



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. B-003-2024**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Kyle Gavin (Innovative Planning Solutions), applicant**, on behalf of **Innsix Developments Inc., owner**, for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended for a consent (Lot Boundary Adjustment).

The subject properties are described legally as **INNISFIL CON 7 S PT LOT 6 RP 51R22830 PART 10 PT PART 11** and **CON 7 S PT LOT 6 RP51R22830 PART 3** known municipally as **7131 5<sup>th</sup> Sideroad and 3560 7<sup>th</sup> Line**, and are zoned “**Industrial Business Park (IBP)**”,

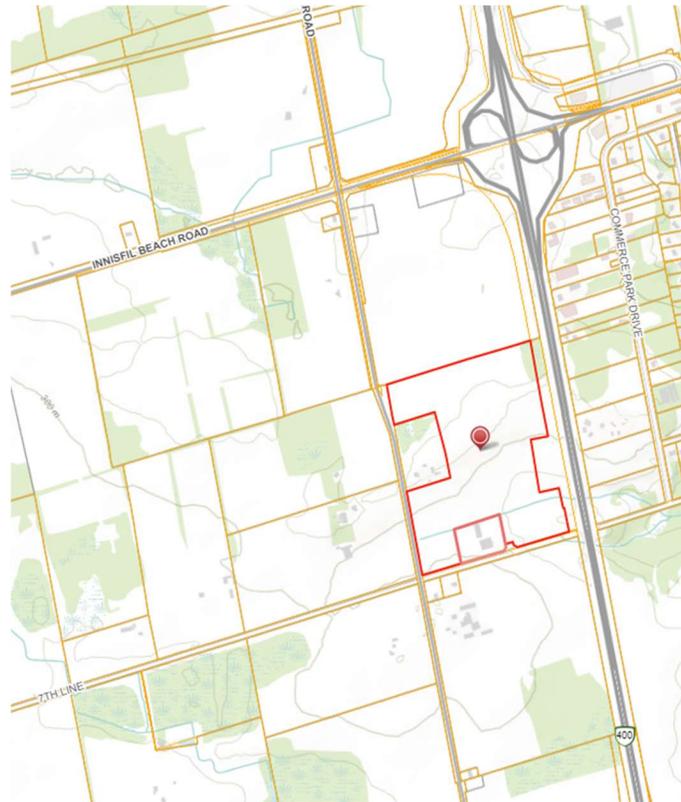
**The applicant is proposing a boundary adjustment on the subject lands for the purpose of a lot addition to neighboring lands. The boundary adjustment will transfer an additional 1.1 ha to the lands known as 3560 7<sup>th</sup> Line for a total approximate lot area of 2.8 ha. The retained lands known as 7131 5<sup>th</sup> Sideroad will have a lot area of approximately 25.2 ha.**

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, May 30, 2024, 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).

