

Summary of Comments

A-2026-015

855 Shoreview Dr



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-2026-015
MEETING DATE: June 18, 2026
TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment
FROM: Toomaj Haghshenas
Development Planner
SUBJECT: Minor variance application A-2026-015 seeking relief from Section 4.3.3.2(a)(xiv) to increase the permitted height of an accessory structure to an approximate height of 5.85 m.

PROPERTY INFORMATION:

Municipal Address	855 Shoreview Drive
Legal Description	PLAN 51M788 LOT 24
Official Plan	Shoreline Residential Area (Schedule B)
Zoning By-law	Residential 1 Exception 2 (R1-2) Zone, Environmental Protection Exception 8 (EP-8) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-2025-038, 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 no trees be removed during construction. Should tree removal be required, 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-2026-015	4.3.3.2(a)(xiv)	Max Height of Accessory structure = 5m	5.85 m	+0.85 m

REASON FOR APPLICATION:

The applicant is proposing to construct a detached accessory structure in the rear yard which will serve as a pool house and also be used for storage purposes. The proposed structure will have a footprint of 46.82 m², and an approximate height of 5.85 m. The applicant is seeking relief from Section 4.3.3.2(a)(xiv) of the Zoning By-law (site specific exception) which states that the maximum permitted height for accessory structures shall be 5 m. The applicant is requesting the variance in order to provide adequate storage space and headspace.

SURROUNDING LANDS:

North	Shoreview Drive and Single-detached dwellings
East	Guest Road and Single-detached dwellings
South	Agricultural lands
West	Single-detached dwellings (South Shore Woods)

ANALYSIS:

Site Inspection Date	June 8, 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 outside any Settlement Areas. The subject lands are designated Shoreline Residential Area in the Town's Official Plan (Schedule B). As per Section 19.2.2, the Shoreline Residential Area designation permits single detached dwellings and accessory structures.</p> <p>Section 19.2.10 of The Official Plan states that Development shall be undertaken in conformity with the residential design policies of Section 10. Section 10.1.40 speaks to Built form in regard to building height and massing. While the proposed accessory structure will have a height greater than the permitted 5m, the principal dwelling will maintain greater height and massing, and will remain the dominant structure on the subject lands. The proposed structure will be located in the rear yard and is considered of a reasonable scale proportionate to the lot that meets the intent of Section 10.1.40 regarding building massing respecting the context of the local character. The proposed structure is reasonable in terms of location and size and represents appropriate development within the context of the character of the neighborhood (South Shore Woods).</p> <p>Staff are of the opinion that the proposal in general meets the purpose and intent of the Official Plan, subject to the recommended conditions.</p>
Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are zoned Residential 1 Exception 2 (R1-2) Zone and Environmental Protection Exception 8 (EP-8) Zone in the Town's Zoning By-law 080-13. All works will be contained outside the EP designated areas. The R1-2 zone permits single detached dwelling and accessory structure.</p> <p>Section 4.3.3.2(a)(xiv) of the Zoning By-law states that the maximum height for accessory structures shall be 5m. The height of the proposed detached accessory structure is approximately 5.85m. Section 3.3(b) of the Town's Zoning By-law states the gross floor area or footprint of an accessory building or structure shall not exceed 50 square metres in any Residential Zone. The proposed gross floor</p>

	<p>area of the detached garage is 46.82 m2. The purpose of both provisions is to ensure the hierarchy of structures is maintained on the property and to reduce visual bulk and massing of structures on the property. The proposed structure will be smaller in footprint and height than existing dwelling, and it will be located in the rear yard minimizing any visual bulk from street view. The subject lands are also heavily treed which acts as visual screen around the property, alleviating any privacy concerns associated with the proposal.</p> <p>The proposed structure will maintain appropriate setbacks and complies with all other provisions in the Zoning By-law, including lot coverage.</p> <p>In consideration of the above Staff are of the opinion that the proposed development generally maintains the purpose and intent of the Town’s Zoning By-law, subject to the recommend conditions.</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 accessory will be located on the west side of the property in a pre-disturbed area in the rear yard. The proposed structure takes advantage of a treeline at the interior side lot line and would have limited impacts to neighbouring residential properties given the location, adequate setbacks from property lines and compliance with all other zoning provisions. Staff don’t anticipate any required tree removal, but a tree removal condition is included as part of this report. The property is located in a residential neighborhood; the proposed addition will not negatively impact the character of the neighborhood and will maintain consistency in terms of use.</p> <p>The reason for the additional height increase, according to the applicant, is to provide adequate storage space and headspace.</p> <p>Given the proposed location and scale of the accessory detached structure and compliance with all other zoning provisions, Staff consider the variances desirable and appropriate for the use of the land.</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, due to the proposed scale and location of the structure which will have limited impacts to neighboring properties and street view, and the proposed development meeting all other provisions of the Zoning By-law.</p>

CONCLUSION:

The Planning Department recommends approval of application A-2026-015 subject to the listed conditions.

PREPARED BY:

Toomaj Haghshenas,
Development Planner

REVIEWED BY:

Brandon Correia, MCIP, RPP, PMP
Manager of Planning



Building Department

MEMORANDUM TO FILE

DATE: June 11, 2026

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

FILE/APPLICATION: A-2026-015

SUBJECT: 855 Shoreview Drive

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. Ensure grading and drainage will not be impacted and negatively affect neighbouring properties.

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: June 18, 2026

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

FILE/APPLICATION: A-015-2026

SUBJECT: 855 Shoreview Drive

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.