



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-016-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Ray Duhamel & Amanda Hoffmann, Agent**, on behalf of **Andrew Eisses & Victoria Seip, Owner**, and **Crisdawn Construction Inc., 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 property is described legally as **CON 8 PT LOT 22 RP 51R13936 PART 4**, known municipally as **1321 9TH Line**, and is zoned “**Environmental Protection (EP), Agricultural (AG), and Residential 2 (R2)**”.

The applicant is proposing to sever a portion of the lot for the purpose of creating three new residential lots in association with applications B-010, B-011, B-012, B-013, B-014 and B-015-2023. The three severed lots will have a proposed lot area of 394 m², 378 m² and 373 m². The retained lands will have a proposed lot area of 4.3 hectares.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, April 20, 2023, at 6:30 PM**.

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

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Dated: **April 6, 2023**

Toomaj Haghsheenas,
Secretary Treasurer
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-011-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Ray Duhamel & Amanda Hoffmann, Agent**, on behalf of **Andrew Eisses & Victoria Seip, Owner**, and **Crisdawn Construction Inc., 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.

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**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-012-2023**

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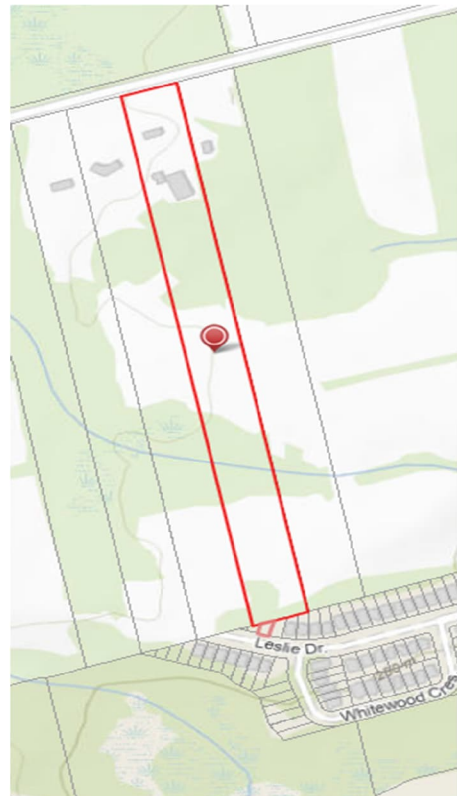
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**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-013-2023**

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**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-014-2023**

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Dated: **April 6, 2023**



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**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-015-2023**

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Dated: **April 6, 2023**

Toomaj Haghsheenas,
Secretary Treasurer
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316



March 1st, 2023

VIA EMAIL

Toomaj Haghshenas
Senior Development Coordinator
Secretary Treasurer of Committee
of Adjustment
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON L9S 1A1

Dear Mr. Haghshenas:

**Re: Applications for Consent
1321 & 1335 9th Line, Town of Innisfil (Leslie Drive)
Applicant: Crisdawn Construction Inc.
Our File: PRA-03334**

Please accept these seven (7) Consent applications on behalf of Crisdawn Construction Inc. with respect to 1321 & 1335 9th Line in the Town of Innisfil to create three (3) new residential lots. The lands subject to the application are located in the southern area of the properties at the north end of the existing cul-de-sac on Leslie Drive. In support of the proposed applications, please find the following included in this package:

- Authorization Letters signed by the Landowners Eisses and Wice;
- One (1) Signed Consent application with Appendix;
- Draft R-Plan, prepared by Rudy Mak Surveying; and
- Leslie Severance Sketch, prepared by The Jones Consulting Group Ltd.
- **Fees:** Fees will be delivered under separate cover. We understand that the Consent application fee is \$9,888.

The following sections provide a brief analysis of the proposed Consent applications.

