. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

Recommendation

Based on our review of the submitted information in support of the application, the proposal is consistent and in conformity with the natural hazard policies of the applicable Provincial, Regional and Local plans. On this basis, we have no objection to the approval of this application for Consent. It is recommended that any approval of this application be subject to the following conditions:

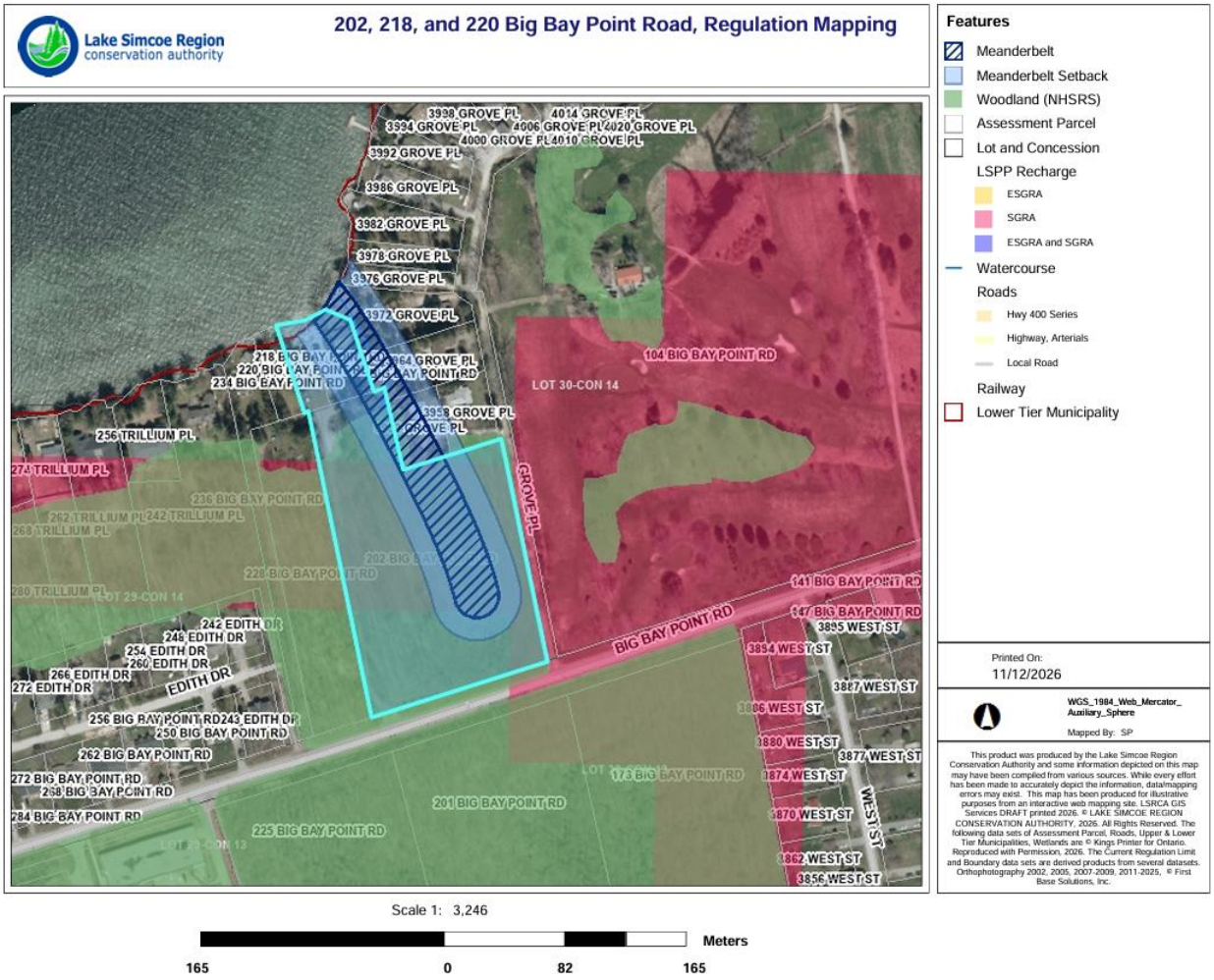
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Consent (Minor – planner review only) is $630;
- That the Applicant/Owner successfully obtain a permit from the LSRCA.

Site Characteristics

The total area of the subject lands are approximately 2.2 hectares in land area and is located north of Big Bay Point Road and west of Grove Place within the Town of Innisfil.

