



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. B-005-2025**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Nick Skerratt, Applicant**, on behalf of **Ron Marsden, Owner**, for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property for residential purposes.

The subject properties are described legally as **PLAN 593 LOTS 54 to 62 RP 51R1673 PART 13 & 14**, known municipally as **3930 Algoma Ave**, and is zoned “**R1 – Residential**”.

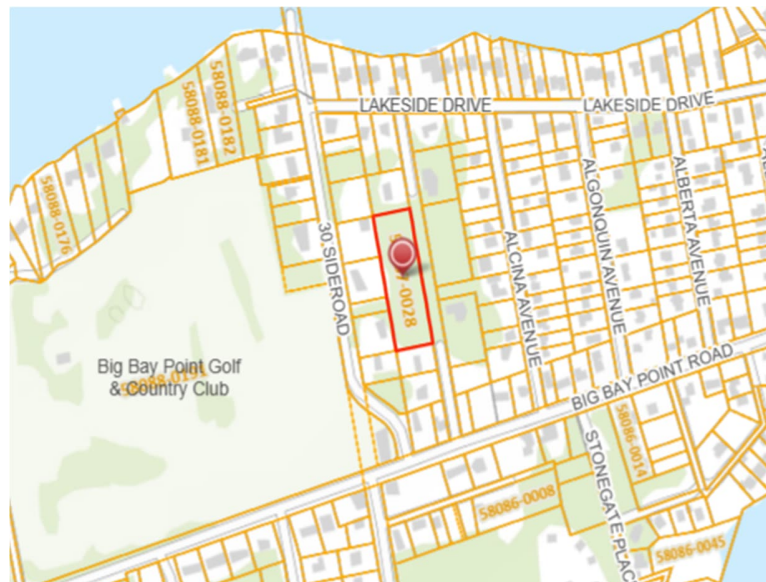
**The applicant is proposing to sever a portion of 3930 Algoma Ave and merge these lands with the abutting lands known as 3933 30<sup>th</sup> Sideroad. The lot addition severance will merge to enlarge the existing residential lot.**

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, June 19, 2025, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:

<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to [planning@innisfil.ca](mailto:planning@innisfil.ca).



If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).

Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at [planning@innisfil.ca](mailto:planning@innisfil.ca).

Dated: **May 28, 2025**

Sarah Burton Hopkins,  
Secretary Treasurer  
[sburtonhopkins@innisfil.ca](mailto:sburtonhopkins@innisfil.ca)  
705-436-3710 ext. 3504









## LOT ADDITION / SEVERANCE SKETCH



### LEGEND

- |  |  |
|--|--|
|   | <p>3930 Algoma Ave:</p> <ul style="list-style-type: none"> <li>- Area: ± 6,900m<sup>2</sup> (existing)</li> <li>- Frontage: N.A.</li> </ul>              |
|   | <p>3933 30<sup>th</sup> Sideroad:</p> <ul style="list-style-type: none"> <li>- Area: ± 2,000m<sup>2</sup> (existing)</li> <li>- Frontage: 46m</li> </ul> |
|   | <p>Lot 1: Lands to be Retained</p> <ul style="list-style-type: none"> <li>- Area: ±4,100m<sup>2</sup></li> <li>- Frontage: N.A.</li> </ul>               |
|  | <p>Lot 2: Lands to be Severed</p> <ul style="list-style-type: none"> <li>- Area: ±2,800m<sup>2</sup></li> <li>- Frontage: N.A.</li> </ul>                |

## RESIDENTIAL 1 (R1) ZONE

Provisions	Required	Provided: 3930 Algoma Ave (Retained Lands)	Provided: 3933 30 <sup>th</sup> Sideroad (incl. severed lands)
Min. Lot Area (Interior Lot)	600.0m <sup>2</sup>	4,000.0m <sup>2</sup>	4,800.0m <sup>2</sup>
Min. Lot Frontage (Interior Lot)	15.0m	N.A.	46.0m
Min. Front Yard	8.0m	> 8.0m	> 8.0m
Min. Interior Side Yard	1.2m	> 1.2m	> 1.2m
Min. Rear Yard	6.0m	> 6.0m	> 6.0m
Max. Lot Coverage	35%	< 35%	< 35%
Min. Landscape Open Space	30%	> 30%	> 30%
Max. Building Height	9.0m	> 11.0m	> 11.0m

Source: Town of Innisfil Comprehensive Zoning By-Law 080-13, July 10, 2013  
Note: Information shown is approximate and subject to change.

## LOT ADDITION / SEVERANCE SKETCH

3930 ALGOMA AVE & 3933 30<sup>th</sup> SIDEROAD, INISFIL

SCHEDULE OF REVISIONS			
No.	Date	Description	By



**INNOVATIVE PLANNING SOLUTIONS** CELEBRATING **20 YEARS**  
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 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7  
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	April 11, 2025	Drawn By:	A.S.
File:	25 - 1490	Checked:	N.S.