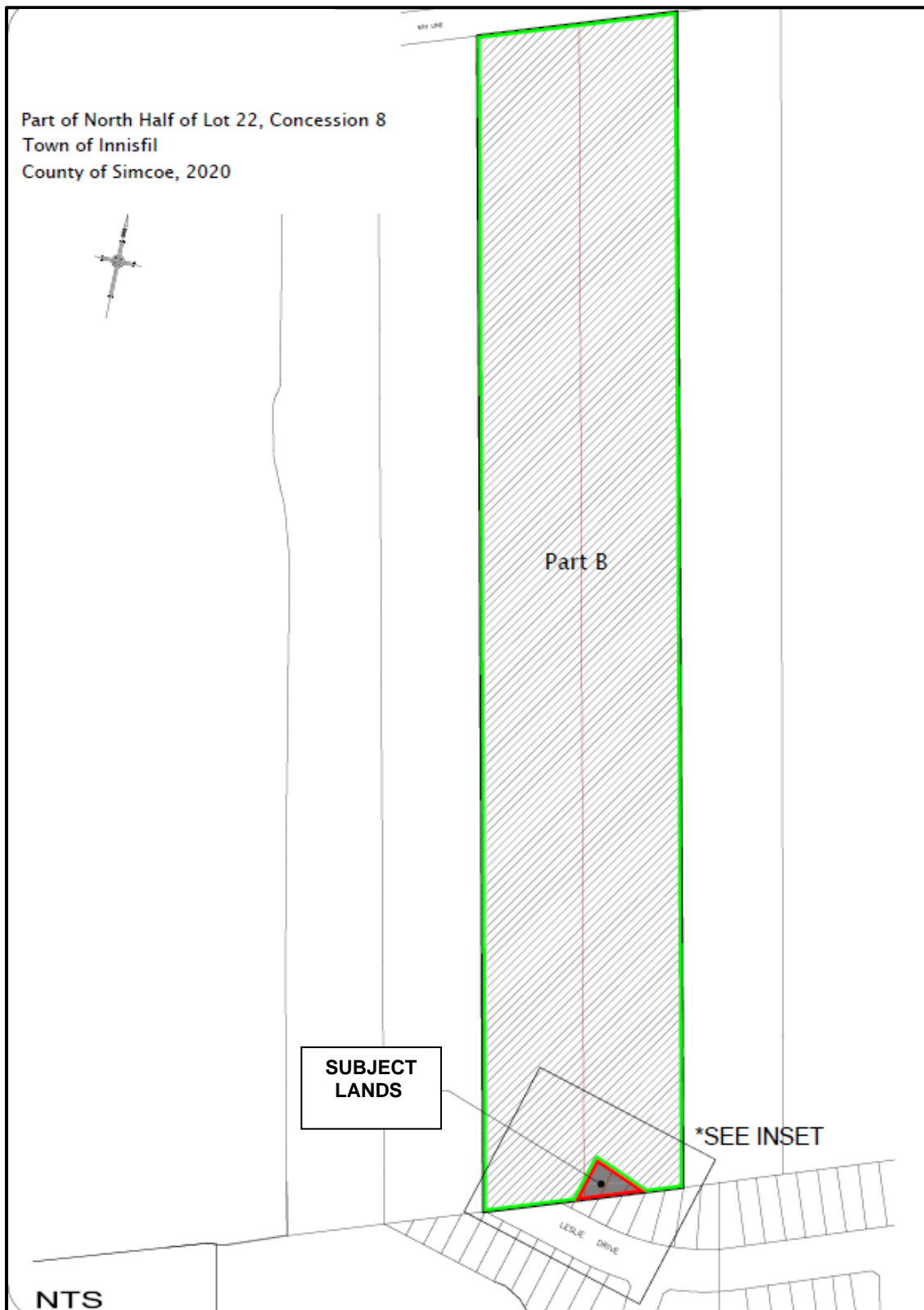
A. Background

The applicant, Crisdawn Construction Inc., developed the Forest Hill subdivision which was registered in 2015 as Plan 51M-1048. As part of this registration, the applicant was left with three blocks on the north side of Leslie Drive (Blocks 33-35 Plan 51M-1048) (**Figure 1**). Leslie Drive ends in a cul-de-sac constructed on the adjacent lands that was previously outside of the Alcona Settlement Area Boundary.

In 2020, the Town approved a new Official Plan which included a small expansion to the north boundary of Alcona along Leslie Drive that represents the lands subject to this application. This expansion was approved to facilitate the construction of residential dwellings on these remaining blocks subject to the approval of a Zoning By-law Amendment and consent applications.

On January 11th, 2022, a Zoning By-law Amendment was approved (By-law No. 003-23) which rezoned the portion of lands subject to the consent applications (Blocks 33-35) from Agricultural (A) to Residential Two (R2).

Figure 1. Location Plan



B. Property and Surrounding Uses

The lands are located in the Settlement of Alcona and are known municipally as 1321 and 1335 9th Line in the Town of Innisfil (**Figure 2**). The lands are described as being Part of Lot 22, Concession 8, in the Town of Innisfil, County of Simcoe. The properties of 1321 and 1335 9th Line are located south of 9th Line and north of Leslie Drive and each have a total lot area of approximately 4.3 hectares (10.6 acres, approximately 60 metres of frontage on 9th Line, and each contain a single detached dwelling.

The lands subject to the application are located in the southern area of the properties and will be merged with residential blocks that have approximately 37 metres of frontage on Leslie Drive. The lands have a total area of approximately 1,145 square metres (0.14 hectares) and are vacant.

The lands subject to the application are located in an area surrounded by existing residential and agricultural uses.

