



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. B-025-2021**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Jamie Robinson, Applicant** on behalf of **Sixth Line Holdings Inc, Owners** 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 **PLAN 642 LOT 1** is known municipally as **1463 Maple Road** and is zoned as **“CPPS – Community Planning”**.

**The applicant is proposing to sever a portion of the subject lands for the purpose of a lot addition on an existing lot. The conveyed lands will result in a proposed lot area of 1579.8 meters squared and a proposed lot frontage of 22.8 meters on Maple Road.**

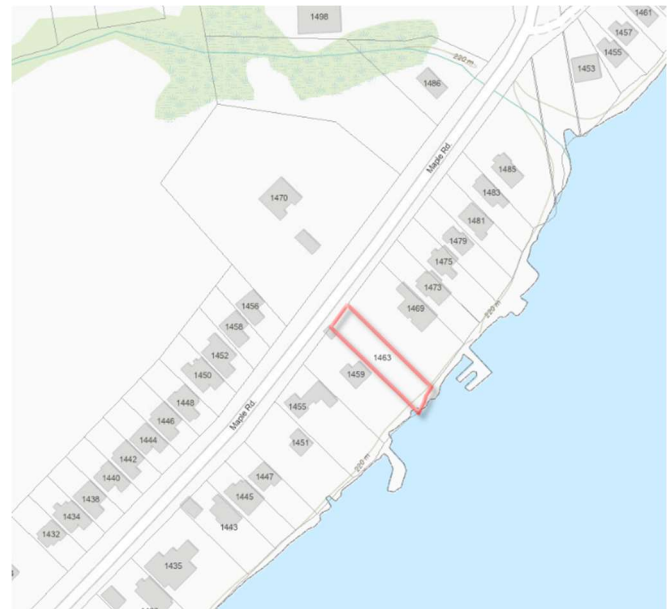
The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, November 18, 2021, at 6:30 PM.**

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/current-previous-applications/>.

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 Local Planning Appeal Tribunal.



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: **November 3, 2021**



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

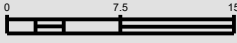



FIGURE 4  
**PROPOSED LOT  
CONFIGURATION**

**1463 & 1469 Maple Road**  
Part of Lot 25, Concession 5  
Town of Innisfil  
County of Simcoe

**LEGEND**

-  1463 Maple Road - Property Boundary  
(1,579m²)
-  1469 Maple Road - Property Boundary  
(1,575m²)

Date	Aug. 20, 2021
Sources	2018 aerial photography from County of Simcoe GIS
Scale	 Meters (1:500)
20186A - Report Figures	
 <b>PLANNING URBAN DESIGN &amp; LANDSCAPE ARCHITECTURE</b>	

# PLANNING JUSTIFICATION **REPORT**

PROVISIONAL CONSENT APPLICATION

1463 & 1469 Maple Road  
Township of Innisfil

Date:

**September 2021**

Prepared by:

**MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC)**

113 Collier Street

Barrie ON L4M 1H2

T: 705 728 0045 Ext. 222

F: 705 728 2010

Our File 20186A

# TABLE OF CONTENTS

1.0	INTRODUCTION .....	1
2.0	SITE DESCRIPTION AND SURROUNDING LAND USES .....	2
3.0	PROPOSAL.....	3
4.0	PLANNING ANALYSIS .....	5
4.1	Planning Act.....	5
4.2	Provincial Policy Statement (2020) .....	5
4.3	A Place to Grow: Growth Plan for the Greater Golden Horseshoe.....	6
4.4	County of Simcoe Official Plan .....	7
4.5	Lake Simcoe Protection Plan .....	8
4.6	Town of Innisfil Official Plan .....	9
4.7	Town of Innisfil Zoning By-law and Community Planning Permit System (CPPS).....	10
5.0	SUMMARY & FINDINGS .....	16

## FIGURES

**Figure 1:** Site Location

**Figure 2:** Town of Innisfil Official Plan Designation

**Figure 3:** Town of Innisfil Zoning By-law

**Figure 4:** Proposed Lot Configuration

# 1.0

## INTRODUCTION

MacNaughton Hermesen Britton Clarkson Planning Limited (“MHBC”) has been retained by Samuel Werner and Robin Werner to seek approval for lot line adjustment for the subject properties located at 1463 and 1469 Maple Road in the Town of Innisfil through the submission of a provisional Consent Application (Lot Line Adjustment and a Class 1 (Council) and Class 2 (Staff) Variation to the Town’s Community Planning Permit By-law.

The subject properties are located on the south side of Maple Road and to the south of the intersection of 6<sup>th</sup> Line and Saint John Road (**Figure 1**). The subject property located at 1463 Maple Road is currently developed with a single detached dwelling. The subject property located at 1469 Maple Road is developed with an existing single detached dwelling and docking facilities.

The subject property is designated “Shoreline Residential Area” in accordance with Schedule B in the Town’s Official Plan and is zoned “Community Planning Permit System (CPPS)” in accordance with the Town’s Zoning By-law 080-13, as amended.

# 2.0

## SITE DESCRIPTION AND SURROUNDING LAND USES

The subject properties are located on the east side of Maple Road and front directly onto Lake Simcoe. The subject property located at 1463 Maple Road (benefitting lands) is 1,070 square metres in lot area and has a lot frontage of approximately 15.9 metres onto Lake Simcoe. 1463 is currently developed with a single detached dwelling.

