

# **Summary of Comments**

## **B-021-2023 - 8 William Drive**



## COMMITTEE OF ADJUSTMENT MEMORANDUM

**APPLICATION NUMBER:** B-021-2023  
**ASSOCIATED FILE:** N/A  
**MEETING DATE:** November 21, 2024  
**TO:** Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment  
**FROM:** Toomaj Haghshenas, Development Planner  
**SUBJECT:** Consent to sever 8 William Drive to create a single-detached residential lot with frontage on William Drive.

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### PROPERTY INFORMATION:

<b>Municipal Address</b>	8 William Drive
<b>Legal Description</b>	PLAN 99 LOT 5 PT BLK A
<b>Official Plan</b>	Residential Low Density 1 (Schedule B2)
<b>Zoning By-law</b>	Residential 1 (R1) Zone

### RECOMMENDATION:

The Planning Department recommends approval of application B-021-2023 subject to the following conditions:

- 1) That the Owner/Applicant obtain one (1) allocation unit through Council approval.
- 2) That the Owner/Applicant shall pay to the Town of Innisfil cash in lieu of 5% Parkland Dedication for residential developments, the amount of which shall be 5% of a valuation determined by a professional and qualified appraiser engaged by the Owner/Applicant to the satisfaction of the Secretary Treasurer.
- 3) That \$500.00 be provided to the Town of Innisfil for a new boulevard tree.
- 4) That the retained lot shall be connected to municipal sewer and water services to the satisfaction of the Town.
- 5) The Applicant/Owner shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.
- 6) That the existing heritage structure on the retained lands be demolished.

**REASON FOR APPLICATION:**

The applicant is proposing to sever the subject property at 8 William Drive to create one new residential lot. The severed lands propose an approximate lot area of 743m<sup>2</sup> and lot frontage of approximately 15.1m on William Avenue. The retained lands propose an approximate lot area of 731m<sup>2</sup> and lot frontage of approximately 15.1m on William Drive.

**SURROUNDING LANDS:**

<b>North</b>	Single-detached dwellings fronting Willam Drive and Hamilton Street
<b>East</b>	Vacant lands, single-detached dwelling fronting on William Drive
<b>South</b>	Vacant Residential lot with frontage on William Drive
<b>West</b>	Single-detached dwellings fronting on Kings Street S.

**ANALYSIS:**

<b>Site Inspection Date</b>	June 14, 2024
<b>Consistent with the Provincial Planning Statement (PPS):</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are within the Primary Settlement Area of Cookstown as defined by the Provincial Planning Statement (PPS) 2024. Section 2. 3.1(1) states that “settlement areas shall be the focus and growth of development”.</p> <p>Section 2.3.1(2) of the PPS states that “Land use patterns within settlement areas shall be based on densities and a mix of land uses which are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available”.</p> <p>This application proposes intensification in an area with limited existing sanitary infrastructure. Staff report DSR-123-23 has identified limitations of the existing Cookstown Wastewater Treatment Plant (WWTP), stating that 15 residential allocation units are available in the Cookstown settlement area until an expansion of the WWTP is complete. However, it is noted that these 15 units have not been redistributed for future residential development at this time, and their redistribution must occur in a comprehensive and equitable manner for all applicants waiting for residential development. A condition is requested therefore that requires the applicant to receive one unit of allocation from Council.</p> <p>The application is considered to be consistent with the PPS, 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 ‘Settlement’ in the Simcoe County Official Plan and identified as being in the Primary Settlement Area of Cookstown. Section 3.5.8 indicates that settlement areas shall be the focus of population and employment growth and their regeneration shall be promoted. Intensification shall occur in built up areas per 3.5.24 and higher density development is permitted in built-up areas subject to the compatibility of the development with adjacent residential areas (3.5.30).</p>

