

Summary of Comments

A-2026-006

2834 Shering Cres.



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-2026-006
MEETING DATE: April 16, 2026
TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment
FROM: Savana Hasan
Assistant Development Planner
SUBJECT: Minor variance application A-2026-006 seeking relief from Section 3.54 h) i) of the Zoning By-law to permit an increased front yard setback encroachment for an unenclosed porch from a 3.0m encroachment to a 4.29m encroachment.

PROPERTY INFORMATION:

Municipal Address	2834 Shering Crescent
Legal Description	PLAN M450 LOT 61
Official Plan	Village Residential (Schedule B7)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of minor variance application A-2026-006 with the following conditions:

CONDITIONS:

- 1) That the variance only applies to the submitted drawings and that any future development of the lands be subject to the Zoning By-law.
- 2) That the existing mature and boundary trees be protected and maintained to the satisfaction of the Town. If any trees are proposed to be removed, 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.

Application Number	By-law Section	Requirements	Proposed	Difference
A-2026-006	3.54 h) i)	Maximum permitted encroachment of 3.0m into the minimum	Encroachment of 4.29m into the	1.29m of additional encroachment

		required front yard setback of 8.0m	minimum required front yard setback	beyond what is permitted
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REASON FOR APPLICATION:

The applicant is seeking relief from Section 3.54 h) i) of the Town's Zoning By-law to permit an increased front yard setback encroachment for an unenclosed porch. A maximum encroachment of 3.0m into the required front yard setback is permitted. The application is proposing a 4.29m encroachment into the required front yard setback, resulting in an additional 1.29m of encroachment beyond what is permitted.

SURROUNDING LANDS:

North	Single-detached dwellings and accessory structures- 2831 Shering Crescent
East	Single-detached dwellings and accessory structures- 2828 Shering Crescent
South	Single-detached dwellings and accessory structures- rear yard of 2706 Shering Crescent
West	Single-detached dwellings and accessory structures – 2760 and 2754 Dempster Avenue

ANALYSIS:

Site Inspection Date	March 25, 2026
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located within the Settlement Area of Stroud and are designated Village Residential as per Schedule B7 of the Town's Official Plan. The Village Residential designation permits single detached dwellings and accessory structures such as the proposed attached, unenclosed porch.</p> <p>The proposed covered porch is attached to the principal dwelling and is situated in the front and exterior side yards. The porch is appropriately scaled and proportionate to the lot therefore it satisfies Section 10.1.40 of the Official Plan regarding new development having appropriate building heights and massing in relation to the surrounding neighbourhood context.</p> <p>The subject lands are within a neighbourhood characterized by single-detached dwellings with a variety of accessory structures, including various styles of attached covered porches. The submitted drawings demonstrate that the design and architectural elements of the proposed porch are compatible with the existing neighbourhood character which meets the intent of Section 10.1.41 of the Official Plan, which requires consideration of architectural elements that reference the elements and characteristics of the surrounding communities.</p> <p>Section 15.1.2 of the Official Plan states that there shall be no net loss of trees as a result of development so, as a condition and as per Section 15.1.6, a tree protection and planting plan consistent with the Town of Innisfil's Engineering Standards will be required should any trees be removed.</p>

	<p>Considering the above, subject to the recommended conditions, Staff are of the opinion that the application maintains the purpose and intent of the Official Plan.</p>
<p>Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are zoned Residential 1 (R1) in the Town's Zoning By-law 080-13. The R1 zone permits single detached dwelling and accessory structures, including attached covered porches.</p> <p>Section 3.54 h) i) of the Town's Zoning By-law states that an unenclosed porch may encroach 3.0m into the minimum required front yard setback. The purpose of this provision is to recognize that although the space in any required yard setback should typically be unobstructed by any buildings or structures, unenclosed porches do not have the same visual obstruction as a solid wall, so they may project further into any yards' setback than the requirement for the principal building.</p> <p>Section 3.3 e) of the Zoning By-law states that where an accessory structure is attached to the principal building, the minimum required setback for any yard must comply with the setbacks required for the principal building. Since the minimum required front yard setback for the principal dwelling on the subject land is 8.0m, and in accordance with Section 3.54 h) i) of the Zoning By-law, the proposed porch would need a front yard setback of at least 5.0m to fully comply. The proposed porch has a front yard setback of 3.71m, therefore, the proposed front yard setback for the porch is encroaching 1.29m beyond what is permitted.</p> <p>The purpose of a minimum required front yard setback is to ensure adequate separation between the street and buildings to limit the visual impact and massing effects of buildings to the streetscape. Staff do not anticipate negative impacts such as reduced visibility, shadowing, or visual bulk to the streetscape or neighbouring properties from the additional front yard encroachment of 1.29m since the proposed porch is unenclosed, located on a corner lot, and meets all other applicable provisions in the Zoning By-law with no other variances requested.</p> <p>Given the above comments and subject to the recommended conditions, Staff are of the opinion that the proposed porch does not contribute significant mass to the principal building, therefore maintains the general intent of the Zoning By-law.</p>
<p>The variance is desirable for the appropriate/orderly development or use of the land: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The proposed attached porch is considered compatible with the built form and character of the established neighbourhood by Staff, and does not dominate the façade of the dwelling or the streetscape, therefore Staff consider the variance desirable and appropriate for the use of the land, subject to the proposed conditions.</p>

<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Staff are of the opinion that the proposed variance could be considered minor, subject to the proposed conditions. Since the proposed porch meets all other applicable regulations in the Town's Zoning By-law and, based on the location of the proposed porch and its scale in proportion to the lot, Staff do not anticipate any negative visual impacts to neighbouring lots.</p>
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CONCLUSION:

Planning Staff recommend approval of application A-2026-006 subject to the proposed conditions.

PREPARED BY:

Savana Hasan,
Assistant Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Building Department

MEMORANDUM TO FILE

DATE: March 27, 2026

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

FILE/APPLICATION: A-2026-006

SUBJECT: 2834 Shering Crescent

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.



Engineering

MEMORANDUM TO FILE

DATE: April 16, 2026

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

FILE/APPLICATION: A-006-2026

SUBJECT: 2834 Shering Crescent

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. No comment.