Figure 2: Aerial Image of Subject Lands

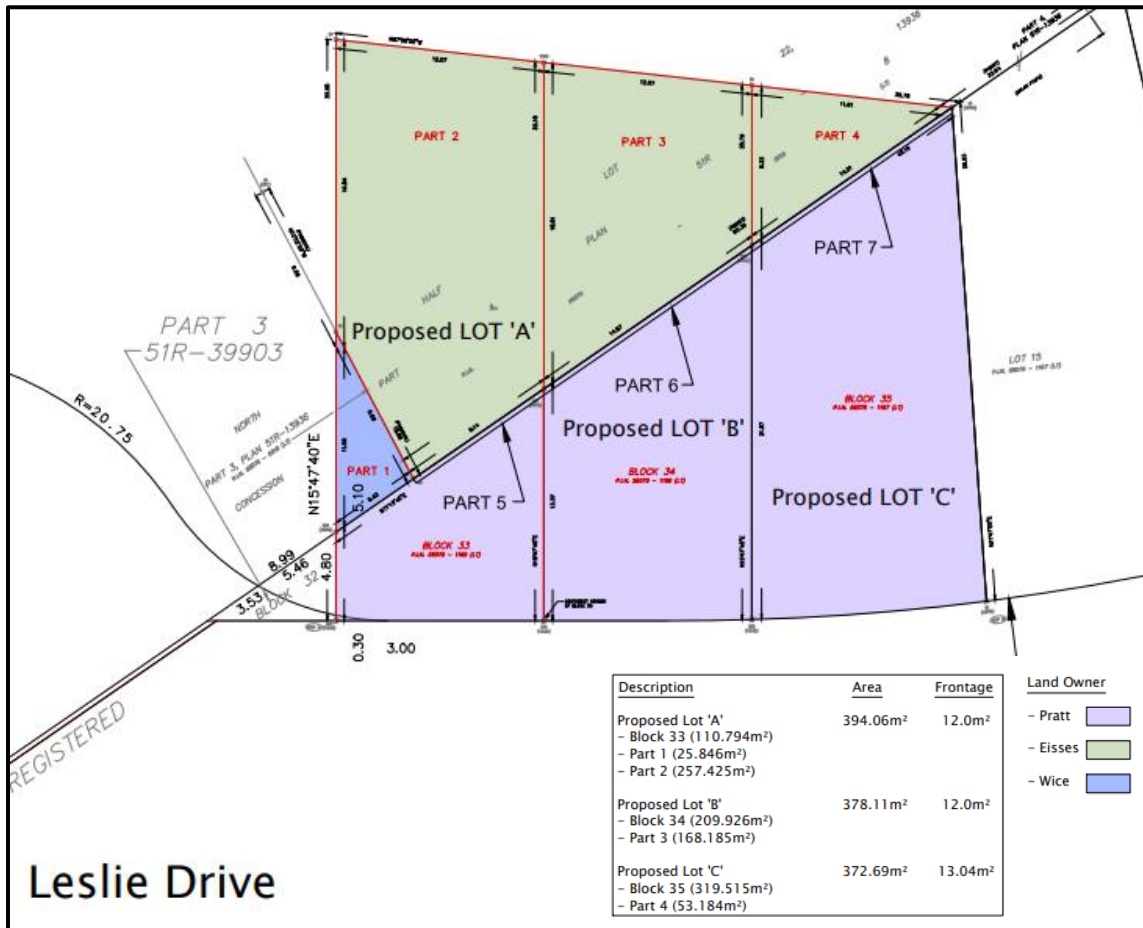


C. Proposed Consent Application for a Lot Addition

The purpose of the Consent applications is to create three (3) new residential lots on the southern portion of the subject lands by the following:

- **Consent Application #A1:** Sever Part 5 from Block 33 (refer to **Figure 3**) and merge this land with the larger 1321 9th Line property owned by John Eisses and Victoria Seip. This application would sever a 1 foot wide piece of land in order to change the description of Block 33 which is required to allow merging with the balance of Block 33 as outlined in the subsequent applications. Without this application, the Planning Act would prohibit severed lands from merging with a whole Block on a Registered Plan of Subdivision.
- **Consent Application #A2:** Sever Part 6 from Block 34 (refer to **Figure 3**) and merge this land with the larger 1321 9th Line property owned by John Eisses and Victoria Seip. This application would sever a 1-foot-wide piece of land in order to change the description of Block 33 which is required to allow merging with the balance of Block 33 as outlined in the subsequent applications. Without this application, the Planning Act would prohibit severed lands from merging with a whole Block on a Registered Plan of Subdivision.
- **Consent Application #A3:** Sever Part 7 from Block 35 (refer to **Figure 3**) and merge this land with the larger 1321 9th Line property owned by John Eisses and Victoria Seip. This application would sever a 1-foot-wide piece of land in order to change the description of Block 33 which is required to allow merging with the balance of Block 33 as outlined in the subsequent applications. Without this application, the Planning Act would prohibit severed lands from merging with a whole Block on a Registered Plan of Subdivision.
- **Consent Application #A4:** Sever Part 1 (refer to **Figure 3**) from 1335 9th Line owned by Mervin and Donna Wice and merge this land with the remainder of Block 33 (Application 5 severed off a 1-foot-wide piece of Block 33).
- **Consent Application #A5:** Sever Parts 2 and 5 (refer to **Figure 3**) from 1321 9th Line and merge this land with the remainder of Block 33 and Part 1 (Application 5 severed off a 1-foot-wide piece of Block 33).
- **Consent Application #A6:** Sever Parts 3 and 6 (refer to **Figure 3**) from 1321 9th Line and merge this land with the remainder of Block 34 (Application 6 severed off a 1 foot piece of Block 34).
- **Consent Application #A7:** Sever Part 4 and 7 (refer to **Figure 3**) from 1321 9th Line and merge this land with the remainder of Block 35 (Application 7 severed off a 1 foot piece of Block 34).

Figure 3: Proposed Severance Sketch



D. Plan and Policy Review

The following subsections provide a policy overview of the applicable planning policies as they relate to the proposed Consent applications.

D1. Provincial Policy Statement (PPS) & Growth Plan for the Greater Golden Horseshoe

All development and site alteration shall be consistent with the Provincial Policy Statement (PPS) and conform to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

The subject lands are located in the settlement area of Alcona.

- Settlement Areas are to be the focus of growth and development (PPS 1.1.3.1) (APTG 2.2.1.2). Further, land use patterns within settlement areas are to support the achievement of complete communities that feature a diverse mix of land uses, provide a mix of housing options, and provide a more compact built form (PPS 1.1.3.2) (APTG 2.2.1.4)

The proposed Consent applications will create three (3) additional residential lots that will allow the development of single detached dwellings. The proposed use is compatible with the character of the surrounding area, which consists of single detached dwellings on similar sized lots. The proposed lots will efficiently utilize municipal services.

- Housing policies state municipalities should provide an appropriate range and mix of housing options and densities to maintain the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development (PPS 1.4.1) (APTG 2.2.6.4).

The proposed Consent to Sever application will allow for the development of single detached dwellings on lands that are designated and zoned for residential uses. Further, the proposed Consent applications, if approved, will contribute three new houses in the settlement of Alcona.

- Natural Heritage policies state development and site alteration shall not be permitted in significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, and coastal wetlands unless it has been demonstrated there will be no negative impacts to the natural features (PPS 2.1.5) (AGTG 4.2.3).

