

# **Summary of Comments**

**B-005-2025**

**3930 Algoma Ave**



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER:** B-005-2025

**MEETING DATE:** June 19, 2025

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

**FROM:** Keirsten Morris, Senior Planner

**SUBJECT:** Consent for lot boundary adjustment between 3930 Algoma Avenue and 3933 30 Sideroad.

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### PROPERTY INFORMATION:

<b>Municipal Address</b>	3930 Algoma Avenue and 3933 30 Sideroad
<b>Legal Description</b>	Plan 593 Lots 30 to 32 and Lots 54 to 62 Reference Plan 51R-1673 Part 13 & 14
<b>Official Plan</b>	Shoreline Residential Area (Schedule B11)
<b>Zoning By-law</b>	Residential 1 (R1)

### RECOMMENDATION:

The Planning Department recommends approval of application B-005-2025, subject to the following conditions:

### CONDITION:

- 1.) That the Applicant/Owner shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town, for the lot boundary adjustment. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.
- 2.) That the severed lands are merged with the adjacent lands to the west known municipally as 3933 30 Sideroad.

### REASON FOR APPLICATION:

The applicant is proposing a lot boundary adjustment by means of severing approximately 2800m<sup>2</sup> of vacant land from 3930 Algoma Avenue, to be added to the adjacent property to the west with an existing single detached dwelling, known municipally as 3933 30 Sideroad. No new additional lot is proposed to be created through the subject application.

### SURROUNDING LANDS:

<b>North</b>	Single detached dwellings on Lakeside Drive and Algoma Avenue
<b>East</b>	Algoma Avenue (unopened road allowance), vacant wooded lands and single detached dwellings on Alcina Avenue

<b>South</b>	Single detached dwellings on Big Bay Point Road and Algoma Avenue
<b>West</b>	Single detached dwellings on 30 Sideroad and Big Bay Point Golf Club

**ANALYSIS:**

<b>Site Inspection Date</b>	June 4, 2025
<b>Consistent with the Provincial Planning Statement (PPS):</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located outside of a settlement area and are considered rural lands by the Provincial Planning Statement, 2024 (PPS). Section 2.6 of the PPS states that residential development, including lot creation, is permitted where site conditions are suitable for the provision of appropriate sewage and water services; development that can be sustained by rural service levels should be promoted and that development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of infrastructure.</p> <p>The proposed consent would enlarge an existing residential lot on existing private services and no new additional lot will be created. No further development or site alteration is proposed on the vacant retained lot. Both the enlarged residential lot and vacant retained lot comply with the Town's Zoning By-law standard for lot area and frontage and will be of sufficient size to accommodate the existing and any future proposed private sewage and water services.</p> <p>The application is therefore considered to be consistent with the PPS, subject to the recommended conditions.</p>
<b>Consistent with the Lake Simcoe Protection Plan (LSPP):</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located outside of a settlement area and are not identified as containing any key natural heritage or key hydrologic features. No new lot creation is occurring through the application therefore the proposal is not considered 'development' under the LSPP. Staff are therefore of the opinion that the boundary adjustment is consistent with the LSPP, subject to the recommended conditions.</p>
<b>Conforms to the County of Simcoe Official Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are designated 'Rural' on Schedule 5.1 of the Simcoe County Official Plan. 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.</p> <p>The proposal would enlarge an existing residential lot and no new additional lot will be created. Staff are therefore of the opinion that the proposed boundary adjustment conforms to the County of Simcoe Official Plan, subject to the recommended conditions.</p>
<b>Conforms to the Town of Innisfil Official Plan:</b>	<p>The subject lands are designated Shoreline Residential Area on Schedule B11 to the Town of Innisfil Official Plan. Section 19.2.1 states the Shoreline Residential Area designation recognizes</p>

<input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	<p>existing residential development in the Lake Simcoe shoreline, outside of the Town's settlement areas. Single detached dwellings and accessory structures are permitted in the designation.</p> <p>The proposed lot boundary adjustment will not result in the creation of a new lot but will expand an existing residential lot in the Shoreline Residential Area. No site alteration or further development is proposed on the vacant retained lot. Both the enlarged residential lot and the vacant retained lot will maintain their existing frontages and will be of sufficient size to accommodate existing or future private services in accordance with the Town's Zoning By-law standards. New lots must abut an open and maintained public road (5.3.19) which 3930 Algoma Avenue does not meet; however, 3930 Algoma Avenue is an existing condition, and no new lot is being created, therefore there is no Official Plan policy being offended by the application.</p> <p>Since the lot boundary adjustment will not result in the creation of a new lot and conforms to the permitted uses in the designation Staff consider the application to conform with the Town of Innisfil Official Plan, subject to the recommended conditions.</p>
<p><b>Complies with the Town Zoning By-law:</b></p> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	<p>The subject lands are zoned Residential 1 (R1) in Zoning By-law 080-13, as amended which permits single detached dwellings and requires a minimum lot frontage of 22m and minimum lot area of 1400m<sup>2</sup> for lots without municipal water and sewer services. The proposed enlarged residential lot will maintain existing 46m frontage on 30 Sideroad and will be approximately 4800m<sup>2</sup> with the proposed lot addition. The retained lot will maintain 91m of frontage on Algoma Avenue and will be approximately 4100m<sup>2</sup>. Both lots will comply with the R1 zone standards.</p> <p>As such, the proposed boundary adjustment maintains the purpose and intent of the Town's Zoning By-law, subject to the recommended conditions.</p>
<p><b>Conforms to Section 2, 51(24) and 53(12) of the Planning Act:</b></p> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	<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-005-2025, subject to the recommended conditions.

#### PREPARED BY:

Keirsten Morris  
Senior 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-005-202

**SUBJECT:** 3930 Algoma Avenue

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

1. No comments.



Engineering

## MEMORANDUM TO FILE

**DATE:** June 12, 2025

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

**FILE/APPLICATION:** B-005-2025

**SUBJECT:** 3930 Algoma Avenue

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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. 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 comments.