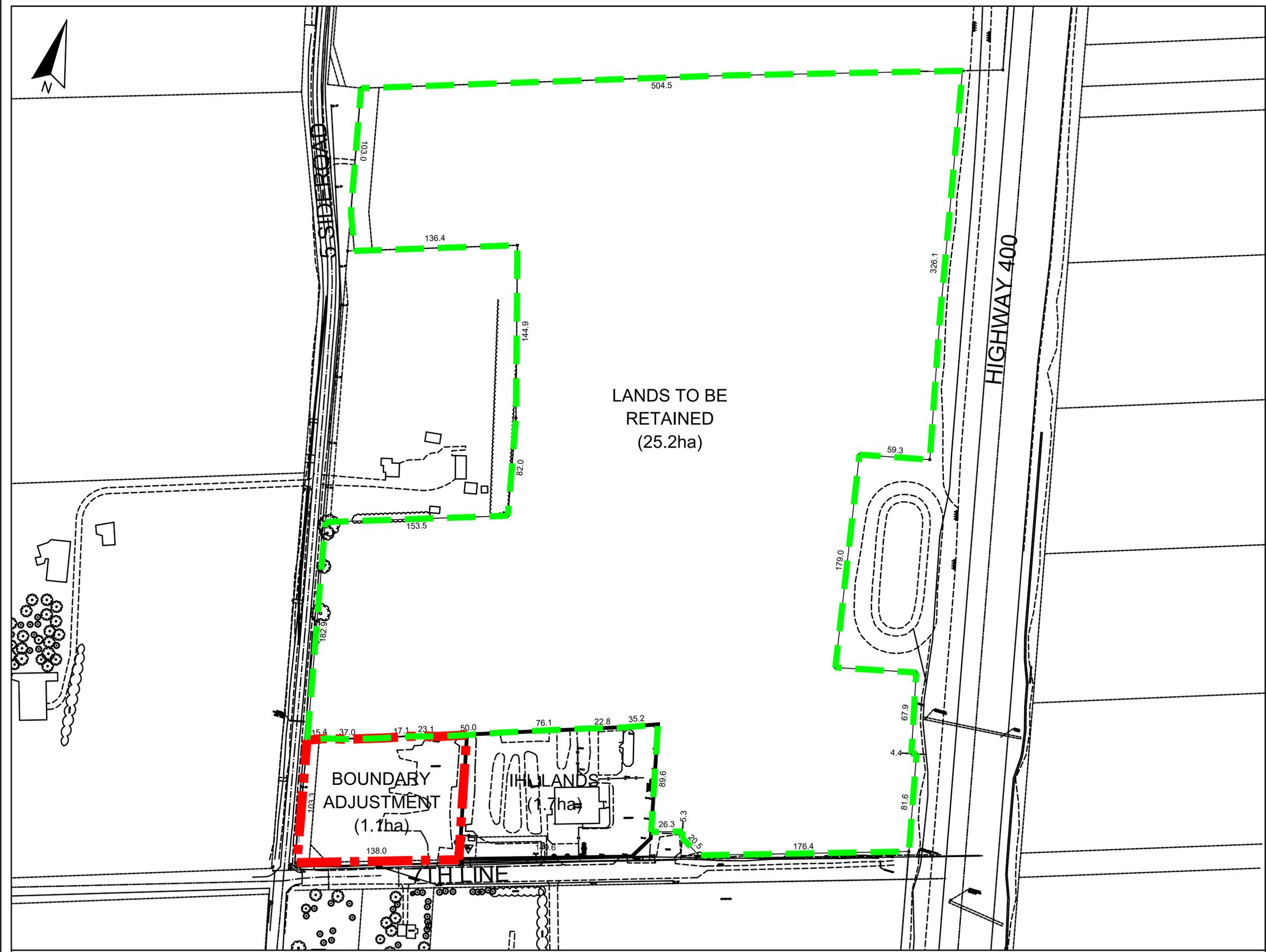
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing 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 15, 2024**

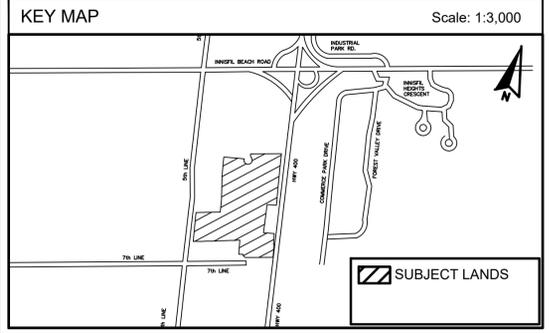
Toomaj Haghshenas,  
Secretary Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316



LANDS TO BE  
RETAINED  
(25.2ha)

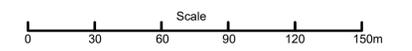
BOUNDARY  
ADJUSTMENT  
(1.1ha)

IHL LANDS  
(1.7ha)