The subject property located at 1469 Maple Road has a lot area of 2,009 square metres in and 30.3 metres of frontage onto Lake Simcoe. The subject property is currently developed with a single detached dwelling, a detached garage, docking facilities and a small storage building on the dock. The subject properties are shown in **Figure 1**.

The topography of the subject properties are generally flat and gradually sloping towards the lake. The surrounding uses in the general area are described as follows:

**NORTH:** Single detached dwellings fronting on to Maple Road.

**EAST:** Lake Simcoe and Single detached dwellings fronting on to Maple Road.

**SOUTH:** Lake Simcoe and Single detached dwellings fronting on to Maple Road.

**WEST:** Single detached dwellings fronting on to Maple Road.



# 3.0

## PROPOSAL

The purpose of the consent application (lot addition) is to increase the size of the lot located at 1463 Maple Road so that there are two relatively equal lots.

The benefitting lands located at 1463 Maple Road are proposed to be increased in size from 1,070 square metres to 1,579.8 square metres and the retained lands are proposed to be reduced from 2,009 square metres to 1,574.3 square metres. The resultant lot areas and lot frontages would result in lots that are characteristic of the existing lot fabric along Maple Road.

Please refer to Figure 5 for the proposed lot configuration sketch.

As a result of the reconfiguration of the lot lines between the subject properties, a Class 1 Council Variation to the Town of Innisfil's Community Planning Permit System (CPPS) By-law 062-17 (Shoreline By-law) is required to permit the following:

- 1) Council variation for minimum lot frontage;
- 2) Council variation for minimum water frontage;
- 3) Council variation for lot area; and,
- 4) Council variation for dock setback from projection of lot line (dock is existing).

As a result of the proposed development on the lot a Council Variation is also required for:

- 5) Council variation for lot coverage.

The purpose of this application is to request a Class 1 variation from Section 5.1.2 (b) of Shoreline By-law to permit reduced lot areas and lot frontages for both lots. The lot areas and lot frontages are outlined in Table 1. In addition, as a result of the reconfiguration of the lot lines, the existing dock will not comply with the required setback from the projection of the interior lot lines on 1469 Maple Road.

Table 1: Summary of Proposed Lot Configuration Application

Proposed Lot	Lot Area	Lot Frontage	Proposed Use
<b>Benefitting Lands (1463 Maple Road)</b>	1,579.8 square metres	22.8 metres	Shoreline Residential (existing)
<b>Retained Lot (1469 Maple Road)</b>	1,574.3 square metres	22.3 metres	Shoreline Residential (existing)

The final Class 1 variation results from the proposed lot sizes and the proposed dwelling on each of the lots. The maximum permitted lot coverage is to be increased from 15% to 21.5% for the property located at 1463 Maple Road and to 24.75% for 1465 Maple Road.

A summary of the proposed Class 1 Council Variation is summarized in Table 2:

Table 2: Summary of Class 1 Council Variation

<b>CPPS Provision</b>	<b>Minimum Requirement</b>	<b>Dwelling "A" 1463 Maple Road</b>	<b>Dwelling "B" 1465 Maple Road</b>
<b>Minimum Lot Area</b>	<b>5,260 square metres</b>	1,579 square metres (1,570 square metres requested)	1,575 square metres (1,570 square metres requested)
<b>Minimum Lot Frontage</b>	<b>45 metres (page 56)</b>	22.8 metres (22 metres requested)	22.3 metres (22 metres requested)
<b>Water Frontage</b>	<b>40 metres</b>	23 metres	23 metres
<b>Maximum Lot Coverage</b>	<b>15%</b>	21.5%	24.75%
<b>Side yard setback for Dock</b>	<b>5 metres</b>	N/A	4.1 metres to south lot line projection  1.2 metres to north lot line projection (existing)

In addition to the Class 1 Council Variations summarized Table 2, a Class 2 Staff Variation to the Town of Innisfil's Community Planning Permit System (CPPS) By-law 062-17 (Shoreline By-law) is required to permit the following:

1. Reduced interior side yard to the proposed dwellings for all interior side yards (north and south);
2. Reduced front yard setback for the proposed dwelling at 1463 Maple Road (Dwelling "A");
3. Reduced waterfront yard setback for both dwellings;
4. Reduced landscaped open space requirement for both lots; and,
5. Reduced front yard setback to a sports court on 1465 Maple Road.

A summary of the proposed Class 2 Staff Variations are summarized in Table 3:

Table 3: Summary of Staff Variations

<b>CPPS Provision</b>	<b>Minimum Requirement</b>	<b>Dwelling "A" 1463 Maple Road</b>	<b>Dwelling "B" 1469 Maple Road</b>
<b>Waterfront Yard (minimum)</b>	<b>30 metres</b>	28.5 metres	23.4 metres
<b>Front Yard (minimum)</b>	<b>15 metres</b>	14.1 metres	N/A (complies)
<b>Interior Side Yard (North)</b>	<b>6 metres</b>	3.0 metres	3.0 metres
<b>Interior Side Yard (South)</b>	<b>6 metres</b>	3.0 metres	3.0 metres
<b>Front Yard (minimum) for a Sports Court (Section 5.2.6)</b>	<b>5 metres</b>	N/A	4.5 metres



# 4.0

## PLANNING ANALYSIS

The following is a review of the land use policy framework related to the subject lands and the potential implications for the subject site.

