Summary of Comments

A-2026-022

3806 Fairway Rd

COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER:	**A-2026-022**
MEETING DATE:	**November 19, 2026**
TO:	**Sarah Burton Hopkins** **Secretary Treasurer Committee of Adjustment**
FROM:	**Toomaj Haghshenas** **Development Planner**
SUBJECT:	**Minor variance application A-2026-022 seeking relief from Table 4.2a of Zoning By-law No. 080-13 for a deficient front yard setback of 6m.**

PROPERTY INFORMATION:

Municipal Address	3806 Fairway Rd
Legal Description	PLAN 1503 LOT 17
Official Plan	Shoreline Residential Area (Schedule B)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-2026-022 to the following conditions:

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 applicant obtains an additional variance to address Section 3.18.1 a) of the Zoning By-law.**

3. **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.**

4. **That the Applicant/Owner obtain an entranceway permit from the Town of Innisfil prior to connecting the driveway to Fairway Rd.**

REASON FOR APPLICATION:

The applicant is proposing to construct a single-detached dwelling on the subject lands. The proposed dwelling will have a deficient front yard setback of 6m. The applicant is seeking relief from Table 4.2a of the Zoning By-law, requires a minimum front yard setback of 8m. An entranceway permit would be required from the Town to connect the proposed driveway to Fairway Rd which is addressed as a recommended condition.

Application Number	By-law Section	Requirement	Proposed	Difference
A-2026-022	4.2 (Table 4.2a)	Min 8m Front Yard setback	6m	2m

SURROUNDING LANDS:

North	Shoreview Drive (Local Road), Single detached dwellings
East	Shoreview Drive (Local Road), Single detached dwellings
South	Single detached dwelling
West	Kempenfelt Conference Centre (Province of Ontario, Community Service Zone)

ANALYSIS:

Site Inspection Date	November 11, 2026
Maintains the purpose and intent of the Official Plan: **☒Yes** **☐No**	The subject lands are located outside any settlement area and are designated Shoreline Residential Area on Schedule B of the Town Official Plan which permits single-detached dwellings and accessory structures. The surrounding neighbourhood is characterized primarily by single detached dwellings with a close proximity to Lake Simcoe. A shuttered conference centre is located directly to the west of the Subject Lands. Section 19.2.10 of the Official Plan states that development shall be undertaken in conformity with the residential design policies of Section 10.1. Section 10.1.38 of the Official Plan speaks to an “eyes on the street’ design through the incorporation of active building frontages, including prominent entrances, porches, and windows, while discouraging blank or inactive façades. The proposed development incorporates these design elements and is considered consistent with the intent of this policy, contributing to passive surveillance, enhanced streetscape vitality, and a pedestrian-oriented built form. The proposed development is considered of a reasonable scale that meets the intent of Section 10.1.40 regarding building massing respecting the context of the local character. While 10.1.44 states attached garages should not project beyond the front façade of the dwelling or covered porch, the general intent is to avoid projecting garages in general throughout residential areas to avoid garage predominance along a streetscape. The garage is built on a corner lot. facing the side lot line, has windows facing the street, and is on a large lot on a street with diverse character of homes. Considering this, Staff have no objection to the proposal and consider it to meet the general intent of the Official Plan, which again is to minimize garage predominance from the perspective of the street and not dominate the building façade.

	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. There are a handful of mature trees on 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 with OP policy 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. Table 4.2a requires a minimum front yard setback of 8m for R1 zoned lands; the applicant is proposing a reduced setback of 6m. The purpose and intent of the Zoning By-law with respect to minimum front yard setbacks to ensure adequate separation of structures to the road, establish a continuous and consistent streetscape, limit visual bulk, reduce building massing along the street and to allow space for amenities and vehicle parking. The proposed development involves a modest 2m reduction in front yard setback which will not negatively affect streetscape or the character of the neighborhood while maintaining adequate parking and amenity space. The reduced setback will allow for an adequate setback from the septic system to the dwelling and provide additional amenity area in the backyard. Section 3.18.1(a) of the Zoning By-Law states that *where the detached or attached garage faces a side lot line, the front yard setback shall be the same as the principal building.* The current design shows garage doors facing the exterior lot line which does not meet the aforementioned provision of the Zoning By-Law. Staff have no concerns with the proposed design but have included a condition requiring an additional variance to address the deficiency. 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: **☒Yes** **☐No**	In the opinion of Staff, the variance is considered desirable for appropriate/orderly development of the land, subject to the recommended conditions. The reduced front yard setback will provide adequate setback from the septic system while creating additional amenity area in the backyard. It will not impact surrounding residential properties, while maintaining adequate parking space and setbacks from the road. The garage faces the side lot line, with windows facing the street, and does not dominate the façade of the dwelling in the opinion of Staff. As such, the proposal represents a reasonable design that preserves neighbourhood compatibility while maintaining site functionality and improving residential amenity.

The variance is minor in nature: **☒Yes** **☐No**	Staff are of the opinion that the proposed reduction in front yard setback 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-2026-022, 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: November 11, 2026

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

FILE/APPLICATION: A-2026-022

SUBJECT: 3806 Fairway Rd

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 building permit for a new dwelling, please provide a lot grading plan designed by a Professional Engineer or an Ontario Land Surveyor to the satisfaction of the Building Department.

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

1. Provide confirmation via an updated site plan that subject property has sufficient area for the septic system and to meet the setbacks required by OBC 8.2.1.6B. 3m to the property lines. Ensure that the septic system footprint meets all Ontario Building Code required clearances to neighbouring wells and on-site sewage systems, to the satisfaction of the Building Department.

Engineering

MEMORANDUM TO FILE

DATE: November 12, 2026

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

FILE/APPLICATION: A-022-2026

SUBJECT: 3806 Fairway 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. Obtain an entrance permit.
2. 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. Should trees be removed tree compensation shall be provided in accordance with the Town Standards.