Existing mapping indicates the following:

- The subject land is within the 'Residential One Zone' (R1) as per the Town of Innisfil's Interactive online Mapping Tool, as amended.
- The subject property is partially regulated by the LSRCA under Ontario Regulation 41/24 for Watercourse and associated erosion hazard. Please see a detailed regulatory map below.
- The subject property contains identified woodland areas.
- The subject property is located within a completed watershed or sub-watershed study area – Innisfil Creeks Subwatershed Plan.
- The subject property is within a Significant Groundwater Recharge Area (SGRA).



This product was produced by the Lake Simcoe Region Conservation Authority and some information depicted on this map may have been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist. This map has been produced for illustrative purposes from an interactive web mapping site. LSRCA GIS Services DRAFT printed 2026. © LAKE SIMCOE REGION CONSERVATION AUTHORITY, 2026. All Rights Reserved. The following data sets of Assessment Parcel, Roads, Upper & Lower Tier Municipalities, Wetlands are © Kings Printer for Ontario. Reproduced with Permission, 2026. The Current Regulation Limit and Boundary data sets are derived products from several datasets. Orthophotography 2002, 2005, 2007-2009, 2011-2025, © First Base Solutions, Inc.

Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS). There are identified natural hazards on the subject lands (erosion hazard area). Based on the information submitted as part of this application, the proposal is generally consistent with 5.2 of the PPS.

2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

It appears that the applicant is proposing the construction of a driveway to access 218 Big Bay Point Road from Grove Place. This proposal is considered site alteration withing the LSRCA's regulated area and appears to cross an identified watercourse. Therefore, the applicant will require a permit from the LSRCA prior to any development or site alteration occurring related to this driveway.

3. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural heritage identified in Section 6 of the Lake Simcoe Protection Plan (LSPP). The LSRCA's review has been modified due to Bill 23, More Homes Built Faster Act, having received Royal Assent from the Province, and the associated Regulations issued on December 28th, 2022. This impacts our review by way of Planning Act applications, as the LSRCA is no longer able to comment on behalf of municipalities for Natural Heritage review within Oak Ridges Moraine, Greenbelt and Municipal Settlement Areas established prior to 2009. We note the subject lands are located outside of these areas, therefore LSRCA will be reviewing Natural Heritage as it relates to the LSPP.

   The LSRCA notes the submission of an EIS that has been updated based on previous discussions with the LSRCA. For the purpose of this consent application, the EIS has demonstrated conformity with the LSPP. However, additional technical comments will be provided through the subsequent required permit application for the proposed driveway. The LSRCA will require the applicant to demonstrate how the impact of the driveway is minimized through the significant woodland.

   Ontario Regulation 41/24 applies to a portion of the subject property. It appears that the proposed development will be within the regulated area, therefore a permit from the LSRCA will be required prior to any development or site alteration taking place.

   LSRCA staff attended a site visit in May 2025 to evaluate the significant woodland and watercourse on the subject lands (LSRCA file no. SVF-311056-052825).

   LSRCA staff note that there does not appear to be history of any permit files on the subject lands.

Advisory Comments

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Innisfil in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.
2. Technical Review Comments related to Natural Heritage are being prepared by Jessica Chan (j.chan@lsrca.on.ca). These comments have been provided under separate cover as a part of our comment package.
3. Please be advised that the EIS submitted by the applicant identified an endangered species (Black Ash) along the proposed lot 2 (to be merged with 218 Big Bay Point Road) frontage on Big Bay Point Road.
4. Please be advised that the EIS submitted by the applicant identified potential significant wildlife habitat for bats that may meet the definition under the Species at Risk Act.

Summary

Based on our review of the submitted information in support of this application, the proposal is consistent and in conformity with the natural hazard policies of the applicable Provincial, Regional and Local plans. On this basis, we have no objection to the approval of this application for Consent.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 5.2 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 does apply to the subject site. A permit from the LSRCA will be required prior to any development taking place;

Please inform this office of any decision made by the Town of Innisfil with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned (s.payne@lsrca.on.ca).