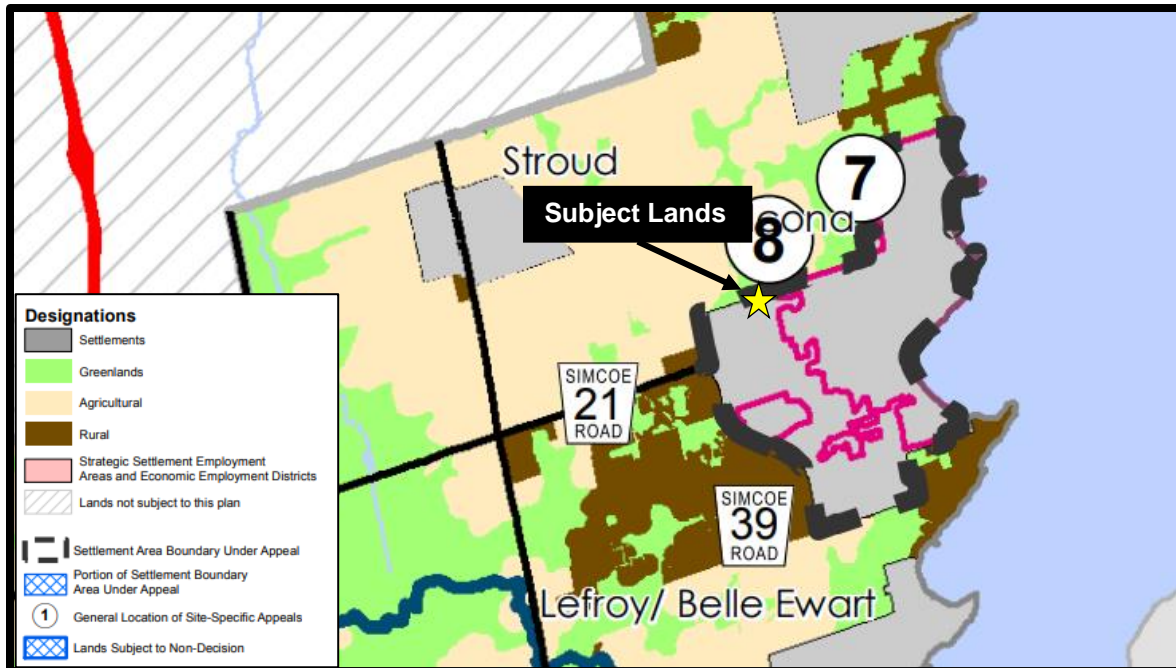
The proposed lots do not contain any significant natural heritage features.

In our professional planning opinion, the proposed Consent applications conform to the Growth Plan and are consistent with the PPS.

D2. County of Simcoe Official Plan

The County of Simcoe Official Plan designates the lands located as Settlement (**Figure 4**).

Figure 4. County of Simcoe Official Plan Schedule 5.1



Section 3.3 of the Official Plan contains general development policies for lot creation. Subdivision of land by plan of subdivision or consent, or plans of condominium, are permitted only for the land uses permitted in the designation or that maintain the intent of the Plan's objectives and policies. (S.3.3.2). Section 3.5 of the Official Plan contains policies for Settlements. Residential, commercial, industrial, institutional, and recreational land uses are permitted to be developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use (S.3.5.7).

The applications propose to create three additional residential lots on lands that are designated and zoned to permit single detached dwellings. The lands are located within the Settlement of Alcona and are located in an area surrounded by single detached dwellings. The proposed development is consistent with the character of the neighbourhood and will not negatively impact any adjacent land uses.

Section 4.1 contains policy statements for Healthy Communities and Housing Development. Local municipalities are encouraged to make available sufficient quantity of housing, taking into account demand to improve choice, and housing development in suitable locations which offers a good range of public service facilities and proximity to jobs, key services and infrastructure.

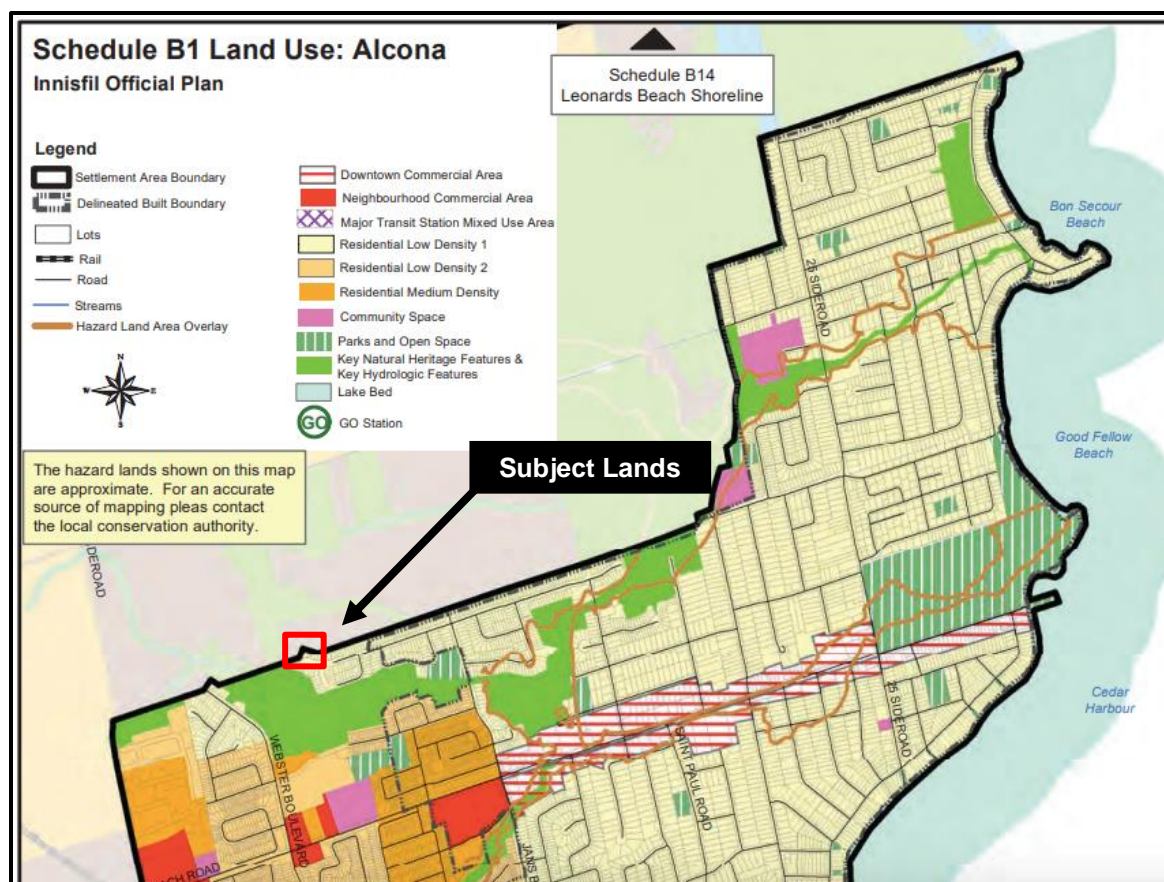
The proposed application will permit the development of three additional single detached dwellings that will utilize existing services and infrastructure.