### BOUNDARY ADJUSTMENT SKETCH

7131 5 SIDEROAD  
PART OF THE SOUTH HALF OF LOT 6  
CONCESSION 7  
IN THE TOWN OF INNISFIL  
COUNTY OF SIMOCE



#### LEGEND

-  Lands to be Retained:
  - Lot Area: 25.2ha
  - Lot Frontage: 137.1m (5 Sideroad)
-  Boundary Adjustment Lands:
  - Lot Area: 1.1ha
  - Lot Frontage: 103.3m (5 Sideroad)
-  IHL Lands
  - Lot Area: 1.7ha
  - Lot Frontage: 149.6m (7th Line)

#### SCHEDULE OF REVISIONS

No.	Date	Description	By

METRIC NOTE:  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO  
FEET BY DIVIDING BY 0.3048

**IPS** INNOVATIVE PLANNING SOLUTIONS  
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
 647 WELHAM RD., UNIT 9, BARRIE, ONTARIO, L4N 0B7  
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: Mar. 21, 2024	Drawn By: AS
File: 21-1046	Checked: K.G.



# INNOVATIVE PLANNING SOLUTIONS

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planners • project managers • land development

April 11, 2024

Town of Innisfil  
2101 Innisfil Beach Road, Innisfil, ON  
L9S 1A1

Attention: **Steven Montgomery, MCIP RPP**  
Supervisor of Development Planning

Re: Application for Consent (Boundary Adjustment)  
7131 5<sup>th</sup> Sideroad and 3560 7<sup>th</sup> Line,  
Town of Innisfil, County of Simcoe

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## Introduction

Innovative Planning Solutions has been retained by Tonlu Holdings Ltd. and Joe Martino, to prepare a Consent (Boundary Adjustment) application for the properties municipally known as 7131 5<sup>th</sup> Sideroad and 3560 7<sup>th</sup> Line and legally described as "Part of south half of Lot 6, Concession 7" in the Town of Innisfil (referred to herein as the "general lands" or "lands"). The general lands are located to the north of 7<sup>th</sup> Line, to the east of 5<sup>th</sup> Sideroad and to the west of Highway 400 (see Figure 1 below). The purpose of the Consent (Boundary Adjustment) application is to transfer an area of 1.1 hectares (2.72 acres) from 7131 5<sup>th</sup> Sideroad to 3560 7<sup>th</sup> Line. The 1.1-hectare parcel is located at the corner of 5<sup>th</sup> Sideroad and 7<sup>th</sup> Line and immediately west of 3560 7<sup>th</sup> Line (referred to herein as the "subject parcel"). The 1.1-hectare parcel is naturally segregated from the remaining lands within 7131 5<sup>th</sup> Sideroad by a watercourse which travels along the northern limits for 3560 7<sup>th</sup> Line and extends west until it meets 5<sup>th</sup> Line.

The general lands are designated 'Settlement Area' in the County of Simcoe Official Plan (referred to herein as "County OP"). The subject lands are further classified within the Town of Innisfil Official Plan (referred to herein as "Town OP") as an 'Employment Area' and also contain a watercourse which is classified as 'Key Natural Heritage Feature and Key Hydrologic Feature' as per Schedule B6 - Land Use for Innisfil Heights under (see Figure 2 below). Both properties are zoned Industrial Business Park (IBP) under the Town of Innisfil's Zoning By-law 080-13.

Currently, an IHL store currently occupies 3560 7<sup>th</sup> Line. On the other hand, 7131 5<sup>th</sup> Sideroad is currently vacant, except for the subject parcel adjacent to 3560 7<sup>th</sup> Line, which is used by the IHL store as per a private agreement between the landowners. As mentioned above, the purpose of this application is to sever the subject parcel from 7131 5<sup>th</sup> Sideroad and to merge these lands with 3560 7<sup>th</sup> Line – see Boundary Adjustment Sketch (see Figure 3 below). The boundary adjustment would represent a logical lot fabric and support the future expansion of the IHL store and operations, meeting the needs of the local and wider community.