Sincerely,



Steven Payne
Planner I
Lake Simcoe Region Conservation Authority (LSRCA)

New driveway for 220 Big Bay point via Grove Place

CU

Carolyn Umpleby

To: Clerks Office

Reply | Reply all | Forward

Mon 7/20/2026 1:36 PM

Some people who received this message don't often get email from [redacted] arn why this is important

[EXTERNAL]

To Whom It May Concern,
I am writing to you to formally express my opposition to any application to sever the forested land located between Grove Place, Innisfil, and 220 Big Bay Point Road, Innisfil. I understand that an application has been, or may soon be, submitted to sever this forested area and construct a new permanent driveway from Grove Place to provide access to a property on Big Bay Point Road.
I greatly oppose both the proposed severance of the forest and the creation of a Big Bay Point Road property that would be accessed via Grove Place, a private road with no direct connection or relationship to accessing the Big Bay Point Road address.
I believe preserving this forest is in the best interest of the neighbourhood and respectfully request that my objection be placed on the public record and given full consideration during the review of any related application.
Thank you for your time and consideration.
Sincerely,
Carolyn Umpleby 3964 Grove pl
Innisfil On

I am a 37 year resident on Grove Place private road (47 year permanent resident in Innisfil) and currently manage the maintenance of the private road. In the 37 years the owners of the property in question have also owned the property at 3792 Grove Place (Boyco - one of the applicants) did not contribute to the maintenance while all the neighbours provided the funds and often manual labour to keep the road available for regular access, including mail, fire, ambulance and garbage collection access. During the recent ice storm most neighbours pitched in over several days to clear a complete blockage of the road. Past performance would indicate that the applicants will continue to be poor neighbours and not carry their share of the maintenance if granted the new entrance to Grove Place. I have surveyed the neighbours and have yet to have even one indicate that they signed the letter of support claimed by the applicant's consultant. The letter was not included in the information provided. We do not , in principle, object to the proposed severance. We object to granting an entrance from Grove Place. The applicant can just as well gain access to their new lot off Big Bay Point Road. The obvious reason for wanting the Grove Place access is the effort and cost of an entrance permit and the cost of traversing the ditch on Big Bay Point Road.

Gord Thompson

Preservation of our Forrest & Inappropriate Access to our private road, Grove Place

GM

Graydon Moffat

To: Clerks Office

Reply | Reply all | Forward

Mon 7/20/2026 3:38 PM

ne people who received this message don't often get email fro [redacted] earn why this is important

[EXTERNAL]

To Whom It May Concern,

I am writing on behalf of myself, Jennifer Moffat, to formally express my opposition to any application to sever the forested land located between Grove Place, Innisfil, and 220 Big Bay Point Road, Innisfil.

I understand that an application has been, or may soon be, submitted to sever this forested area and construct a new permanent driveway from Grove Place to provide access to a property on Big Bay Point Road.

I strongly oppose both the proposed severance of the forest and the creation of a Big Bay Point Road property that would be accessed via Grove Place, a private road with no direct connection or relationship to accessing the Big Bay Point Road address.

I believe preserving this forest is in the best interest of the neighbourhood and respectfully request that our objection be placed on the public record and given full consideration during the review of any related application.

Thank you for your time and consideration.

Sincerely,
- Jennifer Moffat

3982 Grove Pl
Innisfil ON

The Town of Innisfil

2101 Innisfil Beach Road

Innisfil ON L9S 1A1

Attn: Committee of Adjustment

Re: Request for access to a private road for 202 Big Bay Point Road

Per the attached, all home owners on our private road have been presented with the attached letter from Morgan Planning and Development Inc. asking for access to our road for their client.

I am writing to formally object to the proposed driveway application for this property.

As a homeowner on Grove Place, I am deeply concerned about the proposal to construct a new driveway through an established forested area. In my view this is totally unnecessary. It would result in the unnecessary removal and fragmentation of mature woodland that contributes significantly to the natural character of our neighbourhood, wildlife habitat, and the environmental health of our area.

My understanding is that the property owner already has access to Big Bay point road through a shared driveway. Proving that this alternate driveway is not needed. I see no justification for approving a route that would require removing of trees and altering a wooded area for something as an additional driveway. Please note the actual address is Big Bay point road and not Grove place.

I strongly object to this application and ask that my concerns be included in public record and be taken into account before any decision is made

Thank you for your consideration.

Sincerely

Mary Elizabeth McConnell

4026 Grove Place Innisfil Ontario

Good morning,

I did submit this through the online form, but I was not able to attach the pictures so I am also sending in this format.

I am writing regarding the proposed severance at 202 Big Bay Point Road and the condition of the forest surrounding the proposed driveway.

As an adjoining property owner, I have serious concerns about the number of damaged, fallen and potentially unstable trees throughout this forest.

These concerns are based on firsthand experience. I have already had two trees fall onto my garage, resulting in property damage. Although those trees were subsequently removed from my property, the surrounding forest remains in concerning condition.