In our professional opinion the proposed Consent applications conform to the County of Simcoe Official Plan.

D3. Town of Innisfil Official Plan

The Town of Innisfil Official Plan designates the lands subject to the application as Residential Low Density 1 (**Figure 5**).

Figure 5: Town of Innisfil Official Plan



Section 22.8 contains policies related to subdivision control and consent that apply to all designations in the Official Plan. Section 22.8.4 states that the maximum total number of lots approved by the municipality on one property through consent shall be three. The Consent applications, if approved, will result in three (3) new residential lots for single detached dwellings.

Section 9.2 contains policies specifically for Primary Settlement Areas, which Alcona is identified as. The policies state Primary Settlement Areas will accommodate a significant amount of residential and employment growth on full municipal services. The proposed residential development will be on full municipal services. Further, policy 9.2.4 states Primary Settlement Areas shall contain a mix of land uses including a full range of housing types and densities. The proposed Consent applications will provide additional residential development within the existing subdivision. The lands are in proximity to a range of residential, commercial, and institutional uses including the Downtown Alcona area.

The Town of Innisfil Official Plan provides policies for designated greenfield areas in Section 9.10, which state the areas shall be planned to achieve a minimum density of 32 residents and jobs combined per hectare and shall be developed in compact form. The proposed development will contribute to achieving the minimum density targets in the Town of Innisfil.

In accordance with Policies 10.1.1 and 10.1.7, the proposed residential uses are within reasonable walking distance (approximately 1 kilometre) of neighbourhood commercial uses and Downtown Alcona. The proposed lots will be built adjacent to the existing sidewalk along Leslie Drive. The proximity to the commercial uses and the provision of sidewalks will facilitate place making opportunities for the residents of the proposed development.

Policy 10.1.12 identifies that neighbourhoods are to be designed with a modified street grid pattern. The proposed development utilizes an existing public road that runs throughout the settlement area of Alcona to promote connectivity. Policy 10.1.18 states that the use of cul-de-sacs should be used where necessary. The proposed development is located at the edge of the settlement of Alcona and will not negatively impact the transportation network. In accordance with Policy 10.1.20, the applications will result in low-density residential uses that will complete the previously planned neighbourhood within the Alcona settlement area. Lastly, with regard to Policy 10.1.21, consideration will be given to the Town accessibility requirements during the building permit stage.

Policy 10.1.40 identifies that building height, massing and architectural features of intensification development shall respect and fit into the context of the local character. The proposed residential uses are compatible with surrounding properties considering the similar lot sizes and compact dwellings of the adjacent properties within the Forest Hill subdivision.

Policy 10.2.4 identifies the maximum permitted density of the Residential Low Density One area shall be 13 units per net hectare and a minimum of 10 units per net hectare. Net hectare means the area of land measured in hectares utilized for residential dwellings including only the lot area and the local and collector residential streets as well as lanes and private streets. The Forest Hill subdivision was built in conformity to this density requirement, which included the proposed residential uses. The residential lots will contain single detached dwellings that will match the existing built form and maintain the character of the area. In our opinion, the proposed density conforms to density range of 10-13 units per hectare as outlined in Policy 10.2.4 of the Official Plan.

In accordance with Section 16.2, stormwater management has been accommodated through the development of the Forest Hill Subdivision, was based on best-practices, and conforms to the Stormwater Management policies in the Official Plan. Furthermore, the proposed development will be serviced by full municipal services in accordance with Policies 16.3.3 and 16.3.10.

The subject lands do not contain significant environmental features and will not negatively impact the surrounding area. Therefore, the proposed development conforms to the policies contained in Section 17.0 of the Official Plan.

In consideration of the settlement area, residential and infrastructure policies, in our professional planning opinion, the Consent applications to permit single detached dwellings conforms to the policies of the Official Plan. The proposed development will positively contribute to the achievement of the goals and objectives for the long-term planning of the Town of Innisfil.

In our professional opinion, the proposed Consent applications conform to the Town of Innisfil Official Plan.

The Residential Two (R2) zone permits single detached dwellings, group homes, public uses, and accessory uses. The Consent applications, if approved, will create three (3) residential lots, which will each have lot areas from approximately 372 square metres to 394 square metres. The frontage of the lots will range from approximately 12 metres to 13 metres. No special provisions are required for the proposed residential uses. The proposed lots are planned to achieve all zone standards identified in Table 4.2b of the Zoning By-law (**Table 1**).