# PLANNING RATIONALE

3930 ALGOMA AVENUE

TOWN OF INNISFIL

PREPARED FOR: Ron Marsden

April 29, 2025



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

**Ron Marsden**

**3930 ALGOMA AVENUE  
LOT 31, CONCESSION 14  
TOWN OF INNISFIL**

**APPLICATION FOR**

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**LOT ADDITION SEVERANCE**

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**PREPARED BY**

**INNOVATIVE PLANNING SOLUTIONS  
647 WELHAM ROAD, UNIT 9A  
BARRIE, ONTARIO L4N 0B7  
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**APRIL 29, 2025**

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- FIGURE 1:** Subject Lands Overview  
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**FIGURE 3:** Town of Innisfil Land Use Designation  
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- TABLE 1:** Neighbourhood Character: Summary of Lot Sizes

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- APPENDIX 1:** Property Adjustment Sketch

## 1.0 INTRODUCTION

Innovative Planning Solutions has been retained by Ron Marsden to prepare a Planning Report in relation to a Lot Addition Severance application for lands municipally known as 3930 Algoma Avenue, in the Town of Innisfil. The roll number of this parcel is 431601005117900.

The application seeks to sever a portion of 3930 Algoma Avenue and merge these lands with abutting lands municipally known as 3933 30<sup>th</sup> Sideroad. The roll number of this parcel is 431601005118601. The lot addition severance will merge in title into one consolidated parcel of land, enlarging the existing residential lot.

The intention of the subject application is to protect the existing vegetation while offering a larger consolidated lot fabric. There is no intention or desire to develop the severed or retained lands, and no intention to provide legal access to the severed or retained lands via the Algoma Avenue unopened road allowance. The proposed lot addition severance is simply to increase the size of 3933 30<sup>th</sup> Sideroad through the Committee of Adjustment process.

## 2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject lands are located at 3930 Algoma Avenue, which directly abuts 3966 & 3924 Algoma Avenue to the north and south respectively, and 3933 through 3955 30<sup>th</sup> Sideroad to the west. The Algoma Avenue road allowance directly abuts the site to the east, though no public road or other access point is maintained. As a result, the lands at 3930 are landlocked.

3930 Algoma Avenue has approximately 152 meters of 'frontage' on the Algoma Avenue road allowance and a total area of 6,900 m<sup>2</sup> (0.69ha). Through this application, +/- 2,800 m<sup>2</sup> (0.2 ha) is proposed to be conveyed to 3933 30<sup>th</sup> Sideroad from 3930 Algoma Avenue.