There are still partially fallen and broken trees, along with large exposed root systems standing vertically out of the ground. Some of these trees appear extremely unstable, and I am concerned about the potential for further damage or, worse, someone being injured.

The recent ice storm also highlighted just how vulnerable Grove Place is to falling trees and debris. Our private road was impassable for days, and it was the neighbours who came together to clear the debris and restore access. At no point did the owners of the forest assist with or contribute to that cleanup.

This was not simply an inconvenience. When a road becomes impassable for days, it raises serious concerns about emergency vehicle access and the safety of the residents who depend on that road.

The Environmental Impact Study submitted with the application identifies 26 Black Ash trees, including 11 larger trees assessed as unhealthy. While I understand that an environmental assessment is not the same as a tree safety assessment, I believe the condition of the forest warrants closer examination, particularly given the previous damage to my property and the difficulties experienced during the ice storm.

With construction of a driveway now being proposed through this area, I am concerned about the potential for further disturbance to already compromised trees and root systems.

I am requesting that the Committee consider making it a condition of approval that a qualified arborist conduct a comprehensive tree hazard assessment and that all trees identified as posing a safety risk to neighbouring properties, Grove Place or the proposed driveway be removed or otherwise made safe before any driveway construction begins.

I also believe that the existing fallen trees, damaged trunks and exposed root systems should be assessed and appropriately addressed as part of that process, rather than leaving these hazards for

neighbouring property owners to contend with.

Having already experienced damage to my garage and days without proper road access following the ice storm, I believe these concerns deserve serious consideration before any further work takes place.

I would appreciate these concerns being included in the Committee's consideration of this application and would welcome confirmation that the Town will review whether appropriate tree safety conditions can be imposed.

Thank you for your time and consideration.

Megan Varga
3952 and 3958 Grove Place

















Resident Comments

I want to object to the application, not so much as to the severance itself, but very much as regards the addition of at least one more road access onto Grove Place. This is a private, dirt road, suffering already from long service to increasing traffic. It is maintained lovingly by MOST of its users, which group, sadly, does NOT include the applicant and family Boyko, who have steadfastly refused to pay up and carry their considerable share of the load. The property, the residence itself, is NOT on, and has historically NOT used, Grove Place as access to Big Bay Point Road. Instead, it has accessed directly, straight line, to that route. It should remain so. Personally, I very much fear seeing the 202 lot turned into inland residences of some kind. Setting the precedent for more and more pressure on Grove Place would risk destroying it. The town might well find itself shelling out for a new and costly road. Truth is, putting in a driveway direct to Big Bay Point Road won't be longer than making a turn to Grove Place, and will add no more direct traffic access to THAT road than now exists. It is the status quo. Please maintain it. A little late in getting this to you. Trust you will accept and note. The sign seemed to go up only recently and I noticed only on weekend.

Respectfully submitted. W. Paul Nisbet, B.Sc., LL.B, CA. (ret.) Husband and happy co-resident with THE OWNER, Virginia L. Biggs, CGA, (ret)

November 8, 2026

To: Town of Innisfil
Committee of Adjustment
2101 Innisfil Beach Road
Innisfil, Ontario L9S 1A1

Re: Formal Opposition to Application B-2026-011 – 202 Big Bay Point Road – Proposed Access from Grove Place

Dear Members of the Committee of Adjustment,

I am writing as a property owner on Grove Place for approximately 40 years to express my strong opposition to the proposed new driveway entrance from Grove Place in connection with Application B-2026-011 concerning 202 Big Bay Point Road.

My objection is specifically to the proposed access from Grove Place, rather than necessarily to the proposed division of the property between the owners of 218 and 220 Big Bay Point Road.

I believe there are several compelling reasons why this access should not be permitted.

1. Grove Place Is a Privately Owned Road

Grove Place is not a municipal road. Rather, each adjoining property owner owns a portion of the roadway, with rights-of-way over the portions owned by the other property owners.

This arrangement has existed for many years and provides the existing property owners with access to their respective properties.

The proposed driveway would introduce additional access to a road that is privately owned and maintained, raising important questions about the legal entitlement of the applicant to use the road.

I do not believe that the proposed severance should be approved on the assumption that access from Grove Place is available without first establishing the necessary legal rights.

The Committee should require the applicant to demonstrate that the proposed access is legally permitted under the existing ownership and right-of-way arrangements.

2. Access Is Already Available from Big Bay Point Road

The property at 202 Big Bay Point Road has substantial frontage on Big Bay Point Road.