### 4.1 Planning Act

The Consent Application has been submitted in accordance with Section 53 of the Planning Act. In reviewing the matters of provincial interest contained in Section 2, it is confirmed that the proposed consent applications have regard to the matters of Provincial interest in Section 2 and the consent criteria of Section 51 (24).

### 4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement 2020 (PPS) provides policies that direct development while protecting resources of provincial interest, public health and safety; and, the quality of the natural and built environment. It supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The subject lands are located outside of a settlement area and are considered to be Rural Lands in the context of the PPS as they are located to the south of the settlement area of Alcona in the Town's Official Plan. The PPS, specifically Section 1.1.5.2, recognizes limited residential development as a permitted use on Rural Lands. No new lot is created as a result of the proposed lot line adjustment. The proposed Class 1 and Class 2 Variation will facilitate the continued residential use on each of the subject properties.

Section 2.1 of the PPS states that natural heritage features shall be protected for the long term. To fulfill the need to protect natural heritage features it must be reviewed as part of the justification for new lots. Upon review of the County of Simcoe's Official Plan, the subject lands are not part of the Greenland System, do not contain Areas of Natural or Scientific Interest (ANSI), and there are no Provincially Significant or Locally significant wetlands. Based on the information available, there are no natural heritage features on either of the subject properties.

Section 3.0 of the PPS contains policies related to directing development away from natural or human made hazards. In accordance with Section 3.1 the proposed consent application is located outside of hazardous lands and hazardous sites.

The proposed lot line adjustment, Class 1 and Class 2 Variations are consistent with the policies of the Provincial Policy Statement.

## 4.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) ("Growth Plan") was prepared by the Province to guide the building of stronger, more prosperous communities through the management of growth. The Growth Plan contains various principles that guide decisions on how land is to be developed and provide direction on how to properly manage growth across the Greater Golden Horseshoe. These principles include building compact, vibrant and complete communities, managing growth, protecting natural resources, optimizing the use of infrastructure, and providing for different approaches to managing growth that recognizes the diversity of communities.

The policies contained in the Growth Plan direct development to settlement areas except where the Plan permits otherwise. As outlined in Section 2.2.9 (3) of the Growth Plan, development outside of settlement areas may be permitted on rural lands provided that it is compatible with the rural landscape and surrounding local land uses, will be sustained by rural services and will not negatively affect agricultural uses. The proposed boundary adjustment conforms to Section 2.2.9 (3) of the Growth Plan.

It is an objective of the Growth Plan to plan for the protection of Key Natural Heritage features and Key Hydrologic features. The Growth Plan defines Key Hydrologic Features as, *Permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands*. In the context of the Growth Plan, the subject properties have frontage on Lake Simcoe, which is considered as a Key Hydrologic Feature by the Growth Plan.

Section 4.2.4 of the Growth Plan contains policies that apply to lands that are adjacent to Key Natural Heritage Features. Section 4.2.4.5 of the Growth Plan contains policies that permit *infill development, redevelopment and resort development* in developed shoreline area of inland lakes that are identified for concentrations of development, subject to municipal and agency planning and regulatory requirements. In order for development to proceed in these locations the development is required to:

- a) be integrated with existing or proposed parks and trails, and will not constrain ongoing or planned stewardship and remediation efforts;*
- b) restore, to the maximum extent possible, the ecological features and functions in developed shoreline areas;"*

In accordance with this policy, the subject lands are an existing developed lot and as part of the permitting process the area between the shoreline and the dwelling is proposed to contain a revegetation area. This will be a net improvement on the existing situation and conforms to the Growth Plan.

The proposed lot line adjustment, Class 1 and Class 2 Variations conform to the Growth Plan.

## 4.4 County of Simcoe Official Plan

The County of Simcoe Official Plan ("County OP") was adopted by the County of Simcoe Council on November 25, 2008, and was fully approved by the Ontario Municipal Board in December 2016. Within the County OP, the subject properties are designated as "Rural" in accordance with Schedule 5.1. The objectives of the Rural designation are:

*3.7.1 To recognize, preserve and protect the rural character and promote long-term diversity and viability of rural economic activities.*

*3.7.2 To encourage maintenance, protection, and restoration of significant natural heritage features and functions and to conserve the built heritage resources and cultural heritage landscapes associated with rural and agricultural areas.*

With respect to the objectives of the Rural designation, the proposed lot line adjustment, Class 1 and Class 2 Variations to facilitate a lot line adjustment and development of the site will protect the rural and shoreline character of the area by reconfiguring the lines between 1463 and 1469 Maple Road to be characteristic of surrounding lot size and establishing buildings lot capable of supporting a shoreline residential dwellings. The siting of future residential development on the benefitting and retained lots will be setback from Lake Simcoe and a revegetation area will be implemented through the permitting process. . This in turn will ensure the natural environment will be preserved and contribute to sustainable development in the rural and shoreline area of the Town.

Residential development on each of the proposed lots are identified as a permitted use in accordance with Policy 3.7.4 (d) of the County OP.

Section 3.7.8 of the County OP provides policies that apply to new lot creation by consent. The County OP policies related to lot creation focus on lot creation that results in the creation of new lots. The proposed lot addition application conforms to the lot creation policies of the County OP.

General development policies for subdividing land across the County are contained in Section 3.3 of the County OP. Specifically, Section 3.3.4 of the County OP requires lots to have appropriate road access. Both of the proposed reconfigured lots will utilize existing access and frontage on a year-round municipally maintained road.