	<p>Section 3.5.16 a) states that consideration will be given to “the required infrastructure and public service facilities are approved and implementable in a timely and cost-effective manner”. Residential allocation for this proposal would need to be approved by Council.</p> <p>Staff are of the opinion that the application would conform to the policies of the Simcoe County Official Plan once 1 allocation unit is provided for the proposed development by Council.</p>
<p><b>Conforms to the Town of Innisfil Official Plan:</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>The subject lands are designated “Residential Low Density 1” on Schedule B2 to the Town Official Plan. The designation permits single detached dwellings.</p> <p>Section 10.2.4 of the Official Plan states that the maximum permitted density of the Residential Low Density 1 area shall be 13 units per net hectare and the minimum shall be 10 units per net hectare. ‘<i>Net hectare</i>’ means the area of land of the lot and includes local roads as per the definition in Section 23.3.91. The proposal to sever the subject lands into two lots would be consistent with this range, at an approximate density of 13 units per net hectare when factoring in lot areas and local roads.</p> <p>Section 10.2.11 states in cases of existing oversized lots, the lot may be subdivided such that any new lot(s) meet the minimum lot area requirements of the zoning by-law, any required variance is no greater than 20% of the applicable zoning provisions and the frontage is consistent with the average frontage on the same street within 250 metres.</p> <p>The retained and severed lands also exceed the minimum lot frontage requirements of the zoning by-law which are considered consistent with the average frontage on the same street within 250m. A variance is not required for the retained lands as although the front lot line is only about 7.5m in length (the portion of the lands that abut the street), the ‘lot frontage’ is measured 7.5m back and parallel to the chord of the front lot line, and is therefore about 15.1m.</p> <p>Section 9.9.2 states that “infill and intensification are encouraged and will be directed to the delineated built-up areas of Alcona and Cookstown to the extent that servicing permits”. A servicing allocation unit is required in order for the development proposal to meet this policy.</p> <p>Section 9.11.1 (iii) states that when determining the progression of development within a settlement area, “priority is given to proposals that optimize existing infrastructure and public service facilities.” The application will be consistent with this policy once servicing allocation is granted by Town Council.</p> <p>Considering the above, Staff are of the opinion that the application would conform to the Town of Innisfil Official Plan should residential servicing allocation be secured through Council. As such, staff</p>

	<p>recommend approval subject to the proposed condition requiring allocation approval.</p>
<p><b>Complies with the Town Zoning By-law:</b>  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>	<p>The subject lands are zoned “Residential 1 (R1) Zone” in Zoning By-law 080-13, which permits single detached dwellings and requires a minimum 15m lot frontage and minimum 600m<sup>2</sup> lot area. The severed lot meets 15m frontage however the retained lot appears to have about a 7.5m long front lot line where it abuts the road, but 15.1m ‘lot frontage’ as defined by the Zoning By-law, as described previously, therefore no variance is required for lot frontage.</p> <p>The lots would not be out of character with surrounding lots, with similar sized lots and frontages along Victoria St. E to the South</p> <p>The owners have obtained demolition approval for the existing heritage structure, through Council. Staff require demolition prior to final approval of the severance to ensure conformity with the Zoning By-law.</p> <p>Considering the above, Staff are of the opinion that the proposal maintains the purpose and intent of the Town’s Zoning By-law subject to the proposed conditions.</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>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-002-2024.

**PREPARED BY:**

Toomaj Haghshenas  
 Development Planner

**REVIEWED BY:**

Steven Montgomery, MCIP, RPP  
 Supervisor of Development Planning



**Community Development Standards Branch**

**MEMORANDUM TO FILE**

**DATE: November 13, 2024**

**FROM/CONTACT: Jocelyn Penfold ex 3506 jpenfold@innisfil.ca**

**FILE/APPLICATION: B-021-2023**

**SUBJECT: 8 William Drive**

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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. Please note that additional information (such as, but not limited to, septic review, limiting distance calculations or engineered documents, etc.) may be requested at building permit stage in order to review for compliance against the Ontario Building Code.
2. When applying for building permit for a new dwelling, please provide a lot grading plan designed by a Professional Engineer or an Ontario Land Surveyor to the satisfaction of Community Development Standards Branch (Building Department).

**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. The proposed property line may impact the spatial separation requirements regarding the existing unprotected openings, i.e. windows and doors. A review by a qualified designer is to be submitted to meet the requirements of the Ontario Building Code 9.10.15.4. to the satisfaction of Community Development Standards Branch (Building Department). If this proposed setback does not meet the Building Code requirement, a building permit to rectify this situation will be required. The prescribed construction must be completed, and the associated permit closed to the satisfaction of Community Development Standards Branch (Building Department).
2. For the severed lands please provide a lot grading plan designed by a Professional Engineer or an Ontario Land Surveyor to the satisfaction of Community Development Standards Branch (Building Department).



Engineering

MEMORANDUM TO FILE

**DATE:** November 15, 2024

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

**FILE/APPLICATION:** B-021-2023

**SUBJECT:** 8 William Drive

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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. Should any development occur, it can be subject to site plan control.