Furthermore, the applicant's own Planning Justification Report confirms that the existing driveway from Big Bay Point Road has historically provided access to both 218 and 220 Big Bay Point Road.

I see no compelling reason why the proposed division of the property should necessitate establishing a new driveway onto Grove Place.

The fact that the owners wish to have separate driveway arrangements does not, in my view, justify imposing additional traffic and maintenance burdens on an established private road.

I believe the applicant should be required to demonstrate why separate access arrangements cannot reasonably be accommodated from Big Bay Point Road.

3. Long-Standing Refusal to Contribute to Road Maintenance

Perhaps most concerning is the history of the property owner's relationship with Grove Place.

The owner associated with 218 Big Bay Point Road has owned property on Grove Place for many years. Throughout the approximately 40 years that I have been a property owner on the road, he has, to my knowledge, consistently refused to contribute his share of the costs of maintaining Grove Place.

These costs include regular road maintenance, necessary repairs, and winter snowplowing, all of which have been borne by the contributing Grove Place property owners.

It is difficult to understand why a property owner who has historically declined to share these expenses should now be entitled to benefit from access to the road, particularly when reasonable access appears to be available directly from Big Bay Point Road.

In my view, it would be fundamentally unfair to the existing property owners to permit additional use of our private road without addressing and guaranteeing the associated financial obligations.

4. Additional Burdens on Existing Property Owners

Because Grove Place is privately owned and maintained, any additional use of the road has potential consequences for its existing owners.

Additional vehicle traffic may contribute to road wear, increase maintenance requirements, and complicate winter snowplowing.

Unlike a municipally maintained road, these costs are borne directly by the private property owners.

The proposed driveway would provide a benefit to the adjoining property while potentially imposing additional costs on those who already pay to maintain the road.

I believe this is an unreasonable outcome, particularly given the long-standing history of non-contribution described above.

5. Alleged Consent of Grove Place Owners

I note that the Planning Justification Report submitted in support of this application states that a letter of support for the proposed driveway has been provided by the owners of Grove Place.

Given that the roadway is made up of separately owned portions of land subject to reciprocal rights-of-way, I believe it is essential that the Committee examine precisely who has provided this consent and whether those individuals have the legal authority to authorize the proposed additional access.

I, and many others I know, have not consented to the proposed driveway and expressly oppose it.

I therefore request that the Committee require production of the referenced letter of support, identify the parties who signed it, and determine whether the applicant has demonstrated the necessary legal rights to establish and use the proposed entrance.

6. Premature Clearing of a Path Through the Wooded Property

I am also very concerned that the owner of 218 Big Bay Point Road has already cut an approximately 9-foot-wide path through the forest from his residence toward Grove

Place, in the area of the proposed driveway. This work has apparently been undertaken before the Committee of Adjustment has considered or approved the application.

In my opinion, proceeding with this clearing while the application remains under review demonstrates a troubling disregard for the municipal approval process and for the concerns of neighbouring property owners.

It creates the impression that the proposed driveway is being treated as a foregone conclusion, notwithstanding that the application remains subject to review and public input.

I also note that the Environmental Impact Study submitted with the application identifies sensitive natural features on the property and recommends measures to minimize vegetation disturbance and tree removal associated with the proposed driveway.

The fact that a substantial path has already been cleared raises questions about whether this work was undertaken with the appropriate environmental consideration and whether any required municipal or other approvals were obtained.

I respectfully request that the Committee investigate this clearing, determine whether any necessary permissions were obtained, and consider whether the work is consistent with the environmental recommendations contained in the application.

I find it particularly troubling that physical steps toward establishing the proposed access appear to have been taken before the application has been approved.

I believe this conduct provides an additional reason for the Committee to refuse the proposed driveway access or, at a minimum, defer its consideration until these matters have been fully investigated.

7. My Request to the Committee

For these reasons, I respectfully request that the Committee:

1. Refuse the proposed new driveway access from Grove Place.
2. Require the applicant to demonstrate why access cannot reasonably be provided from Big Bay Point Road.
3. Require satisfactory evidence that the proposed use of Grove Place is permitted under the existing private ownership and right-of-way arrangements.

4. Consider the potential additional financial and maintenance burden on the existing Grove Place property owners.
5. Review the purported letter of support from the owners of Grove Place and establish whether the necessary consents and legal rights actually exist.
6. Investigate the approximately 9-foot-wide path already cleared through the forest toward Grove Place, determine whether the work required prior approval, and consider its implications for the pending application and the environmental protection measures outlined in the applicant's submissions.