Table 1: Residential Two (R2) Zone Standards (Table 4.2b Zoning By-law 080-13)

Residential Two (R2) Zone Standards		
	Required	Provided
Minimum Lot Area (Interior Lot)	360m ²	372 m ²
Minimum Lot Frontage (Interior Lot)	12m	12m
A. Minimum Front Yard	4.5m	To be provided
B. Minimum Interior Side Yard	1.2m or 1.2m on one side and 0.6m on the other side where a garage is attached	To be provided
C. Minimum Exterior Side Yard	3m	To be provided
D. Minimum Rear Yard	7.5	To be provided

In our professional opinion, the proposed Consent applications conform to the Town of Innisfil Zoning By-law.

■ ■ ■

In our professional planning opinion, the proposed Consent applications continues to support good planning practices. We look forward to the review and circulation of these applications and if you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

THE JONES CONSULTING GROUP LTD.



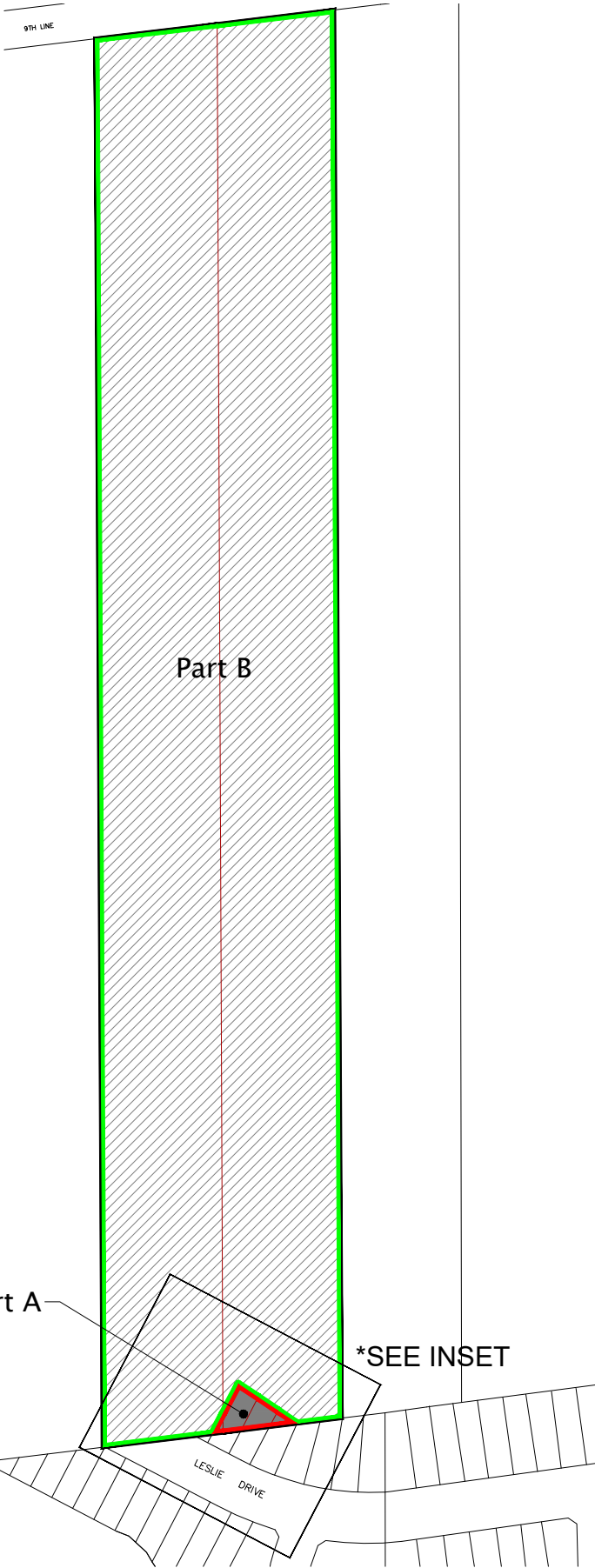
Amanda Hoffmann, BURPI.
Planner



Ray Duhamel, MCP, MCIP, RPP
Partner




c. Crisdawn Construction Inc.

Severance Sketch 1
Sketch To Illustrate
Proposed Severance of
Part of North Half of Lot 22, Concession 8
Town of Innisfil
County of Simcoe, 2020