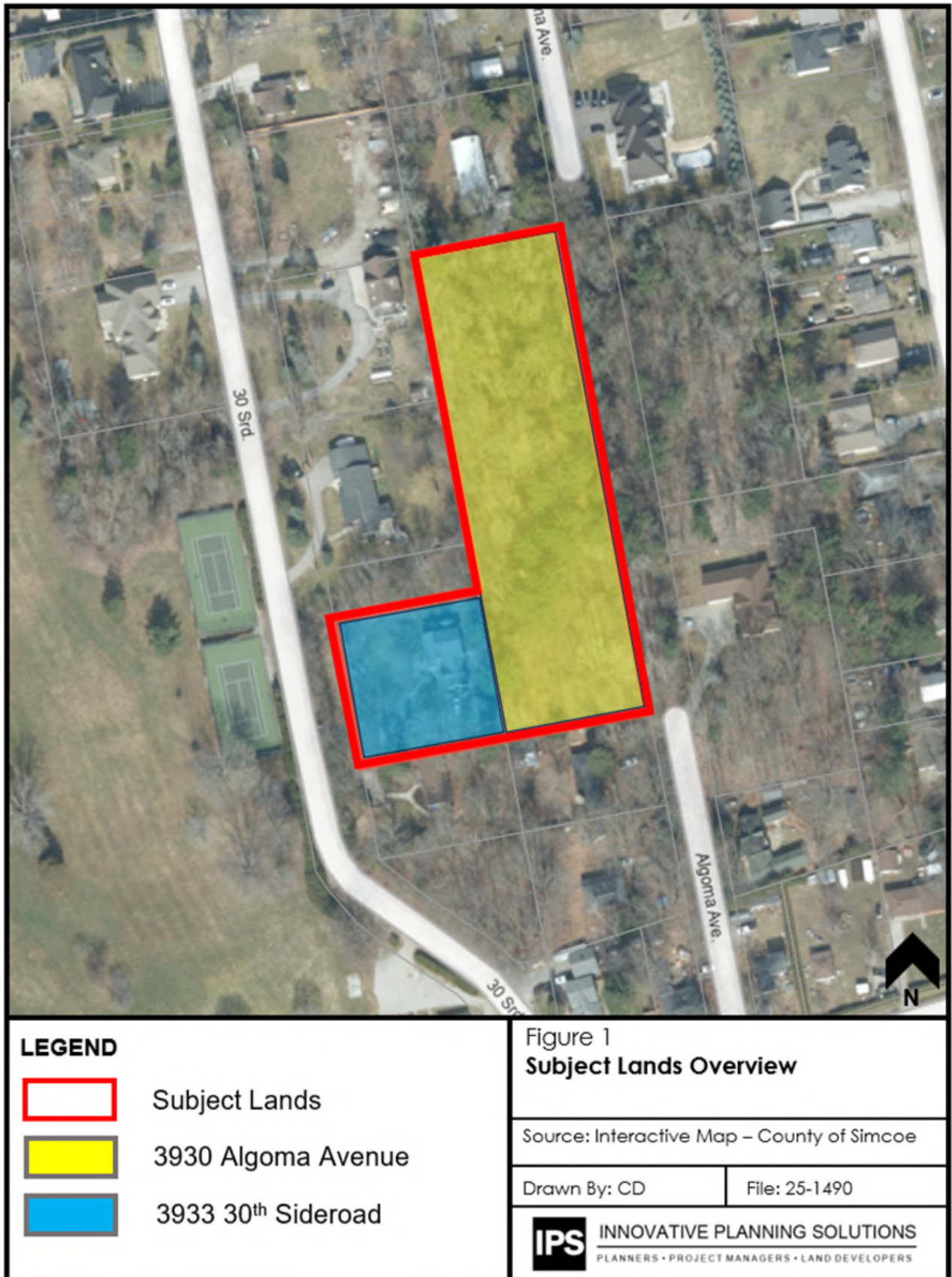
3933 30<sup>th</sup> Sideroad abuts 3939 30<sup>th</sup> Sideroad to the north, and 3923 30<sup>th</sup> Sideroad to the south. The parcel has a lot depth of approximately 46 meters, and a lot frontage of approximately 46 meters along 30<sup>th</sup> Sideroad. The current lot area is approximately 2000 square meters. Aside from the existing residential dwelling and associated driveway, the property is mainly forested. See **Appendix 1** for the 'Property Adjustment Sketch'. An overview of the subject lands can be seen in **Figure 1** below.

The neighbourhood is primarily characterized by single-detached dwellings of various sizes, ages and styles. The surrounding lands uses are illustrated **Figure 2**. The immediate area surrounding the property is comprised of the following:

- North:** Single-detached dwellings, the Lake Simcoe Shoreline
- East:** Single-detached dwellings, Big Bay Point, and the Lake Simcoe Shoreline.
- South:** Single-detached residential dwellings, and minor commercial uses including a restaurant and a general store.
- West:** Big Bay Point Golf and Country Club