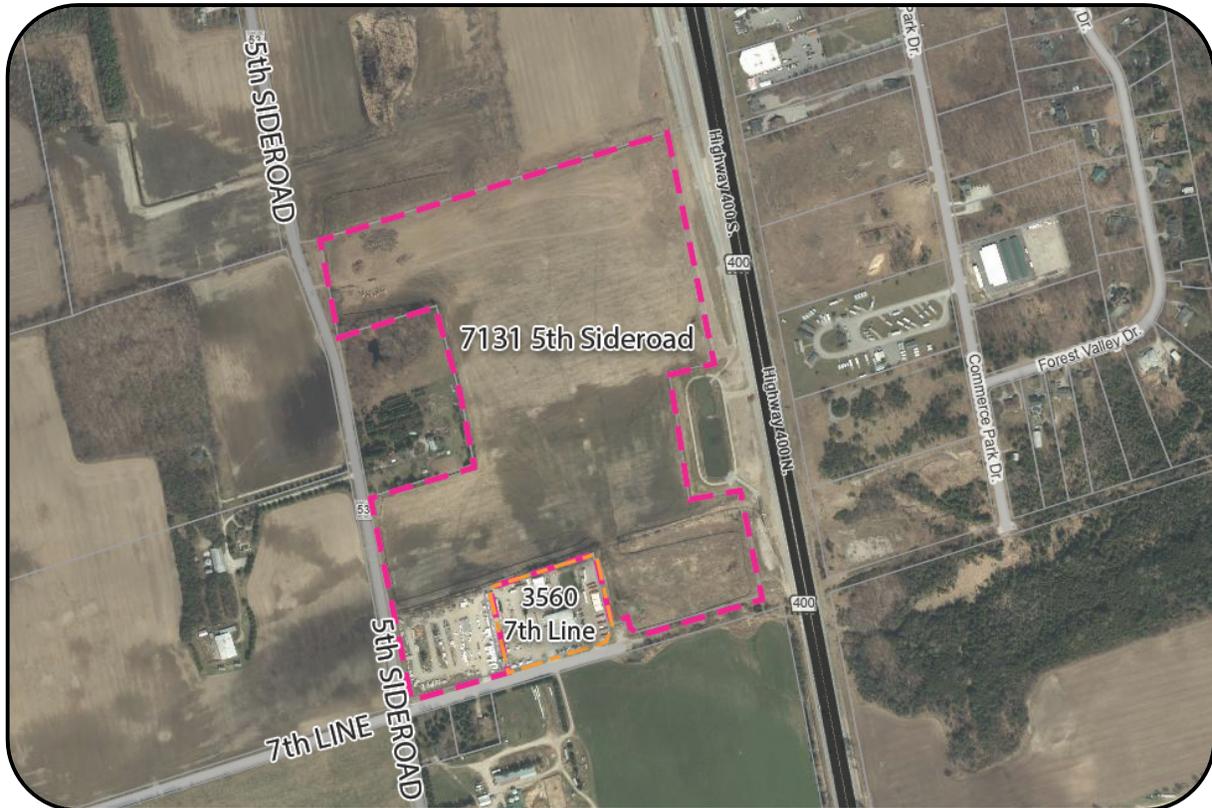


Figure 1: Aerial Map showing the general land's location (source: County of Simcoe interactive mapping)

### Site Description and Surrounding Land Uses

As shown on Figure 1 above, the general lands are located west of Highway 400, east of 5<sup>th</sup> Sideroad, and north of 7<sup>th</sup> Line in the Town of Innisfil. 7131 5<sup>th</sup> Sideroad is approximately 26.3 hectares (64.99 acres) in size and has fragmented frontage along 5<sup>th</sup> Sideroad (approximately 420 metres combined) and 7<sup>th</sup> Line (approximately 138 metres). 3560 7<sup>th</sup> Line is 1.7 hectares (~5 acres) in size and has a frontage of approximately 150 metres along 7<sup>th</sup> Line. The subject parcel subject to the boundary adjustment is located at the corner of 5<sup>th</sup> Sideroad and 7<sup>th</sup> Line, is approximately 1.1