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 this Plan, Provincial policies and legislation.*" A "legal or technical reason" is defined in the County OP as, "*severances for purposes such as easements, corrections of deeds, quit claims, and other minor boundary adjustments, which do not result in the creation of a new lot.*"

The consent application is a minor boundary adjustment of two existing lots, which will result in the reconfiguration of both properties.

The proposal lot line adjustment and Council Variations conform to the County OP as following the lot line adjustments the lots are characteristic of other lots in the area and the dwellings proposed on the lots is similar in terms of scale and massing as other development in the area.

## 4.5 Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect, improve and restore the ecological health of the Lake Simcoe watershed. The Subject Lands are considered 'Shoreline Built-Up Areas' by the Lake Simcoe Protection Plan.

The LSPP acknowledges through specific policy that certain areas of the watershed must be evaluated in different ways than others. The LSPP identifies that shoreline built-up areas are where development is concentrated and contain lands that are designated in official plans for development. The subject lands are located in an existing developed shoreline area.

Policy 6.1-DP subsection (c) of the LSPP identifies existing uses, including uses that were lawfully existing before the LSPP came into effect, as permitted uses within the shoreline built-up area. The dwellings on the benefitting and retained lots were in existence prior to 2009.

Policy 6.2-DP of the LSPP requires a minimum vegetation protection zone in a *shoreline built-up area* of 30 metres from the Lake Simcoe shoreline. The subject properties are existing lots of record which are each developed with a single detached dwelling that have waterfront yard setbacks of 25 metres and 19 metres respectively. The proposed dwellings are to be setback 28.5 metres and 23.4 metres respectively, thereby increasing the distance from the shoreline. This in turn will ensure the natural environment will be persevered and contribute to sustainable development in the shoreline built-up area.

Policy 6.5-DP states that Outside of *existing settlement areas*, a proposal for *development* or *site alteration* within 240 metres of the *Lake Simcoe shoreline* must demonstrate that the *development* or *site alteration* will maintain and enhance key natural heritage features. The proposed dwellings will be sited further from the shoreline than the existing dwellings. The area between the dwellings and the shoreline will be revegetated and enhance with native planting to enhance the waterfront yard.

In accordance with Policy 6.11-DP, the proposal will not negatively impact fish habitat, and disturbance of natural features will be avoided. The proposed development is setback further from the shoreline than existing development providing for enhanced opportunities to revegetate the waterfront yards.

Based on a review of the Lake Simcoe Protection Plan, the proposed lot line adjustment, Class 1 and Class 2 Variations to the Town's Community Planning Permit By-law conform to the policies of the Lake Simcoe Protection Plan.

## 4.6 Town of Innisfil Official Plan

The Town of Innisfil 'Our Place' Official Plan dated November 2018, the Lake Simcoe Shoreline is delineated on Schedule 'A', and the subject lands are designated "Shoreline Residential Area" in accordance with Schedule B12 of the Town OP. The permitted uses within this designation include, but are not limited to, single detached dwellings and accessory structures.

Section 19.2.9 of the Official Plan contains policies that apply consent applications in the Shoreline Residential designation. These policies apply where new lot creation is proposed. There are no policies that apply to lot line adjustments.

Section 19.2.5 of the Official Plan applies to areas where existing servicing is in place. Accordingly, the lot density is to fit into the built form character of the area. Following the lot line adjustment, the proposed lots would be characteristic of this historic lot fabric of the area and the lots will continue to be serviced by municipal services.

In accordance with Section 19.1.6 of the Official Plan, development within and adjacent to Lake Simcoe shall be in conformity with the policies of the LSPP and subject to approval through the CPPS as set out in Section 19.3 of the Plan.

The objectives of the Shoreline Community Planning Permit System (CPPS) are provided in Section 19.3 and summarized in the following Table.

Table 4: Summary of CPPS Objectives

<b>CPPS Objectives</b>	<b>Conformity Comment</b>
To provide an opportunity for the shoreline to develop in a manner consistent with the LSPP,	The proposed variations facilitate waterfront yard setbacks that enable enhanced revegetation of the waterfront yard on both lots.
To protect people and property from natural hazards associated with development along the Lake Simcoe shoreline.	The variations to the by-law do not impact natural hazards.
To recognize existing land use and expectations of future development	The proposed variations to the by-law facilitate residential development which is consistent with the planned function of the area. The variations also permit a scale of development on the lots that is similar to other lots in the area.
To maintain residential and recreational uses along the shoreline,	The proposed lots are for resource-based recreational purposes.
To use vegetative buffers to increase the natural appearance and ecological function of the shoreline,	The waterfront yards of each lot are proposed to be substantial. This will enable revegetation areas to be development in the waterfront yards of both lots, which will improved the ecological function of the shoreline.
To improve water quality and fish habitat.	The waterfront yards of each lot are proposed to be substantial. This will enable

	<p>revegetation areas to be development in the waterfront yards of both lots, which will improved the ecological function of the shoreline.</p>
--	---

Section 19.3.2 the Town’s Official Plan contains guiding principles for considering Community Planning Permit application, which include the built form context (existing mix and location of land uses) and compatibility with the character of the shoreline area; development that minimizes impacts on the shoreline and Lake Simcoe; limiting disturbance on lots and keep balance of property in natural state; the protection, restoration and enhancement of the natural environment and shoreline; and public and private opportunities to access and enjoy Lake Simcoe.

