

Summary of Comments

B-004-2025

0 Adams Rd



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: B-004-2025

MEETING DATE: June 19, 2025

TO: Sarah Burton Hopkins, Secretary Treasurer Committee of Adjustment

FROM: Ingrid Li, Development Planner

SUBJECT: To sever the subject property (0 Adams Road) in half for the purpose of merging one half (the severed land) with 865 Adams Road and the other half (the retained land) with 861 Adams Road

PROPERTY INFORMATION:

Municipal Address	0 Adams Road
Legal Description	CON 7 PLAN 571 PT BLK C BTW LOTS 8 & 9
Official Plan	Residential Low Density (Schedule B1)
Zoning By-law	Community Planning Permit System (CPPS)

RECOMMENDATION:

The Planning Department recommends approval of application B-004-2024, subject to the following conditions:

CONDITIONS:

- 1.) That the applicants retain an Ontario Land Surveyor to prepare and submit a digital copy of a draft reference plan identifying the severed and retained lands as per the sketch prepared for the application, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.
- 2.) That the owner's solicitor shall provide written confirmation that the severed land be conveyed, merged and registered as one lot in common with the ownership of the southerly adjoining property at 865 Adams Road (respective Roll No. 010-025-217);
- 3.) That the owner's solicitor shall provide written confirmation that the retained land be conveyed, merged and registered as one lot in common with the ownership of the northerly adjoining property at 861 Adams Road (respective Roll No. 010-026-001);
- 4.) That the required draft electronic transfer(s) for the lot addition(s) be submitted concurrently, and that all the above conditions shall be fulfilled prior to issuance of

a Consent Certificate(s); (Copies of all documentation registered in conjunction with the application must be provided to the Secretary Treasurer following registration); and,

Pursuant to Subsection 53(41) of the Planning Act, R.S.O.1990. c. P.13 as amended, where the Applicant has not within a period of two years from the giving of the Notice of Decision fulfilled the conditions, this application for consent shall thereupon be deemed to be refused.

REASON FOR APPLICATION:

The applicant is proposing to sever a portion of 0 Adams Road and add the severed portions to the abutting lands to southerly adjoining property at 865 Adams Road and northerly adjoining property at 861 Adams Road. This proposal will result in the property municipally known as 0 Adams Road to be divided evenly and each portion of land is to merge with abutting lands to the south and north. No new lots will be created through this proposal. Following the proposed severance and conveyance, the property municipally known as 0 Adams Road will no longer exist as a separate lot and will be merged with the adjacent properties.

The proposed severed land with a frontage of approximately 3.05m and lot area of approximately 179m² will be added to 865 Adams Road, for a total lot frontage of approximately 18.29m and lot area of 1170 m². The retained land with a frontage of approximately 3.05m and lot area of approximately 179m² will be added to 861 Adams Road, for a total lot frontage of approximately 17.18m and lot area of 1065m².

SURROUNDING LANDS:

North	Single-detached dwelling (861 Adams Rd)
East	Lake Simcoe
South	Single-detached dwelling (865 Adams Rd)
West	Adams Rd, Single-detached dwellings

ANALYSIS:

Site Inspection Date	June 11, 2025
Consistent with the Provincial Policy Statement (PPS): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The Provincial Planning Statement (PPS) 2024 describes matters of provincial interest related to land use planning and development, establishing a framework for making planning decisions to achieve efficient land use patterns, protect the environment and promote economic development.</p> <p>The subject lands are within the settlement area as defined in the PPS. The PPS has been reviewed in regard to the proposed consent application. The proposed consent will not create new lots while promote efficiently use land use and meets the provision of Section 2.3.2. In addition, Section 3.6.2 of the PPS encourages municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Both properties (865 Adams Rd and 861 Adams Rd) are adequately serviced by the municipal services</p>

