

# **Summary of Comments**

*A-2025-037*

**1015 Isabella St**



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER:** A-2025-037

**MEETING DATE:** September 18, 2025

**TO:** Sarah Burton Hopkins,  
Secretary Treasurer Committee of Adjustment

**FROM:** Toomaj Haghsheenas, Development Planner

**SUBJECT:** Minor variance application A-2025-037 seeking relief from Section 3.18.1(g) of Zoning By-law No. 080-13 for a proposed second driveway within a settlement area.

### PROPERTY INFORMATION:

<b>Municipal Address</b>	1015 Isabella Street
<b>Legal Description</b>	CON 4 PLAN 1006 LOT 2
<b>Official Plan</b>	Residential Low Density 1 (Schedule B3)
<b>Zoning By-law</b>	Residential 1 (R1) Zone

### RECOMMENDATION:

The Planning Department recommends approval of A-2025-037 to the following conditions:

### CONDITION(S):

1. That the variance apply exclusively to the submitted drawings and that any future development of the land be subject to the Zoning By-law.
2. That the Applicant/Owner obtain an entranceway permit from the Town of Innisfil prior to connecting the additional driveway to Isabella Street.

### REASON FOR APPLICATION:

The applicant is proposing to construct a second driveway to provide access and parking for additional vehicles as on street parking is not permitted. The applicant is seeking relief from Section 3.18.1(g) of the Zoning By-law, which only permits one (1) driveway per residentially zoned lot within a settlement area. An entranceway permit will be required from the Town to connect the proposed driveway to Isabella St. which is addressed as a recommended condition.

Application Number	By-law Section	Requirement	Proposed	Difference
A-2025-037	3.18.1 g)	1 driveway per residentially zoned lot in settlement area	2 driveways	1 additional driveway

## SURROUNDING LANDS:

<b>North</b>	Single detached dwellings
<b>East</b>	Single detached dwellings
<b>South</b>	Isabella St and Single detached dwellings
<b>West</b>	Single detached dwellings

## ANALYSIS:

<b>Site Inspection Date</b>	August 26, 2025
<b>Maintains the purpose and intent of the Official Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located within the settlement area of Lefroy/Belle Ewart and are designated Residential Low Density 1 on Schedule B3 to the Town Official Plan which permits single-detached dwellings and accessory structures. The surrounding neighbourhood is characterized primarily by single detached dwellings. No policy in the Town Official Plan specifically restricts two entrances onto a local residential street, although policies (10.1.16) are in place to minimize entrances onto arterial and collector roads to promote continuous and uninterrupted pedestrian, cyclist and vehicle use. Isabella St. is not identified as an arterial or collector road on Schedule C of the Town Official Plan; as such, staff do not have concern with an additional driveway on the subject lands in of the context of the existing Official Plan policies.</p> <p>Tree removal is not required or the proposed driveway, therefore Official Plan policies concerning tree compensation do not apply.</p> <p>Staff have no objections to a proposed second driveway on the subject lands which in general meets the purpose and intent of the Official Plan, subject to the recommended conditions.</p>
<b>Maintains the purpose and intent of the Zoning By-law:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are zoned Residential 1 (R1) in Zoning By-law 080-13, as amended. Section 3.18.1(g) only allows one driveway on a residentially zoned lot within a settlement area.</p> <p>This provision was established through a housekeeping amendment to the Zoning By-law in 2017 with the intent of restricting lots in settlement areas to only one driveway. The provision also assists in maintaining a consistent streetscape, ensures front yards are not dominated by parking areas and minimizes traffic and safety concerns. The proposed second driveway will require minimal additional hardscaping and vegetation removal, and the subject property will maintain the required minimum Landscaped Open Space requirements. As indicated, the applicant is planning to construct an additional driveway off Isabella St to provide parking area for additional vehicle parking for a large family. Isabella St prohibits on street parking.</p> <p>The subject lands provides adequate space for a second driveway give the frontage and size of the front yard.</p>

	<p>With the additional proposed driveway, the subject lands would continue to maintain approximately 48% landscaped open space which exceeds the required front side yard landscaped open space of 40% per Section 3.35.2 (k).</p> <p>Staff do not expect any negative impacts in terms of traffic safety or sightlines with the proposed additional driveway however this would be confirmed through the entranceway permit process which is included as a recommended condition.</p> <p>In consideration of the above and subject to the recommended conditions, the subject application maintains the purpose and intent of the Town's Zoning By-law.</p>
<p><b>The variance is desirable for the appropriate/orderly development or use of the land:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>In the opinion of Staff, the variance is considered desirable for appropriate/orderly development of the land, subject to the recommended conditions. The second driveway is proposed to be used for parking on the subject lands while maintaining adequate landscaped open space. It is not considered to negatively impact surrounding residential properties, nor is it expected to cause substantial clutter or increased traffic within the neighborhood and would not appear to cause any significant sightline issues or traffic concerns.</p>
<p><b>The variance is minor in nature:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Staff are of the opinion that the proposed variance for a secondary driveway is minor in nature, subject to the recommended conditions.</p>

**CONCLUSION:**

The Planning Department recommends approval of application A-2025-037 subject to the recommended conditions.

**PREPARED BY:**

Toomaj Haghshenas  
Development Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
Supervisor of Development Planning



**Building Department**

**MEMORANDUM TO FILE**

**DATE: September 11, 2025**

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

**FILE/APPLICATION: A-2025-037**

**SUBJECT: 1015 Isabella Street**

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**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 comments.

**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:** September 18, 2025

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

**FILE/APPLICATION:** A-037-2025

**SUBJECT:** 1015 Isabella Street

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**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. Existing entrance should be landscaped



**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. The proposed entrance shall maintain adequate separation from the hydro pole.