Section 19.3.3 of the Official Plan provides policies that direct the establishment of criteria to be used in CPPS By-law for the consideration of variation applications.

The proposed lot line adjustment, Class 1 and Class 2 variations to facilitate the reconfiguration of the lot lines and the construction of two new single detached dwellings will be compatible with the surrounding residential development, the proposal will not negatively impact natural features. The waterfront yard of both lots is enlarged over the existing situation and provides the opportunity for enhanced vegetation.

Based on a comprehensive review of the Town’s Official Plan, the proposed Class 1 and Class 2 Variations conform to the policies of the Town’s Official Plan.

## 4.7 Town of Innisfil Zoning By-law and Community Planning Permit System (CPPS)

The subject properties are located within the Community Planning Permit System (CPPS) area.

To facilitate the proposed boundary adjustment, a Class 1 Council Variation and a Class 2 Staff Variation to the (CPPS) By-law are required. The Class 1 Council Variations include the following:

- 1) Council variation for minimum lot frontage;
- 2) Council variation for minimum water frontage;
- 3) Council variation for lot area;
- 4) Council variation for dock setback from projection of lot line (dock is existing); and,
- 5) Council variation for lot coverage.

The Class 2 Staff Variations include the following:

- 1) Reduced interior side yard setbacks to proposed dwellings;
- 2) Reduced front yard setback for Dwelling “A”;
- 3) Reduced waterfront yard setback;
- 4) Reduced landscaped open space; and,



Reduced front yard setback to a sports court on 1465 Maple Road.

Tables 5 and 6 summarize the variations. These Tables are also found earlier in this report.

Table 5: Summary of Class 1 Council Variation

<b>CPPS Provision</b>	<b>Minimum Requirement</b>	<b>Dwelling "A" 1463 Maple Road</b>	<b>Dwelling "B" 1465 Maple Road</b>
<b>Minimum Lot Area</b>	<b>5,260 square metres</b>	1,579 square metres (1,570 square metres requested)	1,575 square metres (1,570 square metres requested)
<b>Minimum Lot Frontage</b>	<b>45 metres (page 56)</b>	22.8 metres (22 metres requested)	22.3 metres (22 metres requested)
<b>Water Frontage</b>	<b>40 metres</b>	23 metres	23 metres
<b>Maximum Lot Coverage</b>	<b>15%</b>	21.5%	24.75%
<b>Side yard setback for Dock</b>	<b>5m</b>	N/A	4.1 metres to south lot line projection  1.2 metres to north lot line projection (existing)

A summary of the proposed Class 2 Staff Variations are summarized in Table 6:

Table 6: Summary of Staff Variations

<b>CPPS Provision</b>	<b>Minimum Requirement</b>	<b>Dwelling "A" 1463 Maple Road</b>	<b>Dwelling "B" 1469 Maple Road</b>
<b>Waterfront Yard (minimum)</b>	<b>30 metres</b>	28.5 metres	23.4 metres
<b>Front Yard (minimum)</b>	<b>15 metres</b>	14.1 metres	N/A (complies)
<b>Interior Side Yard (North)</b>	<b>6 metres</b>	3.0 metres	3.0 metres
<b>Interior Side Yard (South)</b>	<b>6 metres</b>	3.0 metres	3.0 metres
<b>Front Yard (minimum) for a Sports Court (Section 5.2.6)</b>	<b>5 metres</b>	N/A	4.5 metres

The Guiding Principles of the CPPS By-law have been evaluated and an overview of the merits of the proposed variation specific to the criteria for considering variations contained in Section 1.9.1 of the CPPS has been summarized in Table 7.

Table 7: Evaluation of Criteria for Variations from Standards in Section 1.9.1 of CPPS By-law

Criteria	Proposal and Evaluation
The proposed is appropriate for the lands.	<p><u>Lot Frontage, Shoreline Frontage and Lot Area.</u>  The subject property located at 1463 Maple Road is considerably smaller than the size of other residential properties on Maple Road. The intent of the boundary adjustment is to reconfigure the lot lines between the subject property to make both lots consistent with the existing parcel fabric along Maple Road</p> <p>Reconfiguring the lot lines to establish to similar sized lots will result in two lots that are characteristic of the existing lot characteristics in the area.</p> <p><u>Interior Side Lot Line - Dock</u>  Setbacks for docks are in part established to ensure safety for passing watercrafts, as well as privacy for neighbouring uses. As stated in this Report, as a result of the reconfiguration of the lot lines, the existing dock will not comply with the required setback from the projection of the interior lot lines on 1469 Maple Road. The existing dock is sited in a location well separated from neighbouring properties. Due to the characteristics of the subject property, include the absence of establishing a dock on 1463 Maple Road, the reduced setback from the projection of the adjusted lot line will not adversely impact the ability for watercrafts to navigate the surrounding area and will maintain suitable separation from neighbouring uses. The variation is appropriate.</p> <p><u>Waterfront Yard Setback</u>  The subject properties are existing lots of record which are each developed with a single detached dwelling that have legal non-complying front yard setbacks to the shoreline. The proposed dwellings are to be setback greater than the existing dwellings and increase the distance between the dwellings and the shoreline. This increased setback over the existing conditions provides an enhanced ability for revegetation of the waterfront yard.</p> <p><u>Lot Coverage</u>  The increase in maximum permitted lot coverage is not anticipated to have a negative impact on surrounding properties and would continue to ensure that the intent of the Zoning By-law is maintained as the proposed dwellings not out of character with the size of dwellings on other lots in the area and provide for an appropriate relationship between lot area and building footprint.</p>