**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 comment.



## MEMORANDUM TO FILE

**DATE:** November 15, 2024

**FROM/CONTACT:** Thomas Steube-Chapman, InnServices

**FILE/APPLICATION:** B-021-2023 8 William Drive

**SUBJECT:** Severance Application for 8 William Drive – InnServices Comments and Conditions

**Comments to applicant/owner for information purposes:**

1. It appears that the existing water and sanitary service laterals for the subject property are located on the proposed retained lot. These services are currently servicing the existing dwelling located on the proposed severed lot. Prior to severance occurring, these existing services laterals will need to be cut and capped (temporarily abandoned) near the front property line. Water and sanitary servicing extensions would be required to service the proposed severed lot with municipal water and wastewater, and would need to be constructed prior to Certificate of Official for the proposed severance.
2. Prior to submitting a Right of Way Activity Permit (RAP) to the Town of Innisfil, the Owner/Applicant shall submit an Additional Service Connection Application to InnServices to service the proposed severed lot, complete with the applicable Additional Service Connection Application fees.
3. Prior to issuance of building permit(s) the Owner/Applicant shall have an issued RAP with The Town of Innisfil for works to be completed within the Town's road allowance in accordance with Town Standards that address, but may not be limited to, such matters as connecting new water and sanitary service laterals, to the existing municipal water and sanitary mains and restoration of the Town's road allowance. All works shall be completed to the satisfaction of the Town and InnServices.
4. As part of the RAP, the Owner/Applicant shall provide drawings, plans, cost estimates, specifications, reports, studies and certifications signed and sealed by a Professional Engineer for the proposed development that address, but may not be limited to the servicing of the proposed development to the satisfaction of the Town and InnServices.
5. The Owner/Applicant will retain a contractor to execute the installation of the services. This work may commence only after the applicant has an issued RAP with the Town of Innisfil and all fees have been paid to the satisfaction of the Town and InnServices.

**Condition of Approval:**



1. That the Owner/Applicant request and obtain one (1) additional unit of sanitary allocation from The Town of Innisfil for the proposed severance, from the remaining available units of allocation that are still available in the Cookstown Sanitary Sewer Allocation Policy CP.01-12-11 and all related Cookstown Sewer Allocation Town of Innisfil Staff Reports.
2. That the Owner/Applicant temporarily abandon the existing water and sanitary services located on the proposed retained lot to the satisfaction of InnServices.
3. That the Owner/Applicant construct water and sanitary servicing extensions for the proposed severed lot to the satisfaction of InnServices.
4. That the Owner/Applicant confirm that the existing water system can provide/accommodate the required flows and pressures to service the severed lot at the expense of the Owner/Applicant to the satisfaction of InnServices.
5. That the Owner/Applicant confirm that the existing sanitary conveyance and treatment system can accommodate the required flows that will be generated by the severed lot at the expense of the Owner/Applicant to the satisfaction of InnServices.

June 12<sup>th</sup>, 2024

Town Of Innisfil  
2101 Innisfil  
Beach Rd. 1  
nnisfil L9S 1A1

Subject: Endorsement for Application B-021-2023 to the Town of Innisfil Committee of Adjustment

Dear Members of the Town of Innisfil Committee of Adjustment,

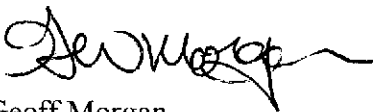
We are writing to express our strong endorsement for Application B-021-2023, specifically concerning the proposed severance of a portion of the existing lot at 8 William Drive. After careful consideration, we firmly believe that this initiative will bring substantial benefits to our community.

The proposed severance aligns with the vision and development goals of our town, promoting responsible land use and enhancing the overall livability of our neighborhoods. Furthermore, it offers an opportunity for thoughtful growth and expansion while preserving the character and integrity of the area.

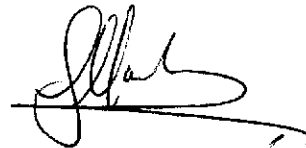
We are confident that the proponents of this application have carefully considered the potential impacts and have taken measures to mitigate any concerns. As such, we fully support their efforts to move forward with this project.

Thank you for considering our endorsement of Application B-021-2023. We trust that your decision will be guided by the best interests of our community.