hectares (2.72 acres) in size, and has a dual frontage of approximately 103 metres along 5<sup>th</sup> Sideroad and 138 metres along 7<sup>th</sup> Line. 3560 7<sup>th</sup> Line, post-boundary adjustment, will have a total area of 2.8 hectares (6.91 acres) and will have a frontage of 252.9 metres along 7<sup>th</sup> Line and 103 metres along 5<sup>th</sup> Sideroad.

7131 5<sup>th</sup> Sideroad is generally vacant and utilized for agricultural purposes. Access to the subject parcel is through the IHL store property - 3560 7<sup>th</sup> Line. Access to the agricultural fields at 7131 5<sup>th</sup> Sideroad is via a driveway along the most northern frontage along 5<sup>th</sup> Sideroad. The surrounding lands are predominately used for agricultural purposes with accessory residential dwellings.

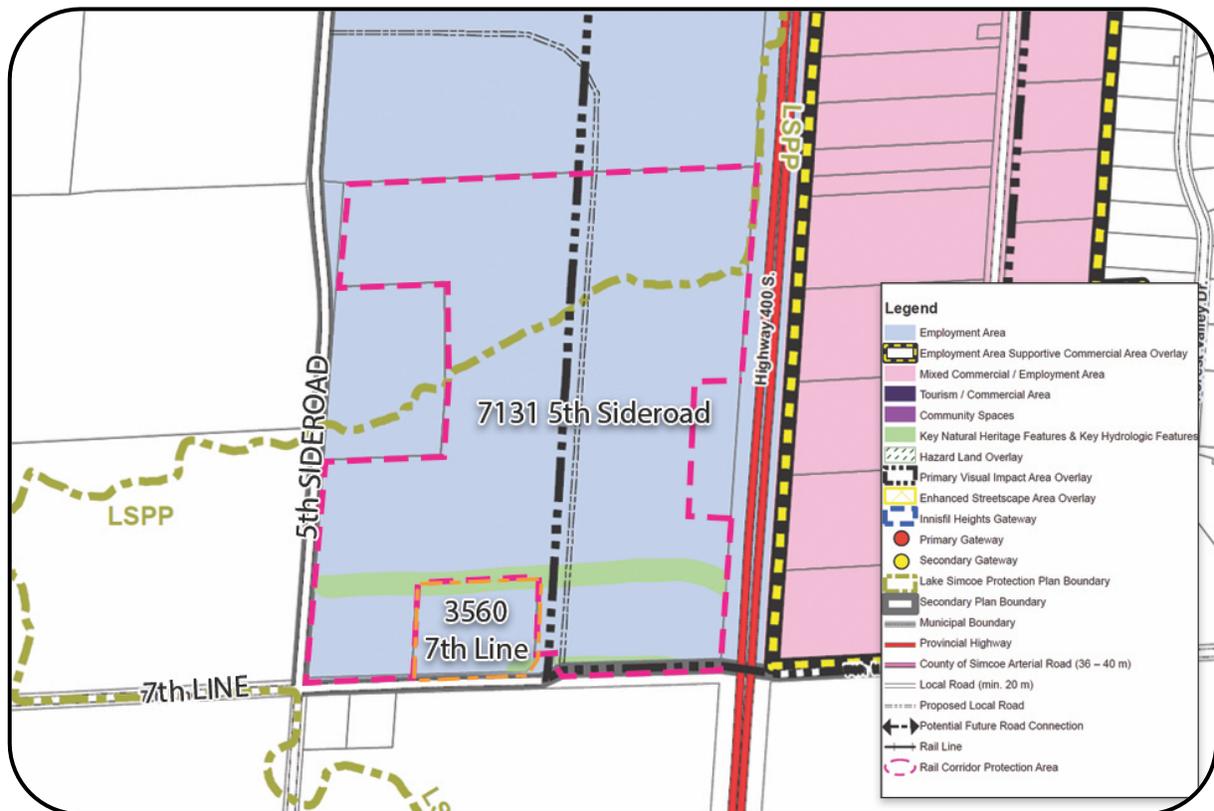


Figure 2: Excerpt from Schedule B6 - Land Use for Innisfil Heights under the Town of Innisfil Official Plan.