<p>The proposal takes into account the unique characteristics of the property.</p>	<p>The unique considerations associated with the subject lands that are relevant to the proposed variations from the CPPS include:</p> <ul style="list-style-type: none"> <li>• The lot fabric of the surrounding area being same as the lots proposed.</li> <li>• The location and scale of development on lots in the area being similar to what is proposed. This is a result of the previous Zoning By-law permitting building setbacks that are similar to what is proposed through these applications.</li> <li>• The abutting lots being owned by the same family and the desire to have development standards that enable the lots to be developed with a common theme and amenities.</li> <li>• The location of development on neighbouring lots not being impacted by the proposed variations.</li> </ul>
<p>Are potential off site impacts identified and mitigated.</p>	<p>The lots and the surrounding lots are zoned and designated for residential purposes. The lot line adjustment results in two lots of a similar size, and the variations to the CPPS By-law establish a building envelope on the lot that is characteristic the location of building envelope on other lots in the area and a scale of building that is similar to the scale of building proposed on other lots in the area. The proposed setback from the side yard does not negatively impact neighbouring lots and the setback from the shoreline does not negatively impact neighbouring lot owners. Revegetation of the enlarged front yards can also enhance the amount of vegetation in the front yard.</p>
<p>The proposal shall maintain the general intent of the Shoreline By-law.</p>	<p><u>Lot Area</u> The required lot area in the CPPS by-law is to ensure that the area of the lot is appropriate to accommodate a dwelling and accessory buildings. The lot area of the proposed lots is consistent with the size of other lots in the area. The proposed lot areas can support the proposed redevelopment and maintain the intent of the By-law.</p> <p><u>Lot Frontage and Shoreline Frontage</u> The minimum lot frontage and minimum shoreline frontage area to ensure that appropriate access can be provided to the road and to the lake and to ensure that lots area characteristic of the area. In this case, the proposed reconfigured lots are similar in lot frontage to other lots in the area and the historic lot frontages in the area. The proposed lot frontages and shoreline frontage maintains the intent of the By-law.</p> <p><u>Lot Coverage</u> The intent of the maximum lot coverage provision is to ensure there is an appropriate relationship between building coverage and lot size in order to ensure that lots are not overdeveloped The increase in maximum permitted lot</p>

	<p>coverage is not anticipated to have a negative impact on surrounding properties and would continue to ensure that the intent of the Zoning By-law is maintained by providing an appropriate balance between lot area and coverage of buildings and structures. The development area on the lot is similar to what is found on other lots in the area. The intent of the lot coverage provision is met.</p> <p><u>Interior Side Yard Setback</u> The proposal is to establish an interior side yard setback of 3 metres for all interior side yards. The purpose of the interior side yard setback is to ensure that there is an appropriate separation of buildings and structures on adjacent lots. The historic character of the area yields interior side yard setbacks of 3 metres or less in many instances. The proposed interior side yards provide sufficient separation distances between buildings on abutting lots and provide an opportunity for plantings in the interior side yards. The intent of the interior side yard setback is maintained.</p> <p><u>Interior Side Yard - Dock</u> The required setback from the projection of the interior side lot line is to ensure that docks are sited a suitable distance from neighbouring lots to reduce the likelihood of impacts on navigation. The proposed dock is existing and both lots are owned by the Werner's. The intent of the CPPS By-law is maintained.</p> <p>Based on the unique aspects of the lot and the redevelopment proposal, the, the proposed variations meet the intent of the CPPS By-law.</p>
The proposal shall maintain the general intent of the Official Plan.	<p>The proposed lot configuration will facilitate the construction of one dwelling on each of the subject properties. Single detached dwellings are identified as being a permitted use.</p> <p>The location of the proposed dwellings including appropriate setbacks for the existing built form context; are compatible with the character of the shoreline area; and minimize impacts on the shoreline and Lake Simcoe. The protection, and enhancement of the shoreline by providing for a greater setback from the shoreline than what is currently existing.</p> <p>The application maintains the general intent of the Official Plan.</p>
The proposal is consistent with the Provincial Policy Statement and is consistent with all applicable provincial plans and policies, including the Lake Simcoe Protection	<p>As detailed in this Report, the proposal is consistent with the PPS and the Growth Plan as there are no negative impacts to key natural heritage features and their ecological function.</p> <p>The proposal is consistent with the Lake Simcoe Protection Plan (LSPP), which permits single detached dwellings in the</p>

Plan (LSPP) and any other provincial plan or policy. If ever a conflict arises between any plan, policy or document, the provision that gives the greatest protection to the ecological health of the Lake Simcoe watershed will prevail.	shoreline area. The dwellings have been sited on each of the proposed lots in a way to increase the setback from the shoreline than what currently exists. There are no new shoreline structures proposed which will avoid negative impact to fish habitat. Enhanced revegetation is proposed in the waterfront yard between the proposed dwelling and the shoreline.
---	---

# 5.0

## SUMMARY & FINDINGS

Based on a detailed review and analysis of all applicable Provincial, County and Town policy, as well as considering the site location, conditions, context and surrounding uses, it is our opinion that the proposed consent application, Class 1 Council Variation and Class 2 Staff Variation applications are consistent with and conform to the applicable planning policies, represents proper and orderly development, and represents good planning.