Warm regards,



Geoff Morgan  
4 Victoria Street East  
Cookstown ON L0L1L0



Joanne Marchesan  
4 Victoria Street East  
Cookstown ON L0L1L0

Emily de Winter VanDyken

11 Church Street

Cookstown ONT L0L 1L0

To Whom it may concern,

This is a letter in strong support of the removal of the 'home' at the north side of 8 William Street and the development of a respectful and purposeful home in our neighbourhood.

My name is Emily de Winter VanDyken. I have lived at Church and William, in the town of Cookstown for 8 years, and I have enjoyed our little community immensely. Our neighbourhood is quaint, caring and friendly. Our neighbours have become our friends and we live in a space I have often described as 'Pleasantville'.

My husband and I bought our century home as mentioned eight years ago, and I grew up in a century home for the first 18 years of my life. I cherish the historical feeling these beautiful homes bring to any town, and highlight the history of our nation. We have been the proud recipients of grants in the town of Innisfil to help maintain and restore our home to its original and natural state, which we have been grateful for given the magnitude of work and challenges even a well maintained century home can present.

William Street is unique in its collection of architecture as it encompasses a number of era's. We were pleased when our neighbours to the south-west at 4 William Street severed their lot and built a beautiful home that honoured the history of the neighbourhood, but also brought a contemporary feeling. This home was built in partnership with Mr. Rob Reith.

Rob and his wife Nicole became acquaintances, and then friends of ours some years ago. We have watched him build a number of beautiful homes as he is a contractor by trade. We have also watched as they ventured into parenthood and are raising two beautiful daughters. The Reith family is an integral part of our community, hosting bon fires, front lawn meet ups/ family plays and participating in our annual neighbourhood BBQs.

The Reith family have a similar opportunity to sever their property and build a second home, and yet their ambition has come to a stop with the towns concern that the 'house' on the second part of the property is considered heritage. While I can fully appreciate the nature of responsibility when it comes to maintaining our history, this home in my humble opinion does not merit the efforts, time and money it would take this couple to restore it.

I am confident that Mr. Reith will in fact build a treasure of a home to join our neighbourhood. He will honour the heritage of the neighbourhood while bringing new life to the property in a modern and respectful way.

The house that currently stands (if you can call it that) at the north side of 8 William St. is a danger to the neighbourhood, an eye sore and should in all likelihood be condemned.

While it is always disappointing when a heritage home comes to its end, there must be an acknowledgement that not all homes are created equal, and this home sadly did not stand the test of time in the same way others have.

Thank you for your time, and consideration in supporting the removal of this structure and the replacement of something far more appropriate for our community. Our neighbourhood deserves something as beautiful as we know Mr. Reith can build, and another family deserves to enjoy the merits that this community has to offer.

A handwritten signature in black ink, appearing to read 'Emily de Winter Van Dyken'. The signature is fluid and cursive, with a large initial 'E' and a long, sweeping underline.

Sincerely

Emily de Winter Van Dyken

June 11th, 2024

Town of Innisfil  
2021 Innisfil Beach Rd  
Innisfil, ON  
L95 1A1

Dear Town of Innisfil and members of Committee of Adjustments,

I hope this letter finds you well. We wanted to take a moment to express our sincere support of the severing of 8 William Dr property. We believe by doing so, not only would it benefit the owners, Rob Reith and Nicole Phillips, but the whole neighbourhood. This area of Cookstown is very special and we wholeheartedly believe our neighbours want to continue to be a part of that charm. By allowing them to sever, it would only continue to add more value and charm to the existing area. We are aware their new construction plans would reflect the heritage houses that already exist in Cookstown. These are like-minded neighbours that simply just want to build a beautiful house that belongs in Cookstown. As progressive and mass development surrounds the town, it is very hard to find residents who appreciate old charm. We hope you take into consideration the project and the main objective is simply to provide a beautiful forever home that belongs in Cookstown.

We, Katerina and Joseph Popovski at 2 Hamilton St, support the severing and new construction of 8 William Dr

Best Regards,

Katerina and Joseph Popovski



[Kat\\_antono@yahoo.ca](mailto:Kat_antono@yahoo.ca)

Scott&Vivienne Dawney  
11 Hamilton Street  
Cookstown, ON  
L0L 1L0  
705-818-1208(Scott)  
705-818-1209(Vivienne)

To: Committee of Adjustment  
Town of Innisfil

We are neighbours of Nicole and Rob Reith, we understand they are applying for a severance of their property at 8 William Street Cookstown. I have lived here for 56 years and have seen many changes, Rob has done a wonderful job with his property which has made great improvements to the street. If he is allowed to build another house it will only make things even better for area. Getting a severance would only be positive for the community and help make neighbourhood look better. If you have any questions, please feel free to contact the numbers above for more information.