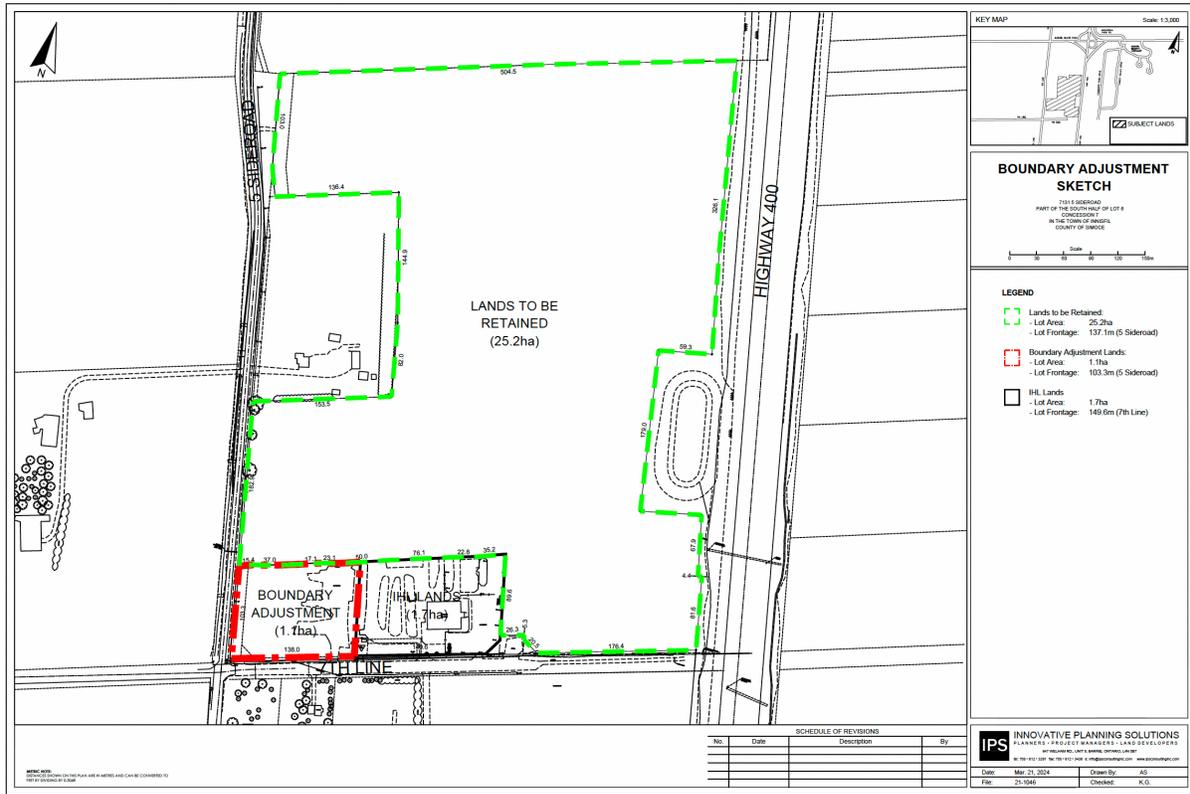


Figure 3: Boundary Adjustment Plan

### Proposed Boundary Adjustment

This application intends on adjusting the boundary lines to sever the lands south of the watercourse used by the IHL store for open storage from 7131 5<sup>th</sup> Sideroad and merge them with 3560 7<sup>th</sup> Line. Under the existing conditions, both 7131 5<sup>th</sup> Sideroad and 3560 7<sup>th</sup> Line satisfy the Industrial Business Park (IBP) provisions for a minimum lot area of 0.2 ha and a minimum lot frontage of 45m for an internal lot and 50m for an exterior lot. The proposed application would result in 3560 7<sup>th</sup> Line having a lot area of 2.8 hectares, and lot frontage of approximately 338 metres along 7<sup>th</sup> Line and of approximately 103 metres along 5<sup>th</sup> Line. Both 7131 5<sup>th</sup> Sideroad and 3560 7<sup>th</sup> Line will remain in compliance with the IBP provisions for minimum lot area and minimum lot frontage post approval of the boundary adjustment. It is important to note that this application would not result in the creation of a new lot, nor would new access be proposed. There are also no changes proposed to land use or zoning, nor to the function of the lands.

This application intends to consolidate lands to protect for the current use by the IHL store and to support a future expansion of the IHL facility. Other matters such as setbacks and other provisions within the Zoning By-law will be assessed and evaluated at the Site Plan application level.

## Planning Analysis

We've assessed the proposed boundary adjustment against the relevant provincial planning policies, specifically the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), and the Lake Simcoe Protection Plan (LSPP). These plans outline the province's long-term vision for growth, development, and environmental protection. They emphasize accommodating growth within established settlement areas and using land and resources efficiently.

While no development or land-use changes are currently proposed, this boundary adjustment aligns with the PPS, Growth Plan, and the LSPP's objectives. It achieves this by consolidating land within a designated Primary Settlement Area, facilitating future redevelopment.

Similar to the provincial plans, the County OP encourages development in designated settlement areas and promotes efficient use of land, infrastructure, and resources. The County OP permits technical adjustments, like boundary changes that don't create new lots (Policy 3.3.5). This proposed application aligns with these goals of the County OP.