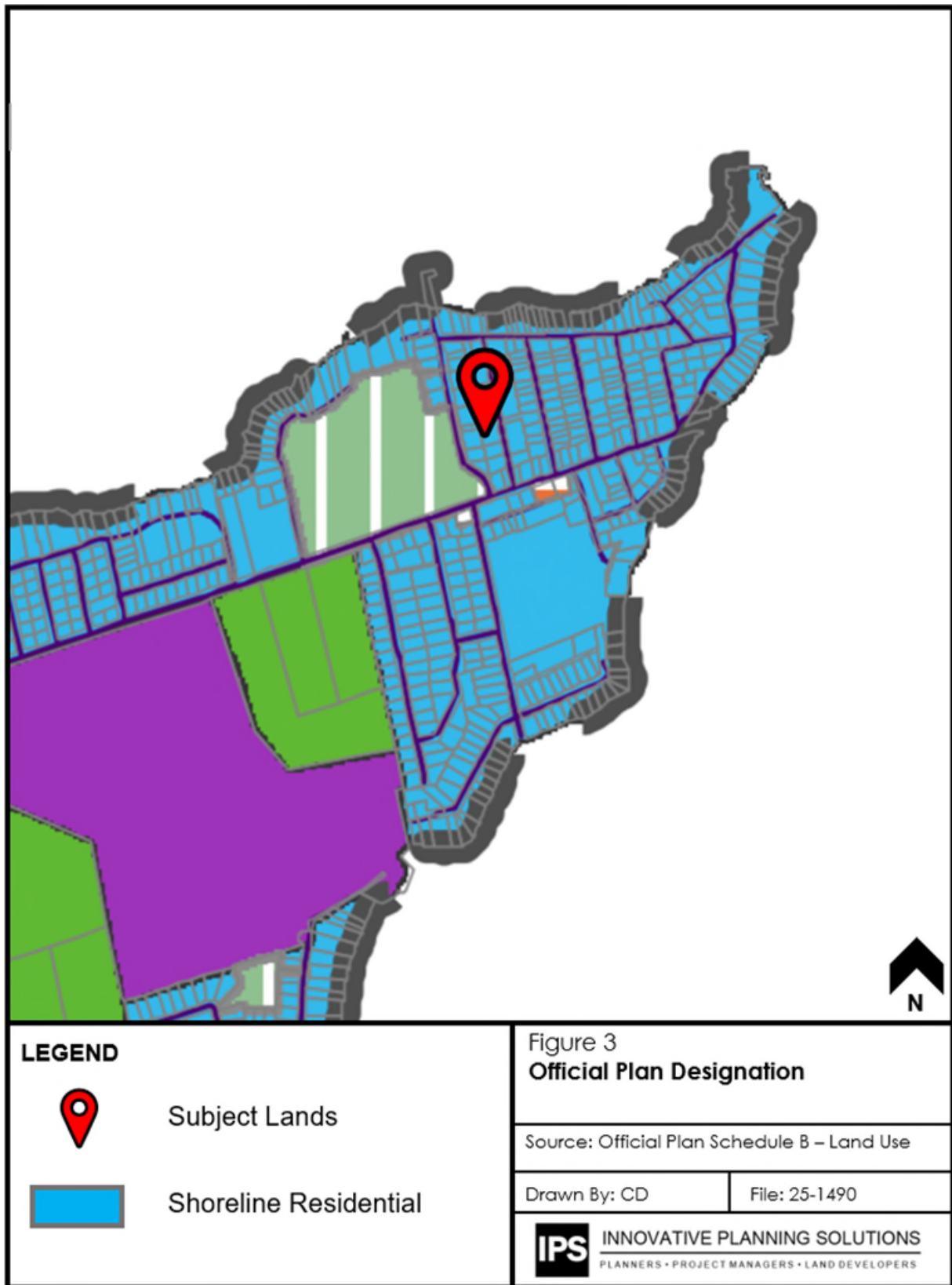
The lands are designated 'Shoreline Residential' by *Schedule B: Land Use* of the Town of Innisfil Official Plan (**Figure 3**). The lands are zoned 'Residential One (R1)' for both lots by the Town of Innisfil Interactive Zoning Map (**Figure 4**). It should be noted that the Subject Lands are under the jurisdiction of the Lake Simcoe Region Conservation Authority (LSRCA), however no regulated areas were identified on-site. The proposed Lot Addition Severance is outlined in **Figure 5**.