Respectfully submitted,

**MHBC**

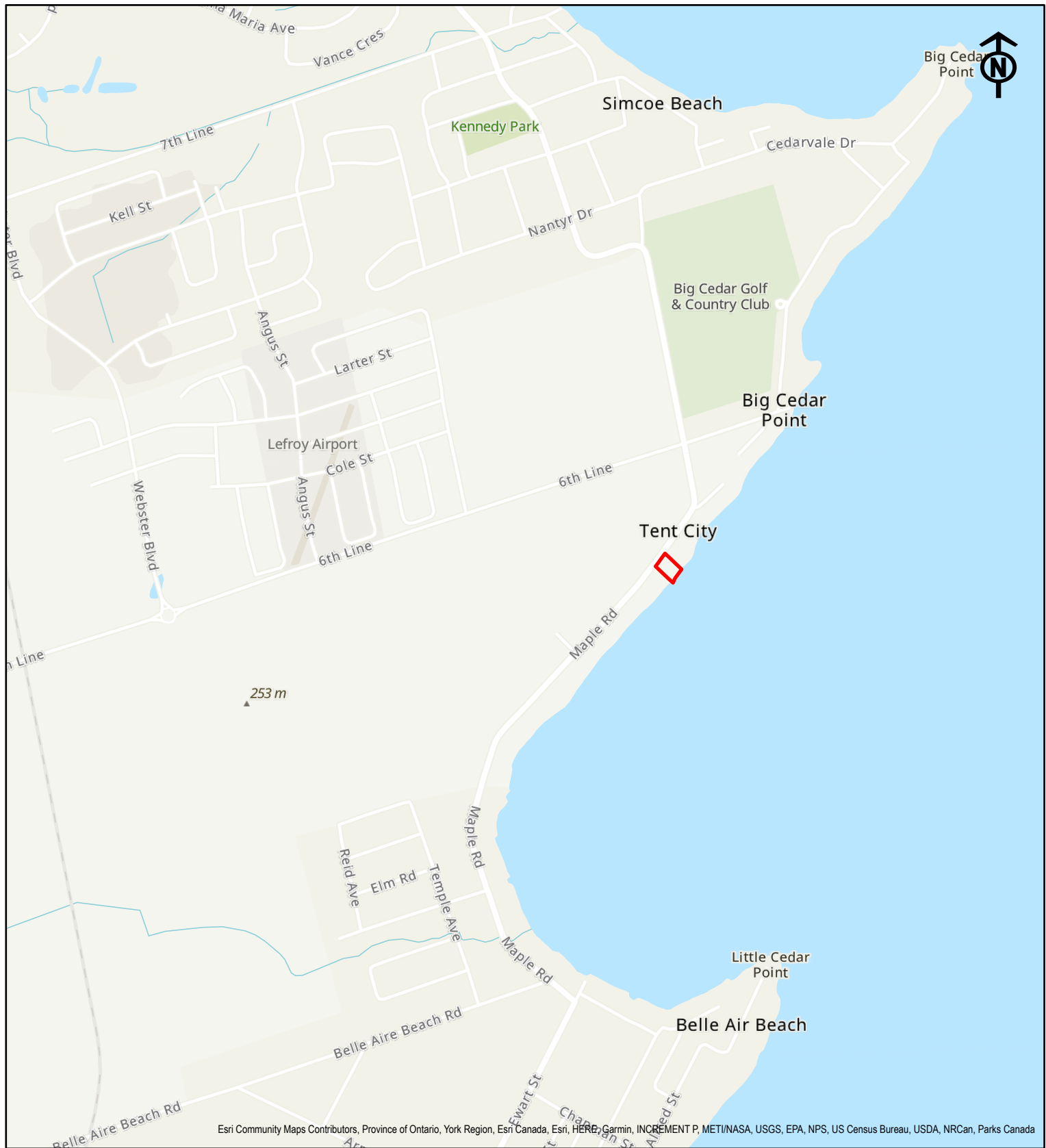
A handwritten signature in black ink, appearing to read 'J. Pauk'.

Jonathan Pauk, HBASc., MSc, MCIP, RPP  
Planner

A handwritten signature in black ink, appearing to read 'J. Robinson'.

