

Summary of Comments

B-2026-004

606 Pinegrove Ave.



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: B-2026-004

RELATED APPLICATION(S): A-2026-007, A-2026-008, A-2026-009, A-2026-010, A-2026-011 & A-2026-012

TO: Sarah Burton Hopkins, Secretary Treasurer Committee of Adjustment

FROM: Toomaj Haghshenas, Development Planner

SUBJECT: Consent to sever 606 Pinegrove Avenue to create two (2) new residential lots with frontages on Cove Avenue. The proposed severance will result in three (3) lots with deficient frontages and lot areas.

PROPERTY INFORMATION:

Municipal Address	606 Pinegrove Avenue
Legal Description	Plan 980, Lots 103 to 105 RP 51R42987 PART 3
Official Plan	Residential Low Density 1 (Schedule B5)
Zoning By-law	Residential 1 (R1) Zone

RECOMMENDATION:

The Planning Department recommends approval of application B-2026-004, subject to the following conditions:

CONDITIONS:

1. That the Owner/Applicant shall pay to the Town of Innisfil cash in lieu of 5% Parkland Dedication for residential developments, the amount of which shall be 5% of a valuation determined by a professional and qualified appraiser engaged by the Owner/Applicant to the satisfaction of the Secretary Treasurer.
2. That existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. A Tree Preservation/Planting Plan, 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 new dwellings and driveways.
3. That \$1000.00 be provided to the Town of Innisfil for two new boulevard trees (for one each new lot created).
4. That the Owner/Applicant submit a scoped hydrogeological study that assesses the assimilative capacity of the soils and confirms a septic system and well can function on the proposed severed lands and a septic system can function on the proposed retained lands

5. **The Applicant/Owner shall submit a digital draft reference plan of survey, 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 entrance permits be obtained prior to the start of construction.**
7. **That variances A-2026-007 through A-2027-012 be approved.**

REASON FOR APPLICATION:

The applicant is proposing to sever the subject lands located at 606 Pinegrove Avenue to create two new residential lots. The first severed lot would have an approximate lot area of 1,266.4m² with a lot frontage of 18.29m off Cove Ave. The second severed lot would have an approximate lot area of 1,268.6m² with a lot frontage of 18.29m off Cove Ave. The retained lot would have an approximate lot area of 1,357.9m² with a lot frontage of 16.42m off Cove Ave, not including the daylighting triangle. Including the 3x3m daylighting triangle, the lot has a frontage of approximately 19.42m. Lot frontage is measured 7.5m back from the front lot line between the side lot lines, parallel to the chord of the lot frontage.

SURROUNDING LANDS:

North	Residential lands and single-detached dwellings
East	Summer Place (local road) and EP Lands
South	Pinegrove Ave (local road) and single-detached dwellings
West	Cove Ave (local road) and single-detached dwellings

ANALYSIS:

Site Inspection Date	March 31, 2026
Consistent with the Provincial Planning Statement (PPS): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are within the Urban Settlement Area of Sandy Cove as defined by the Provincial Planning Statement (PPS 2024). Section 2.3.1.1 states that “settlement areas shall be the focus and growth of development”.</p> <p>Section 2.3.1.2 states that land use patterns in settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and optimize existing or planned infrastructure and public service facilities. The 2024 PPS also states that planning authorities shall support general intensification and redevelopment in accordance with Section 2.3.1.3. Since the subject property is located within the settlement area of Sandy Cove and represents intensification on a public street that contains single detached lots, the proposal is consistent with these sections of the PPS.</p> <p>Section 3.6.4 states that where municipal sewage services and municipal water services are not available, planned or feasible, individual on-site services may be used provided that site conditions are suitable for the long-term provisions of such services with no negative impacts. As a condition of approval, the owner/applicant must provide a Hydrogeological Study assessing the potential impacts and feasibility of a septic system, to the satisfaction of the Town.</p>