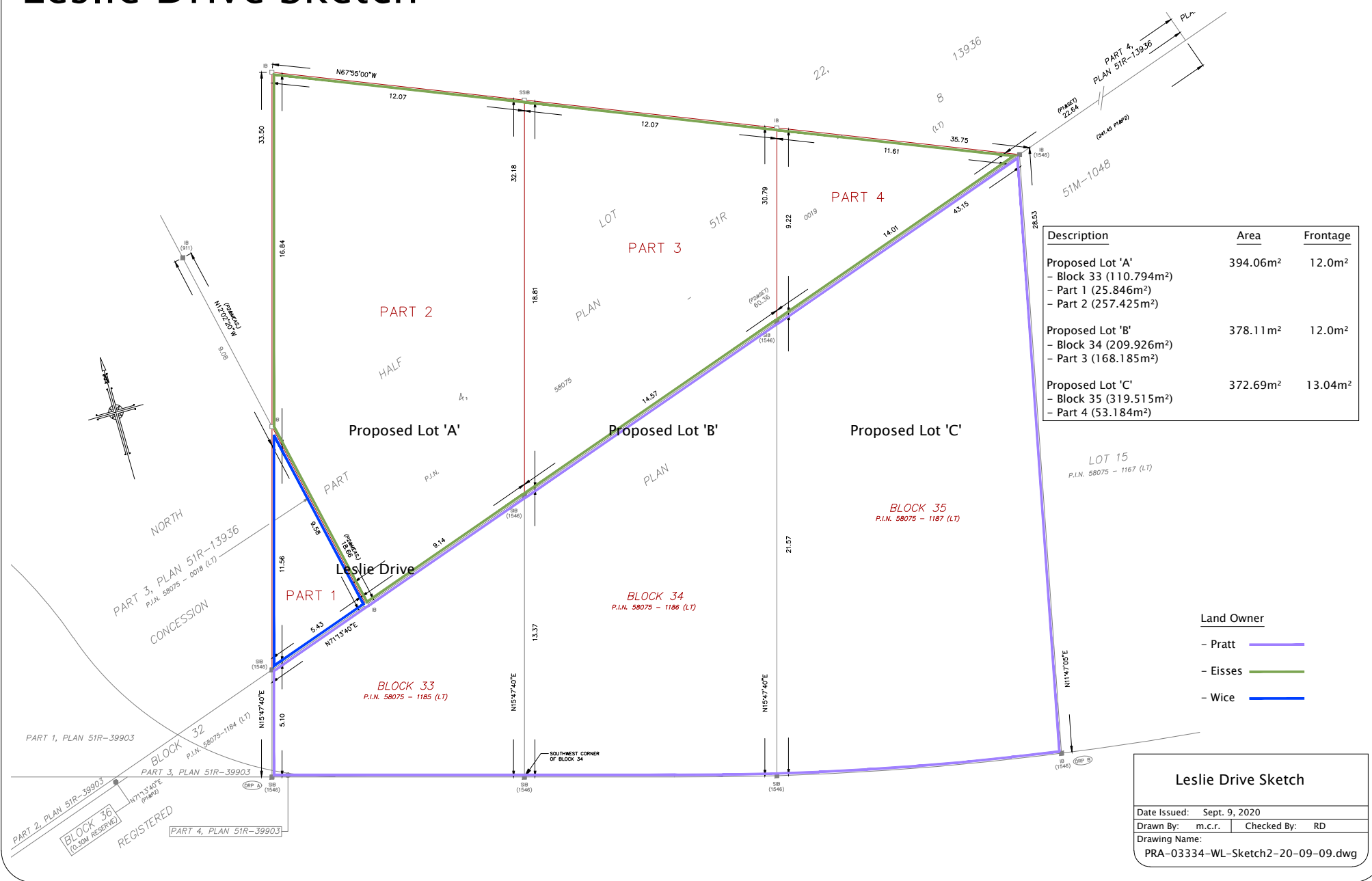
Part B
8.55 ha.
85,454.91 m²
Lands to Be
Retained

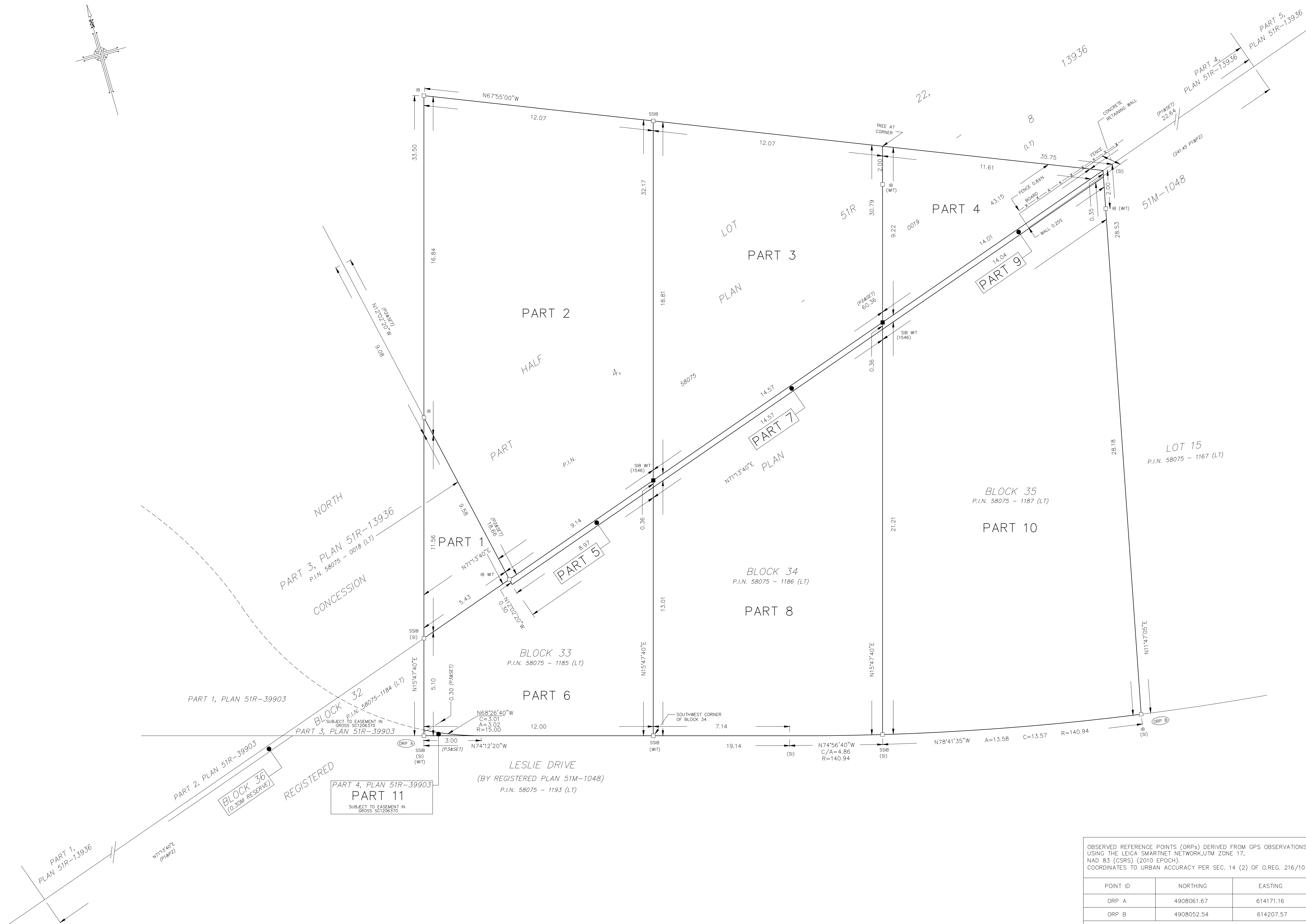
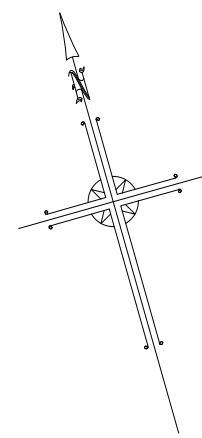
Part A
0.05 ha.
504.64 m²
Lands to Be
Severed