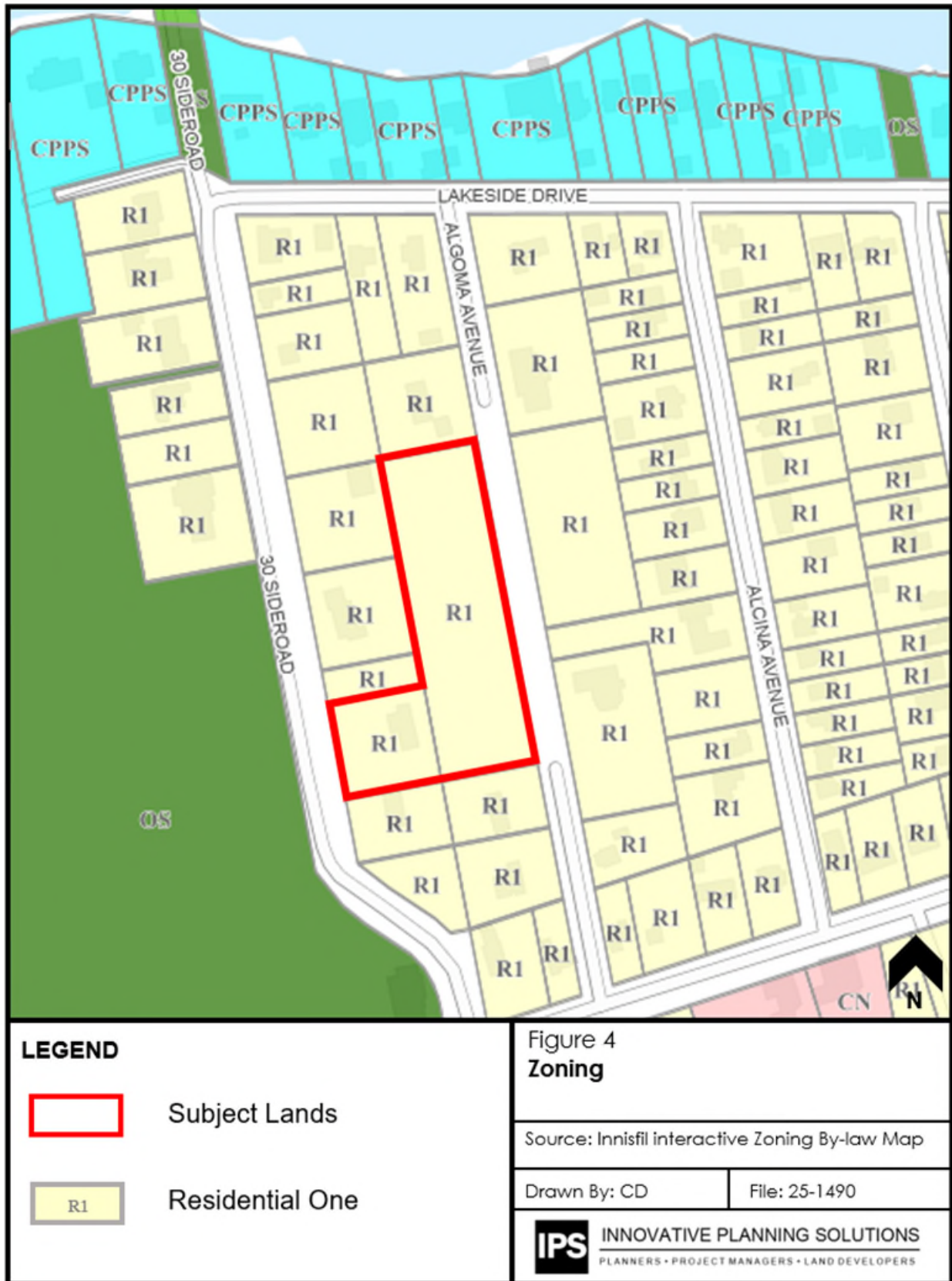




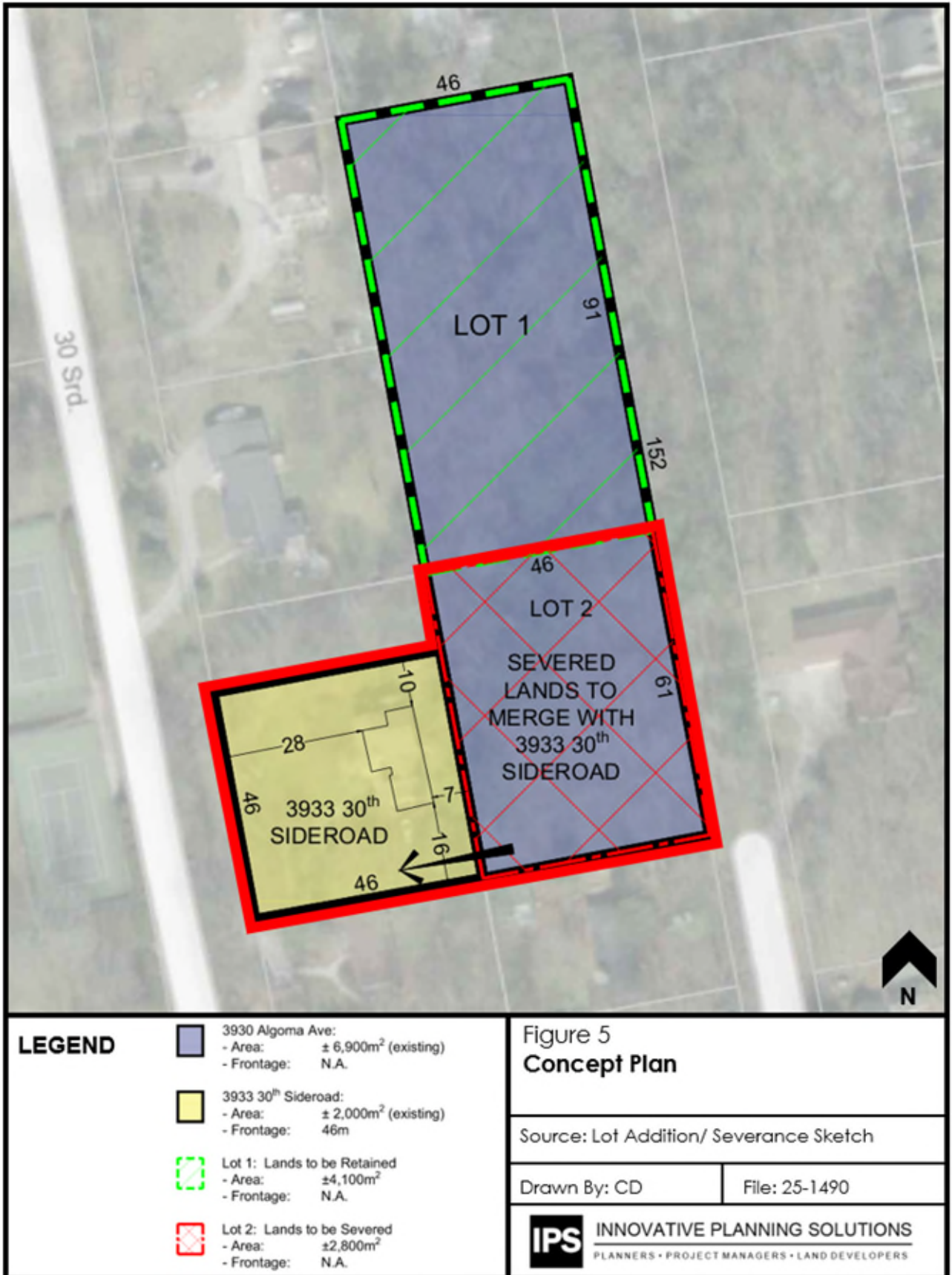












### **3.0 DESCRIPTION OF PROPOSAL**

As discussed in both Sections 1.0 and 2.0 of this report, no development is proposed or envisioned for 3930 Algoma Avenue, and this application for severance does not alter any existing uses within the lands. The lot size will increase, and existing vegetation will be retained to provide additional private amenity space for residents. A copy of the Concept Plan, including the proposed severance sketch is provided in **Appendix 1**, and **Figure 5**.

The proposed lot addition severance will sever a portion of 3930 Algoma Avenue and merge the severed lands with 3933 30th Sideroad to form a larger lot. The proposed severance and land consolidation would create a larger lot on 3933 30th side road, with an area of +/- 4,800 m<sup>2</sup>, a frontage of ~46 meters onto 30th Sideroad, and a lot depth of ~90 meters.

The retained parcel will remain in its current state as a land locked parcel of land, while the severed lands will become a larger singular lot with legal frontage on 30th Sideroad. The proposed severance would provide additional privacy and outdoor amenity space for the residents of 3933 30th Sideroad. The owner's intention is to protect existing vegetation while offering a larger consolidated lot fabric, in order to maintain existing conditions for the long term.

The existing site conditions have demonstrated functionality from at least 1989, the earliest date the existing dwelling is noted by County of Simcoe Aerial Imagery. As a result, no impacts are expected on the lots, the surrounding neighbourhood, or the natural environment as a result of the subject application. Overall, the subject lands will remain virtually unchanged, with the only change being the increased legal lot size.

### **4.0 PLANNING JUSTIFICATION**

The following section provides an overview of the applicable provincial and municipal policies. The following sections will outline the "three-tests" which are used to justify lot addition severance applications as they relate to the proposal. The tests determine whether a proposal is compatible with the subject lands and municipal policies. The three tests are as follows:

1. An analysis of conformity with the Official Plan(s).
2. An analysis of conformity with the Zoning By-law(s).
3. An analysis of compatibility with the neighbourhood character uses including size and shape.

Through these three tests, it will be determined if the severance proposed for 3930 Algoma Avenue is appropriate and represents good land-use planning.

#### **4.1 TEST #1 – CONFORMITY WITH THE OFFICIAL PLAN**

As identified in Section 2.0, the subject lands are designated "Shoreline Residential" within the Official Plan, and as such are subject to the associated regulations and provisions. Section 19.2 of the Town of Innisfil Official Plan relates to Shoreline Residential Areas.

Subsection 19.2.1 states that the function of the shoreline residential area designation is to recognize existing residential development in the Lake Simcoe shoreline outside of the Town's settlement areas. The intention of the subject application is to maintain the existing residential uses on the subject lands, in line with the intent behind the Official Plan Designation.

Subsection 19.2.9 ii) states that new lots may be permitted by severance or plan of subdivision subject to the lots having direct frontage to an open and maintained public road. As it currently stands, 3930 Algoma Avenue does not have any access point, and is landlocked. As a result, the proposed severance will align the existing lot fabric with the policies under Section 19 of the Official Plan, allowing for greater conformity.

There is no change proposed to the existing land use, and no development proposed. The proposal will essentially maintain the existing conditions, with the only notable change being where the legal lot line is identified. As a result, the development policies of the Official Plan do not apply.

Based on this analysis, the proposal demonstrates conformity with the policies of the Official Plan, and maintains or improves upon the existing conditions. As a result, the proposal represents good planning with regard to the Official Plan.

