

Summary of Comments

A-2026-001

6625 County Rd 27



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): A-2026-001

MEETING DATE: February 19, 2026

TO: Sarah Burton Hopkins
Secretary Treasurer Committee of Adjustment

FROM: Toomaj Haghshenas
Development Planner

SUBJECT: Minor variance application A-2026-001 seeking relief from Section 3.11 to permit the construction of a bunkhouse without an associated farm dwelling.

PROPERTY INFORMATION:

Municipal Address	6625 County Rd 27
Legal Description	CON 5 S PT LOT 1
Official Plan	Agricultural Area (Schedule B)
Zoning By-law	Agricultural (AG) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-2026-001, 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 any required entrance permit be obtained from the County of Simcoe prior to start of construction.
- 3.) The bunkhouse units shall only be occupied by seasonal employees of the farm operation
- 4.) 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-2026-001	3.11	Bunkhouses shall be	Bunkhouse without	N/A

		located within 200 m of the associated farm dwelling	an associated farm dwelling	
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REASON FOR APPLICATION:

The applicant is proposing to construct a structure containing two bunkhouse units attached to an on-farm building (storage garage) ('barndominium') with an associated porch and attached lean-to on a farm property zoned AG. The proposed structure will have a footprint of 780.4 m², the associated porch will have a footprint of 138.8 m² and the attached lean-to shed will have a footprint of 78.0m². The applicant is seeking relief from Section 3.11 of the Zoning By-law which states that bunkhouses shall be located within 200 m of the associated farm dwelling. In this instance, the subject lands do not contain a farm dwelling.. The applicant is requesting the variance in order to permit a stand-alone bunkhouse for seasonal farm workers.

SURROUNDING LANDS:

North	AG lands and single-detached dwelling (6645 County Rd 27)
East	AG and EP Lands
South	AG Lands
West	County Rd 27, 10 th Sideroad, and Municipal Boundary (Essa Township)

ANALYSIS:

Site Inspection Date	February 11, 2026
Maintains the purpose and intent of the Official Plan:	<p>The subject lands are located outside any settlement areas. The subject lands are designated Agricultural Area in the Town's Official Plan (Schedule B). The Agricultural Area designation permits farm help accommodation as an accessory use to a farm operation (Section 18.3.2). It is permitted to house seasonal employees to the farm operation only (18.1.6). While there are no principal structures or single detached residence on the subject lands, the proposed bunkhouse will provide accommodations for seasonal farm workers. The proposed bunkhouse is considered of a reasonable scale in terms of location and size and represents appropriate development within the context of the character of the neighborhood (farmland). Section 11 of By-Law No. 135-17 (Site Plan Control By-law) exempts on-farm buildings and structures associated with agricultural use.</p> <p>Section 15.1.6 of the Official Plan states that a tree protection plan shall be required as part of development applications that identifies, preserves and compensates trees on the lot. Staff do not anticipate any need for tree removal, but have included a condition to address concerns should any tree removal occur.</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-	The subject lands are zoned Agricultural (AG) Zone in the Town's Zoning By-law 080-13. The AG zone permits bunkhouses.

law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Section 3.11 of the Zoning By-law contains specific provisions related to bunkhouses; and states that "Where permitted by this By-law, bunkhouses shall be located within 200 m of the associated farm dwelling. The general intent of the provision is to provide supervision where a principal residence exists, utility connections where already available, and preserving farmland by clustering buildings. Bunkhouses shall also be subject to the requirements for accessory buildings and structures." The requested variance is required to address the lack of an associated farm dwelling given the subject lands are currently vacant. The proposed bunkhouse meets all provisions of Section 3.3 relating to accessory structures.</p> <p>The proposed bunkhouse will maintain appropriate setbacks listed in Table 8.2 and complies with all other provisions in the Zoning By-law. The applicant has stated the use will be for temporary housing of farm workers only. The barndominium would reduce living costs for seasonal farm employees. No other provisions in the Zoning By-law explicitly obligate a principal residence to exist before a bunkhouse can exist as both uses are listed as permitted accessory uses. The bunkhouse, as stated, must be seasonal only.</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>
The variance is desirable for the appropriate/orderly development or use of the land: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The bunkhouse is located on the north side of the vacant property. The proposal will require a new driveway which will be subject to a entrance permit from the County (addressed in the conditions).</p> <p>The proposed development would have limited impacts to neighbouring residential properties given the size of the property, the location of the bunkhouse, 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 within an agricultural area; the proposed bunkhouse will not negatively impact the character of the neighborhood and will maintain consistency in terms of use.</p> <p>The subject lands currently provide seasonal wheat growth; the reason for the bunkhouse, according to the applicant, is to provide accommodations for seasonal farm workers.</p> <p>Given the proposed location and scale of the accessory structure addition and compliance with all other zoning provisions, Staff consider the variances desirable and appropriate for the use of the land.</p>
The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>Staff are of the opinion that the proposed variance could be considered minor, subject to the proposed conditions the proposed scale and location of the structure which will have limited impacts to neighboring properties and maintains agricultural related use, and the proposed development meeting all other provisions of the Zoning By-law.</p>

CONCLUSION:

The Planning Department recommends approval of application A-2026-001 subject to the listed conditions.

PREPARED BY:

Toomaj Haghshenas,
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning

MEMORANDUM TO FILE

DATE: February 2, 2026

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

FILE/APPLICATION: A-2026-001

SUBJECT: 6625 County Road 27

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. All structures over 50m² will require a lot grading plan to be submitted at time of building permit application. The lot grading plan shall be prepared by an OLS or P.Eng and deemed satisfactory by 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. The applicant/owner shall provide a site plan with proposed building and septic footprint that 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: February 19, 2026

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

FILE/APPLICATION: A-001-2026

SUBJECT: 6625 County Road 27

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 you get approval for the driveway entrance from the County.
2. When applying for a building permit for a new dwelling, 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 comment.