I have been a Grove Place property owner for approximately 40 years and have participated in the arrangements through which the road has been maintained for the benefit of its property owners.

I strongly believe that the rights of those who own and maintain this private road must be respected.

There is no demonstrated justification for granting access from Grove Place when the property has substantial frontage on Big Bay Point Road and existing access from that road.

I therefore urge the Committee to reject the proposed Grove Place driveway access, or at a minimum defer consideration of any approval dependent upon that access until the legal rights, alternative access arrangements, and maintenance implications have been fully addressed.

Please include this letter in the official record for Application B-2026-011 and provide a copy to all Committee members in advance of the November 19, 2026 public hearing.

I also request written notification of the Committee's decision.

Yours truly,

Penny Katz
Property Owner
4020 Grove Place
Innisfil, Ontario

[redacted]

[redacted]

Application to sever forest 220 Big Bay Point Rd

R **Richard**

To: Clerks Office

[redacted]

Reply Reply all Forward

Mon 7/20/2026 12:51 PM

[EXTERNAL]

To Whom It May Concern,

We are writing on behalf of ourselves, Rich and Mercedes Finkelstein, to formally express our opposition to any application to sever the forested land located between Grove Place, Innisfil, and 220 Big Bay Point Road, Innisfil.

We understand that an application has been, or may soon be, submitted to sever this forested area and construct a new permanent driveway from Grove Place to provide access to a property on Big Bay Point Road.

We strongly oppose both the proposed severance of the forest and the creation of a Big Bay Point Road property that would be accessed via Grove Place, a private road with no direct connection or relationship to accessing the Big Bay Point Road address.

We believe preserving this forest is in the best interest of the neighbourhood and respectfully request that our objection be placed on the public record and given full consideration during the review of any related application.

Thank you for your time and consideration.

Sincerely,

Rich and Mercedes Finkelstein

4032 Grove pl

Innisfil On

Subject: B-2026-011

[EXTERNAL]

Further to add to my previous email

It concerns me that according to the information package that they have a signed letter of support by road owner of grove place.
I would like it on record that as I know it the majority of the residents are opposed to the new driveway and have not signed a letter.
Letter is not included in the information package

Richard

John Ashworth
4026 Grove Place
Innisfil ON
L9S 2S7

July 21, 2026

The Town of Innisfil
2101 Innisfil Beach Road
Innisfil ON L9S 1A1

Attn: Committee of Adjustment

Re: Request for access to our private road.

Per the attached, all home owners on our private road have been presented with the attached letter from Morgan Planning and Development Inc. asking for access to our road for their client.

Our understating is that the residents of 202 and 220 Big Bay Point Road have been sharing a driveway for many years now. There has been a falling out between these residents and one of the residents has engaged Morgan Planning to arrange an application to sever the forest land between Grove Place and 220 Big Bay Point Road for purposes of building for a new separate driveway with access to Grove Place.

I wish to register my opposition to the severance of the forest and the creation of a Big Bay Point Road property that would have access through Grove Place Road. This would certainly not be in the interest of the forest involved and places unnecessary usage on our private road.

Should the parties with addresses on Big Bay Point Road wish to have separate driveways, they should build a driveway directly to Big Bay Point Road and leave our road community out of this issue.

Respectfully

J J Ashworth

John Ashworth

November 5, 2026

Good day,

My name is Jordan and Danielle Zale, and I live at 3986 Grove Place, Innisfil, Ontario.

We are writing to formally express our opposition both for the proposed severance and strongly oppose the application to join our private road, Grove Place.

There is no reason to disrupt our beautiful forest filled with beautiful trees. We believe the environment impact and permanent loss of mature trees must be given serious consideration before any decision is made.

Preserving the forest is in the best interest of the neighborhood. The Forest provides tremendous value to our community. They contribute to cleaner air, support wildlife, help manage stormwater, and preserve the natural beauty and character of our neighborhood.

I question whether removing these trees is truly necessary to achieve the proposal. Why not build a driveway directly straight out to Big Bay Point Rd.?

There is absolutely no reason for this proposal. Development and infrastructure improvements should not come at the expense of unnecessarily destroying the natural environment that makes our community and private road so special.

We know, that by speaking to all my neighbors on Grove Place, we all feel strongly about opposing this severance.