	available. Thus, the application is considered to be consistent with the PPS, subject to the proposed conditions.
Consistent with the Lake Simcoe Protection Plan (LSPP): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located within the settlement area as defined in the LSPP. The proposed consent application for a boundary adjustment does not meet the definition of “development” or “site alteration” under the LSPP. It would not result in the ‘creation’ of a new lot, are not considered to adversely impact neighbouring residential lands, and would not introduce any new land uses, as the existing residential use would remain. The subject lands have existing municipal sewer services and private on-site water services, which will have no impacts associated with the quality and quantity of urban run-off into receiving streams, lakes, and wetlands. No comments or concerns has been received from LSRCA. Staff are of the opinion the application is consistent with LSPP policies, subject to the proposed conditions.</p>
Conforms to the County of Simcoe Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are designated Settlements on Schedule 5.1 of the County of Simcoe Official Plan.</p> <p>Section 3.3.5 states consents for the purpose of 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 County of Simcoe Official Plan, Provincial policies and legislation. The definition of legal or technical reasons in the County Official Plan includes minor boundary adjustments, which do not result in the creation of a new lot. As such, the proposal conforms to the County of Simcoe Official Plan.</p>
Conforms to the Town of Innisfil Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are designated Residential Low Density 1 on Schedule B1 of the Town of Innisfil Official Plan. Section 10.2.2 lists the permitted uses in the Residential Low Density 1 designation, which includes single detached dwellings. The lands are located within the Primary Settlement Area of Alcona. As no new lot is being created, no development, by definition, is occurring on these two properties. By adding the lot frontage and lot area to 865 and 851 Adams Road, the proposed boundary adjustment increases the lot frontage and area of both properties, enhancing conformity with CPPS standards. In addition, the proposed frontage of 18.29m and 17.18m would not be out of context and would be consistent with the average street frontages in the area per 10.2.11.</p> <p>Since the lot boundary adjustment will result in two appropriately sized residential lots, will not result in the creation of a new lot, and conform to the permitted uses in the designation, the application conforms to the Town of Innisfil Official Plan.</p>
Complies with the Community Planning Permit By-Law 062-17: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The Community Planning Permit System (CPPS) By-law 062-17 is a by-law adopted under Section 34 of the Planning Act to regulate development specifically within the “Shoreline Permit Area” as designated in the Town of Innisfil Official Plan (as amended by Official Plan Amendment No. 23). This CPPS replaces the previous zoning provisions (By-laws 080-13) for those specific lands. The subject lands are zoned “CPPS” under CPPS Bylaw 062-17, which</p>

	<p>permits single detached dwellings and requires a minimum 17m lot frontage and minimum 1400m² lot area.</p> <p>0 Adams Rd is a privately owned property and considered as non-buildable lot. The proposed severance will redistribute this lot to the two adjacent residential properties at 865 and 861 Adams Road. By integrating it with adjacent lots, the land becomes usable as part of established residential properties. The proposed severed land with a frontage of approximately 3.05m and lot area of approximately 179m² will be added to 865 Adams Road, for a total lot frontage of approximately 18.29m and lot area of 1170 m². The retained land with a frontage of approximately 3.05m and lot area of approximately 179m² will be added to 861 Adams Road, for a total lot frontage of approximately 17.18m and lot area of 1065m². This proposed boundary line adjustment would remedy the lack of compliance regarding existing lot frontage and bring the property into conformity with the CPPS Bylaw with respect to lot frontage, and more in conformity with respect to lot area, as well as provide additional open space on both properties. 865 Adams Rd and 861 Adams Rd are occupied by permitted residential uses as per the Zoning By-law. The boundary adjustment will maintain all existing setbacks and improve setbacks to the new interior lot line and will have minimal impact on the Lake Simcoe given there is no new development.</p> <p>Considering the above, Staff are of the opinion that the proposal maintains the purpose and intent the Town's CPPS Bylaw.</p>
<p>Conforms to Section 2, 51(24) and 53(12) of the <i>Planning Act</i>: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Staff have reviewed the matters under Sections 2, 51(24) and 53(12) of the Planning Act, and are of the opinion the proposed development conforms to these sections, subject to the proposed conditions</p>

CONCLUSION:

The Planning Department recommends approval of application B-004-2025, subject to the recommended conditions.

PREPARED BY:

Ingrid Li
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: June 10, 2025

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

FILE/APPLICATION: B-004-2025

SUBJECT: 0 Adams Road

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. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of the Building Department)

1. No comments.



Engineering

MEMORANDUM TO FILE

DATE: June 12, 2025

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

FILE/APPLICATION: B-004-2025

SUBJECT: 0 Adams Street

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. 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.