	<p>Subject to the proposed conditions, the application is considered to be consistent with the PPS.</p>
<p>Consistent with the Lake Simcoe Protection Plan (LSPP): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are located within a settlement area, therefore they are subject to the settlement area policies 6.32 to 6.34 of the Lake Simcoe Protection Plan (LSPP). The subject lands are not located within any regulated areas of the Lake Simcoe Region Conservation Authority (LSRCA). They do not contain any key natural heritage or key hydrologic features, however a tree preservation and planting plan is required as a condition for no net loss of trees. Staff are of the opinion that the proposed severance is consistent with the LSPP as per the LSRCA, subject to the proposed conditions.</p>
<p>Conforms to the County of Simcoe Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are designated 'Settlement' on Schedule 5.1 of the Simcoe County Official Plan and identified as being in the Urban Settlement Area of Sandy Cove. Section 3.5.8 indicates that settlement areas shall be the focus of population and employment growth and their regeneration shall be promoted. Intensification shall occur in built up areas per 3.5.24 and higher density development is permitted in built-up areas subject to the compatibility of the development with adjacent residential areas (3.5.30). Section 3.3.2 states subdivision of land by plan of subdivision or consent are permitted only for the land uses permitted in the designation or that maintain the intent of the Plan's objectives and policies. Section 3.5.1 states one of the objectives of the Settlements designation is to focus population and employment growth and development within settlements, with particular emphasis on primary settlement areas. The proposal would meet these objectives.</p> <p>Staff are of the opinion that the application conforms to the policies of the Simcoe County Official Plan.</p>
<p>Conforms to the Town of Innisfil Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are designated "Residential Low Density 1" on Schedule B1 to the Town Official Plan. The designation permits single detached dwellings. The lands are also located within the Urban Settlement Area of Sandy Cove.</p> <p>Section 10.2.4 of the Official Plan states that the maximum permitted density of the Residential Low Density 1 area shall be 13 units per net hectare and the minimum shall be 10 units per net hectare. 'Net hectare' means the area of land of the lot and includes local roads as per the definition in Section 23.3.91. The proposal to sever the subject lands would be lower than this range, at an approximate density of about 6 units per net hectare, as the lots are very large. However density is measured over the entire neighbourhood, not simply on a site-specific severance basis. Some lots may be larger due to different designations and zoning. Considering the context of the proposed severances, the overall higher density of surrounding lands, and private servicing, Staff have no objection to the lower density in this location as it brings the subject lands more into conformity with the Official Plan from the current single lot.</p>

	<p>Section 10.2.11 states in cases of existing oversized lots, the lot may be subdivided such that any new lot(s) meet the minimum lot area requirements of the zoning by-law, any required variance is no greater than 20% of the applicable zoning provisions and the frontage is consistent with the average frontage on the same street within 250 metres. The severed and retained lands will require variances for deficient lot frontages and deficient lot areas. The three (3) proposed lot area require variances of less than 10% of the applicable zoning provision. Both the severed lots will require variances of less than 20% of the applicable zoning provisions. The retained lot also would be less than 20% variance if measured as lot frontage is measured (7.5m back from the front lot line, between the side lot lines), which would result in a lot frontage of about 19.42m (16.42m plus 3m for the daylighting triangle). The general intent of the frontage consistency policy is to ensure new infill is not out of character with existing lots. The proposed lots would not be out of character with surrounding lots, and the proposed frontages is considered compatible with the lot frontages on Cove Ave, which are approximately 18m. As such, the character of the neighborhood is maintained in the context of the policy and the intent of the OP has been met in the opinion of Staff.</p> <p>Sections 15.1.6. and 15.1.7 state a Tree Protection Plan shall be required as part of development applications that identifies, preserves, and compensates trees on the lot, including any trees removed five years prior to the development application. A Preservation/Planting Plan shall be prepared to the satisfaction of the Town should any Tree removal be proposed. Staff note an arborist report was previously done for severed lands to the north in 2021, however it does not appear work was done on the subject land itself, therefore this condition is proposed.</p> <p>Considering the above, Staff are of the opinion that the application conforms to the Town of Innisfil Official Plan.</p>
<p>Complies with the Town Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are zoned “Residential 1 (R1) Zone” in Zoning By-law 080-13 The R1 zone permits single detached dwellings and requires a minimum 22m lot frontage and minimum 1,400m² lot area. All severed and retained lots require relief for deficient lot frontages and lot areas. The first severed lot would have an approximate lot area of 1,266.4m² with a lot frontage of 18.29m off Cove Ave. The second severed lot would have an approximate lot area of 1,268.6m² with a lot frontage of 18.29m off Cove Ave. The retained lot would have an approximate lot area of 1,357.9m² with a lot frontage of 19.42m off Cove Ave (including daylighting triangle).</p> <p>The general intent of the Zoning By-law with respect to increased lot area and frontage where municipal sewer services are not provided is to ensure adequate lot area for a septic system. While multiple variances are required, considering they are not substantially different in scale from for other lots in the area, and if a hydrogeological study supports that a septic system and well can</p>

	function on both lots, staff are of the opinion that the proposal maintains the purpose and intent the Town's Zoning By-law.
Conforms to Section 2, 51(24) and 53(12) of the <i>Planning Act</i>: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Staff have reviewed the matters under Sections 2, 51(24) and 53(12) of the Planning Act, and are of the opinion the proposed development conforms to these sections. Staff note that the lot grading and drainage will be reviewed through the building permit process to ensure appropriate stormwater management.

CONCLUSION:

The Planning Department recommends approval of applications B-2026-004, subject to the proposed conditions.

PREPARED BY:

Toomaj Haghshenas
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: B-2026-004

SUBJECT: 606 Pinegrove Avenue

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. No comments.



Engineering

MEMORANDUM TO FILE

DATE: April 16, 2026

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

FILE/APPLICATION: B-004-2026

SUBJECT: 606 Pinegrove Avenue

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. Tree compensation shall be provided in accordance with the Town Standards.
2. Hydrogeological report to be provided confirming that the proposed parcels can support dwellings and not have an adverse effect on neighbors.