Thank you for your consideration,

Jordan and Danielle Zale

November 16, 2026

To: Town of Innisfil
Committee of Adjustment
2101 Innisfil Beach Road
Innisfil, Ontario L9S 1A1

Re: Formal Opposition to Application B-2026-011 – 202 Big Bay Point Road – Proposed Access from Grove Place

Dear Members of the Committee of Adjustment,

My grandfather purchased our property around 1928 from the farm that was in existence at that time and I have owned the property since 1992. We, as a family, have always paid our share, as requested, to maintain and look after this private road. Our property is located on Grove Place. I am writing as a property owner of a property that is actually on Grove Place to express my strong opposition to the proposed new driveway entrance from Grove Place in connection with Application B-2026-011 concerning 202 Big Bay Point Road.

My objection is specifically to the proposed access from Grove Place, rather than necessarily to the proposed division of the property between the owners of 218 and 220 Big Bay Point Road.

1. Grove Place Is a Privately Owned Road

Grove Place is not a municipal road. Rather, each adjoining property owner owns a portion of the roadway, with rights-of-way over the portions owned by the other property owners.

This arrangement has existed for many years and provides the existing property owners with access to their respective properties.

The proposed driveway would introduce additional access to a road that is privately owned and maintained, raising important questions about the legal entitlement of the applicant to use the road.

I do not believe that the proposed severance should be approved on the assumption that access from Grove Place is available without first establishing the necessary legal rights.

The Committee should require the applicant to demonstrate that the proposed access is legally permitted under the existing ownership and right-of-way arrangements.

2. Access Is Already Available from Big Bay Point Road

The property at 202 Big Bay Point Road has substantial frontage on Big Bay Point Road.

Furthermore, the applicant's own Planning Justification Report confirms that the existing driveway from Big Bay Point Road has historically provided access to both 218 and 220 Big Bay Point Road.

I see no compelling reason why the proposed division of the property should necessitate establishing a new driveway onto Grove Place.

The fact that the owners wish to have separate driveway arrangements does not, in my view, justify imposing additional traffic and maintenance burdens on an established private road.

I believe the applicant should be required to demonstrate why separate access arrangements cannot reasonably be accommodated from Big Bay Point Road.

3. Long-Standing Refusal to Contribute to Road Maintenance

Perhaps most concerning is the history of the property owner's relationship with Grove Place.

The owner associated with 218 Big Bay Point Road has owned property on Grove Place for many years. Throughout the years that I have been a property owner on the road, he has, to my knowledge, consistently refused to contribute his share of the costs of maintaining Grove Place.

These costs include regular road maintenance, necessary repairs, and winter snowplowing, all of which have been borne by the contributing Grove Place property owners.

It is difficult to understand why a property owner who has historically declined to share these expenses should now be entitled to benefit from additional access to the road, particularly when reasonable access appears to be available directly from Big Bay Point Road.

In my view, it would be fundamentally unfair to the existing property owners to permit additional use of our private road without addressing the associated financial obligations.

Granting such access to Grove Place causes undue financial hardship to the contributing Grove Place property owners of the road who have to pay extra each and every year to make up for the nonpayment by those who do not pay or even have an actual Grove Place address.

4. Additional Burdens on Existing Property Owners

Because Grove Place is privately owned and maintained, any additional use of the road has potential consequences for its existing owners.

Additional vehicle traffic may contribute to road wear, increase maintenance requirements, and complicate winter snowplowing.

Unlike a municipally maintained road, these costs are borne directly by the private property owners.

The proposed driveway would provide a benefit to the adjoining property while potentially imposing additional costs on those who already pay to maintain the road.

I believe this is an unreasonable outcome, particularly given the long-standing history of non-contribution described above. Granting such access to Grove Place causes undue hardship to the contributing Grove Place property owners of the road who have to pay extra each and every year to make up for the nonpayment by those who do not pay. This property has an address on Big Bay Point Road and it only seems reasonable that its access come from the road it is actually on and not a different small privately maintained private road.

5. Alleged Consent of Grove Place Owners

I note that the Planning Justification Report submitted in support of this application states that a letter of support for the proposed driveway has been provided by the owners of Grove Place.

Given that the roadway is made up of separately owned portions of land subject to reciprocal rights-of-way, I believe it is essential that the Committee examine precisely who has provided this consent and whether those individuals have the legal authority to authorize the proposed additional access.

I have not consented to the proposed driveway and expressly oppose it.

I therefore request that the Committee require production of the referenced letter of support, identify the parties who signed it, and determine whether the applicant has demonstrated the necessary legal rights to establish and use the proposed entrance.