Jamie Robinson, BES, MCIP, RPP  
Partner

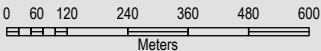




**FIGURE 1**  
**LOCATION MAP**

**1463 & 1469 Maple Road**  
Part of Lot 25, Concession 5  
Town of Innisfil  
County of Simcoe

**LEGEND**  
 Subject Property

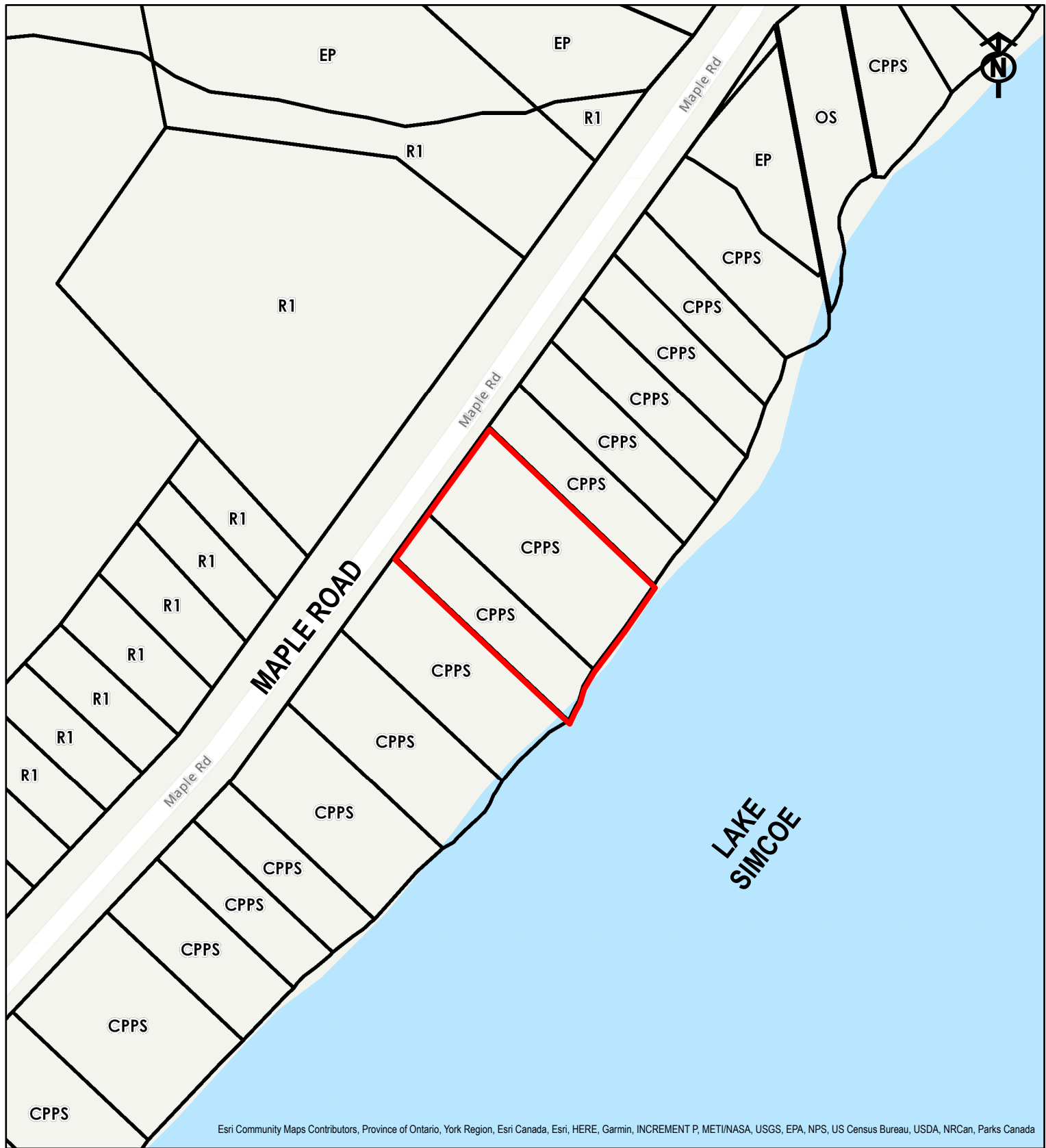
DATE	Aug. 20, 2021
SOURCES	ESRI
	
20186A - Report Figures	



**FIGURE 2**  
**LAND USE**  
 TOWN OF INNISFIL  
 OFFICIAL PLAN  
 SCHEDULE B12  
**1463 & 1469 Maple Road**  
 Part of Lot 25, Concession 5  
 Town of Innisfil  
 County of Simcoe

- LEGEND**
- Subject Property
  - Key Natural Heritage Features & Key Hydrologic Features
  - Rural Area
  - Parks and Open Space
  - Shoreline Residential
  - Lake Bed

DATE	Aug. 20, 2021
SOURCES	Town of Innisfil
<div style="text-align: center;"> <p>0 5 10 20 30 40 50 Meters</p> </div>	
20186A - Report Figures	
<p><b>MHBC</b> PLANNING URBAN DESIGN &amp; LANDSCAPE ARCHITECTURE</p>	



Esri Community Maps Contributors, Province of Ontario, York Region, Esri Canada, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

### FIGURE 3 ZONING

TOWN OF INNISFIL  
ZONING BY-LAW  
ZONING GIS

#### 1463 & 1469 Maple Road

Part of Lot 25, Concession 5  
Town of Innisfil  
County of Simcoe

### LEGEND

- Subject Property
- CPPS** Community Planning Permit System Area
- R1** Residential 1 Zone
- OS** Open Space Zone
- EP** Environmental Protection Zone

DATE Aug. 20, 2021

SOURCES  
ESRI  
Town of Innisfil  
County of Simcoe

0 5 10 20 30 40 50  
Meters

20186A - Report Figures





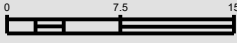



FIGURE 4  
**PROPOSED LOT  
CONFIGURATION**

**1463 & 1469 Maple Road**  
Part of Lot 25, Concession 5  
Town of Innisfil  
County of Simcoe

**LEGEND**

-  1463 Maple Road - Property Boundary  
(1,579m<sup>2</sup>)
-  1469 Maple Road - Property Boundary  
(1,575m<sup>2</sup>)

Date	Aug. 20, 2021
Sources	2018 aerial photography from County of Simcoe GIS
Scale	 Meters (1:500)
20186A - Report Figures	
 <b>PLANNING URBAN DESIGN &amp; LANDSCAPE ARCHITECTURE</b>	