

Summary of Comments

B-2026-003

1130 Shoreview Dr



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: B-2026-003
ASSOCIATED FILE: N/A
MEETING DATE: March 19, 2026
TO: Sarah Burton Hopkins, Secretary Treasurer Committee of Adjustment
FROM: Keirsten Morris, MCIP, RPP
Planning Project Manager
SUBJECT: Consent to create an easement for driveway access from 1130 Shoreview Drive to 1120 Shoreview Drive.

PROPERTY INFORMATION:

Municipal Address	1130 Shoreview Drive
Legal Description	PLAN 51M788 LOT 6
Official Plan	Shoreline Residential Area (Schedule B11)
Community Planning Permit System By-law	Shoreline Residential (SR) Precinct

RECOMMENDATION:

The Planning Department recommends approval of application B-2026-003 subject to the following conditions:

CONDITIONS:

1. That the approved Shoreline Permit SL-2024-005 for 1120 Shoreview Drive be revised to reflect the revised access location and tree compensation, to be reviewed to Staff's satisfaction.
2. That the Owner/Applicant retain an Ontario Land Surveyor to prepare and submit a digital copy of a reference plan of survey, to be reviewed and approved by the Town. Once approved, the survey is to be deposited on title at the Land Registry Office.

REASON FOR APPLICATION:

The applicant is proposing to create an easement across the existing driveway at 1130 Shoreview Drive to provide access to the neighbouring property at 1120 Shoreview Drive. Both properties are owned by the same owner, and the owner intends to use the easement to access the newly built dwelling and garage at 1120 Shoreview Drive for personal use by utilizing the existing driveway at 1130 Shoreview Drive. This eliminates the need for a new driveway and entrance being created to 1120 Shoreview Drive which would require extensive vegetation removal. Staff note that the newly built dwelling at 1120 Shoreview Drive utilized a temporary entrance to

construct the building however that entrance has since been removed and additional mature trees have been planted in the location of the temporary driveway. The approved Shoreline Permit SL-2024-005 for 1120 Shoreview Drive will need to be revised to reflect the new access to the dwelling as well as the new tree compensation to be reviewed to Staff's satisfaction. Staff have included this requirement as a condition of consent.

SURROUNDING LANDS:

North	Lake Simcoe
East	Shoreline residential lots (1120 Shoreview Drive)
South	Shoreview Drive, Town-owned storm water management pond (1147 Shoreview Drive)
West	Shoreline residential lots (1150 Shoreview Drive)

ANALYSIS:

Site Inspection Date	March 4, 2026
Consistent with the Provincial Planning Statement (PPS): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located outside of a settlement area and considered Rural Lands by the Provincial Planning Statement, 2024 (PPS). Section 2.6.1 c) of the PPS indicates that residential development, including lot creation, is permitted on rural lands where site conditions are suitable for the provision of appropriate sewage and water services. Section 2.6.2 of the PPS states that development that can be sustained by rural service levels should be promoted.</p> <p>Section 4.1 of the PPS includes policies that apply to natural heritage features. Development and site alteration is not permitted within natural heritage features or within adjacent lands to natural heritage features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions per 4.1.4 and 4.1.8 of the PPS. The woodlands are not identified as being significant on Appendix A of the Town Official Plan however are considered significant based on Town Official Plan definitions. The policies of Section 4.1 of the PPS are therefore applicable.</p> <p>The proposed easement will not result in the creation of a new lot and will provide for development that can be sustained by rural service levels. While some additional tree removal on 1120 Shoreview Drive may be required, the easement is proposed to provide access over the already cleared and constructed driveway at 1130 Shoreview Drive and will therefore result in a net reduction in overall tree removal and disturbance. No negative impacts to the woodland are anticipated as no additional site alteration is proposed by way of the easement. Staff are of the opinion that the proposal is consistent with the PPS, subject to the recommended conditions.</p>
Consistent with the Lake Simcoe Protection Plan (LSPP): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located outside of a settlement area and are located on the shoreline of Lake Simcoe. The lands are subject to policies of the Lake Simcoe Protection Plan (LSPP). The Lake Simcoe Conservation Authority (LSRCA) have reviewed the application and have determined that they have no concerns with the proposal. Staff are of the opinion that the proposal is consistent with the LSPP, subject to the recommended 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 'Rural' on Schedule 5.1 of the Simcoe County Official Plan (SCOP). Section 3.3.5 of the SCOP, which applies to all land use designations, states that consents for "legal or technical reasons" and consolidation of land holdings may be permitted but shall not be for the purpose of creating new lots except as otherwise permitted in the SCOP, Provincial policies or legislation. "Legal or technical reasons" means severances for purposes such as easements, corrections of deeds, quit claims, and other minor boundary adjustments, which do not result in the creation of a new lot.</p> <p>The proposal will result in an easement for legal or technical reasons and will not result in a new lot being created. Staff are therefore of the opinion that the proposal conforms with the SCOP, subject to the recommended conditions.</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 Shoreline Residential Area on Schedule B11 to the Town Official Plan and are within the Natural Heritage System Overlay. The Shoreline Residential Area designation recognizes existing residential development in the Lake Simcoe shoreline outside of settlement areas. Single detached dwellings are permitted.</p> <p>Section 17.1 applies to the Natural Heritage System overlay. New development, must demonstrate through a Natural Heritage Evaluation (NHE) that there are no negative impacts on key natural heritage features or key hydrologic features or their functions, connectivity between natural heritage features is maintained and enhanced, removal of natural heritage features is avoided, and at least 30% of the total developable area will remain or be returned to natural self-sustaining vegetation.</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.</p> <p>The proposed easement is not considered new development by definition as it does not result in a new lot being created or a change in land use. As noted, the easement, which is for legal or technical reasons, is proposed over the already constructed and cleared driveway at 1130 Shoreview Drive and will not result in additional site alteration. Therefore, an NHE is not required and no negative impacts to the natural heritage system or natural heritage features are anticipated. Tree compensation will be required to be updated and reviewed by Staff through a revised shoreline permit (SL-2024-005) for 1120 Shoreview Drive to confirm that the Town's standards for tree compensation are addressed with the new proposed access. This is included as a condition of consent.</p> <p>Staff note that although new lots are required to access an open and maintained public road (5.3.19), the lots 1120 and 1130 Shoreview Drive are already existing, and there is no requirement in the Official</p>

	Plan that lot entrances cannot be consolidated via easement, subject to applicable site plan control as provided through the CPPS. Staff are of the opinion that the proposal conforms with the Town of Innisfil Official Plan, subject to the recommend conditions
Complies with the Community Planning Permit System By-law 058-25: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject lands are within the Shoreline Residential (SR) Precinct of the CPPS By-law. The adjacent property proposed to benefit from the easement (1120 Shoreview Drive) has an approved shoreline permit that was issued for the recently built single detached dwelling and attached garage (SL-2024-005). There is nothing in the CPPS By-law that would restrict a future building permit from being obtained or prohibit the use of the easement to access 1120 Shoreview Drive from the existing driveway on 1130 Shoreview Drive as both properties have frontage on Shoreview Drive which is a municipal road. The existing driveway and easement also meet the permitted driveway standards of Section 4.7 of the CPPS By-law, being within a minimum 3m width and maximum 9m width. The shoreline permit for 1120 Shoreview Drive will need to be revised as a condition of consent as noted in order to reflect the new access location and tree compensation. Staff are therefore of the opinion that the proposal complies with the CPPS By-law subject to the recommended conditions.
Conforms to Section 2, 51(24) and 53(12) of the Planning Act: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Staff have reviewed the proposal against Sections 51(24) and 53(12) of the Planning Act and are of the opinion that the application conforms to these Sections subject to the recommended conditions.

CONCLUSION:

The Planning Department recommends approval of application B-2026-003 subject to the recommend conditions.

PREPARED BY:

Keirsten Morris, MCIP, RPP
 Planning Project Manager

REVIEWED BY:

Steven Montgomery, MCIP, RPP
 Supervisor of Development Planning



Building Department

MEMORANDUM TO FILE

DATE: March 12, 2026

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

FILE/APPLICATION: B-2026-003

SUBJECT: 1130 Shoreview Dr.

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)

No comments

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

No comments



Engineering

MEMORANDUM TO FILE

DATE: March 19, 2026

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

FILE/APPLICATION: B-003-2026

SUBJECT: 1130 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. When applying for a building permit for the new dwelling at 1120 Shoreview Drive, 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. No comments.