

# **Summary of Comments**

## **B-029-2021 - 1000 Corner Avenue**



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER(S):** B-029-2021

**MEETING DATE:** January 20, 2022

**TO:** Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment

**FROM:** Vanessa Witt, MCIP, RPP  
Senior Planner

**SUBJECT:** Validation of Title of 1000 & 1004 Corner Avenue

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### PROPERTY INFORMATION:

<b>Municipal Address</b>	1000 Corner Avenue & 1004 Corner Avenue
<b>Legal Description</b>	PLAN M16 LOT 84 & PLAN M16 LOT 83
<b>Official Plan</b>	Residential Low Density 1 (Schedule B3)
<b>Zoning By-law</b>	Residential 1 (R1)

### RECOMMENDATION:

The Planning Department recommends approval of B-029-2021.

### REASON FOR APPLICATION(S):

The Applicant is proposing to validate the titles of 1000 and 1004 Corner Avenue to correct a previous title error arising from the merger of separate parcels of land through a legal name change. The properties cannot be separately conveyed without a Certificate of Validation since the inadvertent merger is in contravention of the Planning Act.

### SURROUNDING LANDS:

<b>North</b>	Low density residential (single detached dwellings)
<b>East</b>	Corner Avenue, and low density residential (single detached dwellings)
<b>South</b>	Low density residential (single detached dwellings)
<b>West</b>	Lands designated Key Natural Heritage Features & Key Hydrologic Features, and railway line (GO transit)

### ANALYSIS:

<b>Site Inspection Date</b>	January 11, 2022
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<p><b>Consistent with the Provincial Policy Statement:</b>  <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>The subject properties are located within the Lefroy – Belle Ewart Settlement Area and are historical lots of record that inadvertently merged due to a legal name change. The applicant has confirmed this in the application form and affidavit submitted to the Committee of Adjustment. There are no concerns with respect to the Provincial Policy Statement in this regard.</p>
<p><b>Consistent with the Provincial Growth Plan:</b>  <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>The subject properties are in a settlement area and are historical lots of record that inadvertently merged due to a legal name change. There are no concerns with respect to the Growth Plan in this regard.</p>
<p><b>Consistent with the Lake Simcoe Protection Plan (LSPP):</b>  <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>1000 Corner Avenue is occupied by an existing single detached dwelling on municipal sewer services and a private well. 1004 Corner Avenue is currently vacant. There are no concerns with respect to the Lake Simcoe Protection Plan (LSPP) since any development or redevelopment on the properties would be subject to the LSPP policies.</p>
<p><b>Conforms with the County and Town Official Plans:</b>  <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>The subject properties are designated Settlements on Schedule 5.1 in the County of Simcoe Official Plan and Residential Low Density 1 on Schedule B3 of the Town Official Plan. Section 10.2.2 of the Town Official Plan permits single detached dwellings within the Residential Low Density 1 designation. The subject properties are historical lots of record that inadvertently merged. There are no concerns with respect to the County or Town Official Plan policies.</p>
<p><b>Complies with the Zoning By-law</b>  <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>The subject properties are zoned Residential 1 (R1) in Zoning By-law 080-13. Section 4.1 permits single detached dwellings within the R1 Zone. The properties appear to comply with the minimum lot frontage and area within the R1 Zone. Additionally, the properties are historical lots of record that inadvertently merged. Any development or redevelopment of the properties would be subject to compliance with the Zoning By-law.</p>
<p><b>Conforms to Section 2, 51(24) and 53(12) of the Planning Act:</b>  <input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>This application has been reviewed and in the opinion of Staff conforms to Section 2, 51(24) and 53(12) of the <i>Planning Act</i>.</p>

**CONCLUSION:**

Staff recommend approval of application B-029-2021.

**PREPARED BY:**

Vanessa Witt, MCIP, RPP  
 Senior Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
 Supervisor of Development Acceleration