6. Correction or updating of Environmental Impact Study Section 5.7.3

The Red Headed Woodpecker is an endangered species. The report states that these magnificent birds were not observed on Grove Place. As one who feeds birds on Grove Place all year round, I can attest to the fact that the Red Headed Woodpeckers are regulars at feeders on my Grove Place property. They come here to breed. As the breeding season proceeds the adults come and bring their offspring to the feeders to feed. This means that the Red Heads are not only present but also breeding in the forests in the immediate vicinity of the property under consideration. Apart from all the other points for rejection of this application this is a very significant reason to reject a disruption to this forest!

7. My Request to the Committee

For these reasons, I respectfully request that the Committee:

1. Reject the proposed new driveway access from Grove Place.
2. Require the applicant to demonstrate why access cannot reasonably be provided from Big Bay Point Road.
3. Require satisfactory evidence that the proposed use of Grove Place is permitted under the existing private ownership and right-of-way arrangements.
4. Address the potential additional financial and maintenance burden on the existing Grove Place property owners.
5. Review the purported letter of support from the owners of Grove Place and establish whether the necessary consents and legal rights actually exist. How many owners of the road have objected to this access or not yet given a to reply at all?

In the past our family have been Grove Place property owners since around 1928 and have participated in the arrangements through which the road has been maintained for the benefit of its property owners.

I strongly believe that the rights of those who own and maintain this private road must be respected.

There is no demonstrated justification for granting additional access from Grove Place when the property has substantial frontage on Big Bay Point Road and existing access from that road.

There is the additional issue of the subject track of land being a designated historic forest or woodlot with Butternut and Black Ash trees. Why have the current owners of this designated property done so much preparatory road prep work through the heritage forest prior to this hearing and prior to any approvals being given?

I therefore urge the Committee to reject the proposed Grove Place driveway access, or at a minimum defer consideration of any approval dependent upon that access until the legal rights, alternative access arrangements, and maintenance implications have been fully addressed.

Please include this letter in the official record for Application B-2026-011 and provide a copy to all Committee members in advance of the November 19, 2026 public hearing.

I also request written notification of the Committee's decision.

Yours truly,

John A Read

4000 Gove Place Innisfil L9S 2S7

November 16, 2026

To: *Town of Innisfil*
Committee of Adjustment
2101 Innisfil Beach Road
Innisfil, Ontario L9S 1A1

Re: Formal Opposition to Application B-2026-011 – 202 Big Bay Point Road (Proposed Access from Grove Place)

Dear Members of the Committee of Adjustment,

Our family has owned two lots on Grove Place since the very early 1900s—roughly 120 years—with my sister, Julie Moffat owning 3978 Grove Place and Jennifer Graydon Moffat owning 3982 Grove Place. We are writing to formally oppose the proposed new driveway entrance from Grove Place under Application B-2026-011.

Our objection is strictly to the proposed Grove Place access, not the division of land between 218 and 220 Big Bay Point Road. This access should be denied for the following reasons:

- ***Private Ownership:*** *Grove Place is a privately owned road where neighbours hold title to individual sections with reciprocal rights-of-way. The applicant has not proven they hold the legal right under existing titles to add a new entrance.*
- ***Existing Municipal Access:*** *The property has substantial frontage on Big Bay Point Road, which has historically served both 218 and 220 Big Bay Point Road. A desire for separate driveways does not justify adding traffic to a private road when municipal access is available.*
- ***Unfair Financial and Maintenance Burden:*** *Grove Place receives zero municipal maintenance and is funded entirely out-of-pocket by its residents. For decades, the owner associated with 218 Big Bay Point Road has consistently refused to pay his share toward road upkeep, repairs, and winter snowplowing. It is fundamentally unjust to grant expanded road access—which will accelerate wear and tear and complicate snow removal—to an owner who refuses to contribute, forcing paying neighbours to subsidize his private benefit.*
- ***Unverified Consent:*** *The Planning Justification Report cites a letter of support from the "owners of Grove Place." As owners on the road, neither of us has consented, and we both strongly oppose this driveway.*

*We respectfully request that the Committee **refuse** the Grove Place driveway access—or **defer** any decision until the applicant proves legal right-of-way entitlement, explains why Big Bay Point Road access is insufficient, and produces the alleged letter of support to verify valid consent from all legal owners.*

Please include this letter in the official record for the November 19, 2026 hearing, distribute it to all Committee members, and send us written notification of the decision.

Yours truly,

Jennifer Graydon Moffat
Property Owner, 3982 Grove Place
Innisfil, Ontario

Julie Moffat
Property Owner, 3978 Grove Place
Innisfil, Ontario