-  Lands Subject to Severance Sketch
(85,959.55 m² / 8.60 ha.)
-  Lands to be Severed (Part A)
(504.64 m² / 0.05 ha.)
-  Lands to Be Retained (Part B)
(85454.94 m² / 8.55 ha.)

Leslie Drive Severance Sketch 1		
Date Issued:	Sept. 14, 2020	
Drawn By:	m.c.r.	Checked By: RD
Drawing Name:		
PRA-03334-L-SS-1-20-09-14.dwg		

Leslie Drive Sketch





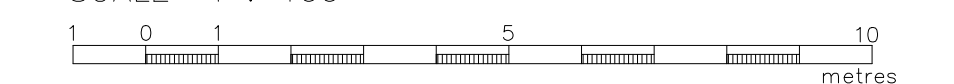
<p>I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT</p> <p>DATE : _____</p> <p>_____ RUDY MAK ONTARIO LAND SURVEYOR</p>	<p>PLAN 51R— RECEIVED AND DEPOSITED.</p> <p>DATE : _____</p> <p>_____ REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SIMCOE (No. 51)</p>
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SCHEDULE				
PART	LOT	CONCESSION	P.I.N.	AREA
1	PART OF NORTH HALF LOT 22	CONCESSION 8	PART OF P.I.N. 58075-0018 (LT)	26 sq.M.
2				257 sq.M.
3			PART OF P.I.N. 58075-0019 (LT)	168 sq.M.
4				53 sq.M.
5	PART OF BLOCK 33		PART OF P.I.N. 58075-1185 (LT)	3 sq.M.
6				108 sq.M.
7	ALL OF BLOCK 34	REGISTERED PLAN 51M-1048	ALL OF P.I.N. 58075-1186 (LT)	4 sq.M.
8				
9	ALL OF BLOCK 35		ALL OF P.I.N. 58075-1187 (LT)	4 sq.M.
10				
11	PART OF BLOCK 33		PART OF P.I.N. 58075-1185 (LT)	0.3 sq.M.

PART 11 SUBJECT TO EASEMENT IN SC1206370.
PARTS 5, 6, & 11 COMPRISE ALL OF BLOCK 33, P.I.N. 58075-1185 (LT).

PLAN OF SURVEY OF PART OF
NORTH HALF LOT 22
CONCESSION 8
AND ALL OF
BLOCKS 33, 34, AND 35
REGISTERED PLAN 51M-1048
GEOGRAPHIC TOWNSHIP OF INNISFIL
TOWN OF INNISFIL
COUNTY OF SIMCOE

SCALE 1 : 100



RUDY MAK SURVEYING LTD.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A TO B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 1°00'05" WAS APPLIED TO BEARINGS ON PLAN 51R-13936 (P2).

DISTANCES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999720.

LEGEND

■	DENOTES	FOUND SURVEY MONUMENT
□	DENOTES	PLANTED SURVEY MONUMENT
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
WT	DENOTES	WITNESS
—	DENOTES	FENCING
✕—✕	DENOTES	J.N. BRADBURY, O.L.S.
(911)	DENOTES	RUDY MAK, O.L.S.
(1546)	DENOTES	RUDY MAK, O.L.S.
(P1)	DENOTES	REGISTERED PLAN 51M-1048
(P2)	DENOTES	PLAN 51R-19396
(S)	DENOTES	CORNER SET AT LOCATION OF MONUMENT SET ON REGISTERED PLAN 51M-1048 USING LOCAL COORDINATE CONTROL

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

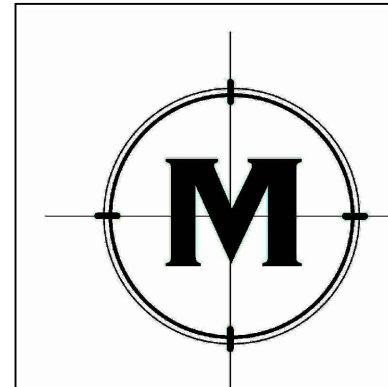
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON THE 11TH DAY OF MAY, 2021

MAY 12, 2021
DATE

RUDY MAK
ONTARIO LAND SURVEYOR



RUDY MAK
SURVEYING LTD.
ONTARIO LAND SURVEYORS

89 BIG BAY POINT ROAD
BARRIE, ONTARIO L4N 8M5 (705) 722-3845
E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: JAC

CHECK BY: RAP

FILE No. 14414-2