The Town of Innisfil Official Plan contains policies directing the majority of employment uses to the Innisfil Heights Strategic Settlement Area, where the general lands are located (Clause 9.6.1.i)). In addition, the proposed technical severance does not interfere with Clause 9.6.1.iv) requirements for retaining large vacant lands for industrial development as the subject parcel is naturally segregated through the watercourse to the north. The remaining lands within 7131 5<sup>th</sup> Sideroad will retain conformity with both the Town OP's Clause 9.6.1.iv, and Policy 12.1.1. Given that there are no changes to land use or zoning proposed at this time and that the new boundaries for both properties would still comply with the IBP zoning provisions, it can be concluded that the proposed boundary adjustment aligns and complies with the Town's Official Plan and Zoning By-Law.

The proposed application represents a logical lot adjustment that aligns with the objectives and intent of Provincial, County, and Town Plans. The proposed boundary adjustment will better serve the future expansion of the existing facility and operations at 3560 7<sup>th</sup> Line. The proposed application would also retain 7131 5<sup>th</sup> Sideroad's viability to redevelop with industrial uses.

## Conclusion

The purpose of this application is to request a boundary adjustment to sever a 1.1 ha piece of land at 7131 5<sup>th</sup> Sideroad to facilitate the future expansion of the IHL store at 3560 7<sup>th</sup> Line. The boundary adjustment represents a logical lot fabric by transferring the 1.1 ha land to the IHL store landowner. As highlighted above, this application maintains the current land uses and zoning of the subject lands, aligning with the intent of the Official Plan and Zoning By-Law. The application represents a minor and logical change to the general lands and conforms to the applicable policies.

It is our professional planning opinion that the requested Consent (boundary adjustment) application demonstrates consistency with, and conforms to, applicable Planning, County, and Municipal planning policies and principles.

Respectfully submitted,  
**Innovative Planning Solutions**



Kyle Galvin, H.BDC, MCIP, RPP  
*Senior Planner*

Appendix A – Conceptual Site Plan for future Development (subject to change)

