

Summary of Comments

A-2026-007, A-2026-008,
A-2026-009, A-2026-010,
A-2026-011 & A-2026-012

606 Pinegrove Ave.



COMMITTEE OF ADJUSTMENT MEMORANDUM

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

RELATED APPLICATION(S): B-2026-004

MEETING DATE: April 16, 2026

TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment

FROM: Toomaj Haghshenas
Development Planner

SUBJECT: Minor variance applications A-2026-007, A-2026-008, A-2026-009, A-2026-010, A-2026-011 & A-2026-012 seeking relief from Section 4.2a for deficient lot frontages and deficient lot areas resulting from a proposed severance.

PROPERTY INFORMATION:

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| 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 A-2026-007, A-2026-008, A-2026-009, A-2026-010, A-2026-011A & A-2026-012, subject to the following conditions:

CONDITIONS:

- 1.) That the variances only apply to the submitted drawings and that any future development of the lands be subject to the Zoning By-law.
- 2.) That application B-2026-004 be approved

| Application Number | By-law Section | Requirements | Proposed | Difference |
|--------------------|----------------|--|-----------------------|--------------------------------|
| A-2026-007 | 4.2a | Minimum Lot Area = 1,400m ² | 1,266.4m ² | -133.6m ² (9.5%) |
| A-2026-008 | 4.2a | Minimum Lot Frontage = 22m | 18.29m | -3.71m 16.9% |

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|-------------------|------|---|-----------------------|--------------------------------|
| A-2026-009 | 4.2a | Minimum Lot Area = 1,400m ² | 1,268.6m ² | -131.4m ² (9.4%) |
| A-2026-010 | 4.2a | Minimum Lot Frontage = 22m | 18.29m | -3.71m 16.9% |
| A-2026-011 | 4.2a | Minimum Lot Area = 1,400m ² | 1,357.9m ² | -42.1m ² (3%) |
| A-2026-012 | 4.2a | Minimum Lot Frontage = 22m | 19.42m | -2.58m 11.7% |

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:

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| 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:

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| Site Inspection Date | March 31, 2026 |
| Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <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. ‘<i>Net hectare</i>’ 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</p> |

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| | <p>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 for the consent application.</p> <p>Considering the above, Staff are of the opinion that the application conforms to the Town of Innisfil 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) 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 function on both lots, staff are of the opinion that the proposal maintains the purpose and intent the Town’s Zoning By-law.</p> |
| <p>The variance is desirable for the appropriate/orderly</p> | <p>The proposal will result in three (3) lots with comparable size and frontages to neighboring properties. The proposed severance and associated variances will allow for three new single-family dwellings</p> |

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| development or use of the land: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | and associated private services while meeting required setbacks. The proposal will also maintain residential use of the subject lands. Given the proposed layout and scale of the proposed variances, and compliance with all other zoning provisions, Staff consider the variances desirable and appropriate for the use of the land. |
| The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Staff are of the opinion that the proposed variance could be considered minor, subject to the proposed conditions, due the proposed size and layout of the resulting lots which will maintain consistency with neighboring residential properties, and the proposed development meeting all other provisions of the Zoning By-law. |

CONCLUSION:

The Planning Department recommends approval of applications A-2026-007, A-2026-008, A-2026-009, A-2026-010, A-2026-011 & A-2026-012 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: A-2026-007 - 012

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: A-007-2026, A-008-2026, A-009-2026, A-009-2026, A-010-2026, A-011-2026, A-012-2026

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. 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. Must demonstrate severance conditions are cleared prior to variance.