#### **4.2 TEST #2 – CONFORMITY WITH ZONING BY-LAW 080-13**

As identified in Section 2.0, the subject lands are zoned “R1” – Residential One by the Town of Innisfil comprehensive Zoning By-law 080-13. As such, the lands are subject to the associated regulations and provisions (**Figure 3**).

It should be noted that the lands are not zoned CPPS (Community Planning Permit System), despite being designated Shoreline Residential. Map 54 of the *Our Shore Innisfil – Community Planning Permit By-law 062-17* highlights the areas that are affected by the by-law, in which the Subject Lands are not highlighted (see **Figure 6**). As a result, the CPPS by-law does not apply to this proposal.

The existing use is a single detached dwelling, which is a permitted use under *Section 4 – Residential* of the Zoning By-law. As referenced within the previous sections, it is important to consider there is no change in the existing use of the lands, and no new or additional uses are proposed. As a result, the current use of the Subject Lands is permitted as-of-right, and no zoning by-law amendment is required.

### **Zoning Standards and Specifications**

Section 4.2 of the Innisfil Zoning By-law set out the zoning regulations for the R1 zone. The proposed severance would meet all of the zone regulations set out in Table 4.2a, therefore no minor variances are required. The applicable standards are listed below:

*Lot area (minimum): 1,400 m<sup>2</sup>*

*Lot frontage (minimum): 22 m*

*Front yard (minimum): 8 m*

*Interior side yard (minimum): 1.5 m*

*Rear yard (minimum): 6 m*

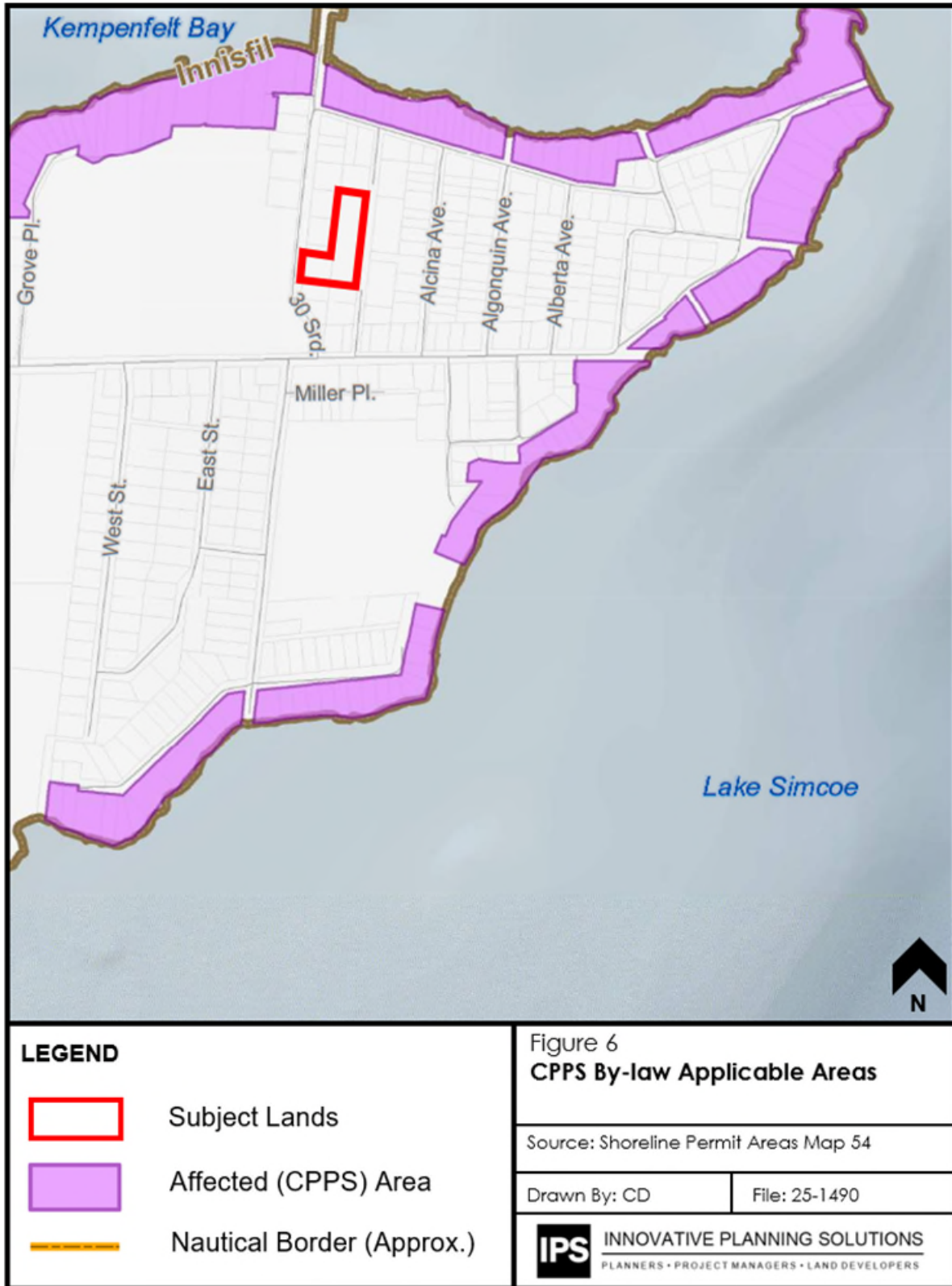
*Lot Coverage (maximum): 35%*

*Landscaped Open Space (minimum): 30%*

The proposal would either have no impact, or would significantly improve existing conditions, including the requirements for maximum lot coverage, minimum rear yard, and minimum landscaped open space. The proposed severed lot meets all applicable standards.

Further, the retained lot would meet all the relevant zoning regulations set out in Table 4.2a, with an approximate lot area of ~4,806 meters, a lot frontage on the unopened Algoma Avenue road allowance of ~91 meters, and a lot depth of ~46 meters. As there are no structures existing or proposed on the retained lot, no other policies apply. The proposed severance is thereby in compliance with the Zoning By-law, and no minor variances are required.





### 4.3 TEST #3 – COMPATIBILITY WITH NEIGHBOURHOOD CHARACTER

Given that the subject lands will not change their existing uses, the proposal is expected to have no impacts on the surrounding area. The changes that are proposed as part of the severance application are also a net benefit to the lot fabric and neighbourhood character.

The proposal will take a portion of an existing grandfathered landlocked lot and merge it with an existing residential lot with access to a municipal road. This will align the lot with the rest of the existing neighbourhood, creating a more seamless and well-designed neighbourhood.