Sincerely:

JUNE 7, 2024

TO THE TOWN OF INNISFIL

WE HAVE BEEN NEIGHBORS FOR 6 YRS TO NICOLE + ROB OF 8 WILLIAM DRIVE COOKSTOWN. WE UNDERSTAND THAT THEY WOULD LIKE THE EXISTING LOT THAT THEY RESIDE TO BE CONVERTED TO TWO LOTS WITH THE INTENT TO BUILD A NEW HOME.

WE FULLY SUPPORT + SEE THE BENEFITS TO THEM, OUR NEIGHBORHOOD AS WELL THE TOWN OF INNISFIL.

IF YOU HAVE QUESTIONS OR REQUIRE ADDITIONAL INFORMATION WE CAN BE CONTACTED BY PHONE OR MAIL.

KIND REGARDS,

PHILIP + SHEILAH PADULA  
4A VICTORIA ST. E  
COOKSTOWN, WOLILLO  
416 605-8694

Sheilah Padula  
P. Padula

June 14, 2024

To Whom It May Concern

I am glad to see some effort being made to address the vacant property on the lot at 8 William Drive. This matter is long over due. In regards to the state of repair this house

is beyond saving and only detracts from an otherwise well maintained neighborhood.

I also wish to say that Rob Reith is more than qualified to make sure the new house is both

well built and in keeping with the style that fits with the neighborhood. He is a good neighbor and valued member of the fraternity of people who care about our town.

Please grant him the permission to see through on his vision of growing our town and keeping it an example of well maintained place to raise a family.

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

Paul Vaughan

6 Victoria Street East, Cookstown



Scott Bowman  
4 William Drive  
Cookstown, ON  
L0L 1L0

June 6, 2024

Town Of Innisfil  
2101 Innisfil Beach Rd.  
Innisfil, ON  
L9S 1A1

To the Town of Innisfil Committee of Adjustment,

RE: Application B-021-2023

Please accept this letter of support in favour of the application B-021-2023 for 8 William Drive regarding a proposal to sever a portion of the existing lot. We believe this will have a positive result for the community.

Sincerely,

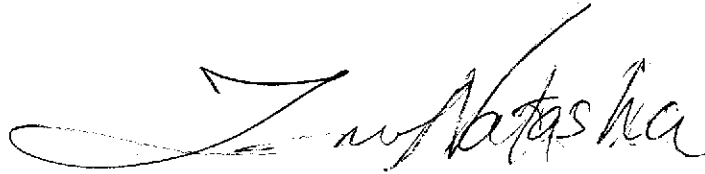
A handwritten signature in black ink, appearing to read "S. Bowman". The signature is fluid and cursive, written in a dark ink on a white background.

Scott Bowman

September 1st, 2024

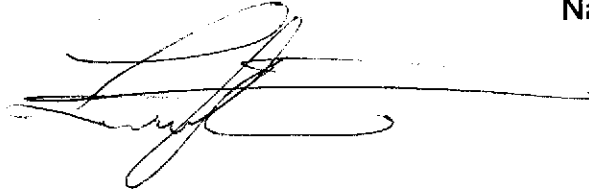
Dear Mayor and Councillors,

We, Natasha Zivic and Luis Rita, are the homeowners of 5 Hamilton Street. This letter is to show our support to demolish the original home on the property of 8 William Drive. We believe that removing the house on the property will prove to be beneficial for our community and overall aesthetic of the neighbourhood.

A handwritten signature in cursive script that reads "Natasha Zivic".

Kind regards,

Natasha Zivic and Luis Rita

A handwritten signature in cursive script that reads "Luis Rita".

June 17, 2024

We Nelson + Carol Adams as  
property owners of 3 Hamilton St.

We have issues with the  
proposed development of 8 William St.  
In fact it would be an improvement  
to the neighbourhood.

Carol Adams  
Nelson Adams

To whom it may concern at the Town of Innisfil,

This letter is in support of the demolition of 8 William Drive in Cookstown. My property, 10 Victoria East backs on to the frontage at 8 William Drive.

The property has been in disarray for many years and poses health and safety risks for the residents in our neighbourhood.

Michael and Sarah Thornton  
10 Victoria St East  
Cookstown