Further, the proposed lot consolidation will not create an unreasonably sized lot considering the surrounding neighbourhood and existing conditions. The neighbourhood in question is southwest of Big Bay Point, an area that has a variety of lot sizes. A comparison between the proposed lot and surrounding lots, including those on Gooch Park Drive to the northeast, Algoma Avenue, and Alcina Avenue are provided below:

Table 1: Summary of Lot Sizes			
Site	Lot Frontage	Lot Depth	Lot Area
Subject Lands (proposed)	~46 m	~92 m	~4,800 m <sup>2</sup>
3934 Alcina Avenue	~30 m	~92	~2,000 m <sup>2</sup>
3925 Algoma Avenue	~75 m	~45 m	~3,500 m <sup>2</sup>
3965 Algoma Avenue	~60 m	~45 m	~2,800 m <sup>2</sup>
10 Gooch Park Drive	~109 m	~141 m	~14,208 m <sup>2</sup>
15 Gooch Park Drive	~59 m	~90 m	~4,554 m <sup>2</sup>

These numbers are approximate and based on aerial imagery. As demonstrated by Table 1, there are larger lots in the neighbourhood than the proposed consolidated lot. Similarly, there are lots that are similar in size and lots that are smaller. As there is

diversity in overall lot size and shape in the surrounding Big Bay Point neighbourhood, the proposed consolidation would not be out of character for the area.

Functionally the application seeks to maintain existing conditions for the long term, and to protect the open space of the portion of 3930 Algoma subject to this application. As a result, the severance will not impact the broader neighbourhood and thereby is compatible with the neighbourhood character.

## 5.0 **CONCLUSION**

This application seeks approval of a Lot Addition Severance application for lands municipally known as 3930 Algoma Avenue (to be severed) and lands municipally known as 3933 30<sup>th</sup> Sideroad (to be consolidated with). The proposal represents an opportunity to reduce the grandfathered non-complying landlocked lot at 3930 Algoma Avenue by merging the severed portion to an existing residential lot with municipal road access. No access or development is proposed for the severed or retained portions of 3930 Algoma Avenue resulting in no physical site alterations.

This proposal will mimic existing conditions, which have demonstrated functionality since construction; over 35 years ago according to the County of Simcoe Aerial Imagery. This will have no impact on the surrounding land uses and will maintain the existing neighbourhood character. Furthermore, the proposal will further align the existing lot fabric with the Official Plan and Zoning By-law policies.

As a result, it is our professional planning opinion that the requested Lot Addition Severance application conforms to applicable planning policies and represents good planning.

Respectfully submitted,


### **Innovative Planning Solutions**



**Nick Skerratt**  
Senior Planner



**Cynthia Daffern**  
Planner

A handwritten signature in black ink, appearing to read 'D. Vella', with a stylized flourish at the end.

**Darren Vella, MCIP, RPP**  
*President & Director of Planning*



## **APPENDIX 1:**

### *PROPERTY ADJUSTMENT SKETCH*