

**COMMITTEE OF ADJUSTMENT
PLANNING REPORT**

Application: B5/25
Related Application(s): N/A
Owner(s): Gary Banting & Sherry Audit
Authorized Agent: Phillip Robbins, OLS
Meeting Date: March 28th, 2025
Prepared by: Anmol Burmy, Planning and Development Coordinator

PROPERTY INFORMATION:

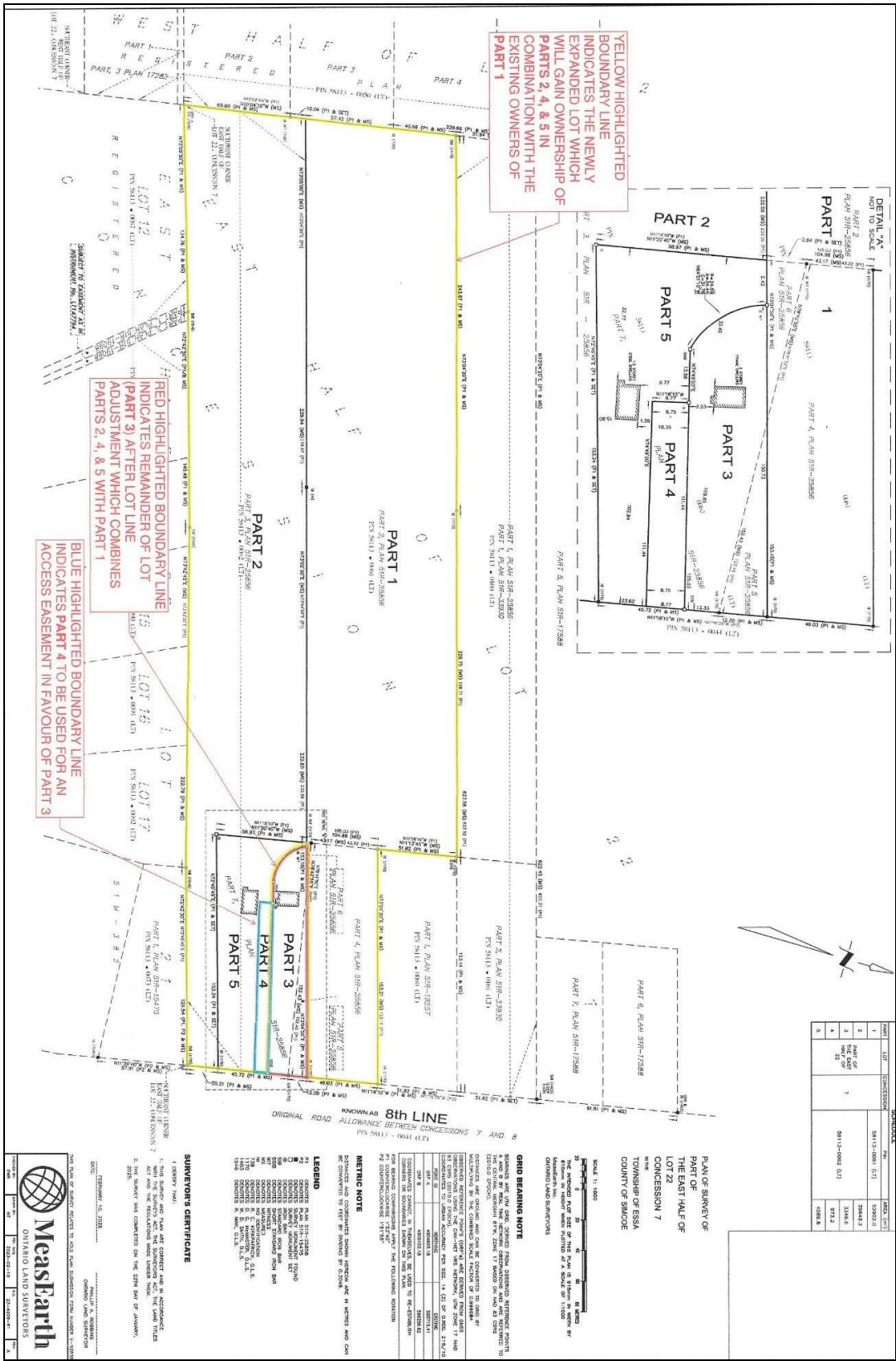
Municipal Address	7560 & 7568 8 th Line, Essa
Legal Description	CON 7 S PT LOT 22 RP;51R25856 PARTS 3 5 & 7 AND CON 7 PT LOT 22 RP 51R25856; PARTS 2 4 AND 6 RP 51R33930; PART 1
Roll No.	432101000305201 AND 432101000305202
Official Plan	Aggregate Potential and Rural
Zoning By-law	Potential Aggregate Industrial (M2) Zone and Rural (RL) Zone

RECOMMENDATION:

Staff recommends **APPROVAL** of Application B5/25 based on Planning Policy and all considerations, with the following conditions:

1. That a reference plan of the severed parcel(s) be prepared by an Ontario Land Surveyor and copies provided to the Secretary-Treasurer. The plan should be approved by Township Staff prior to depositing it in the Land Registry Office.
2. That the applicant provides to the Secretary-Treasurer of the Committee of Adjustment copies of transfer documentation associated with the lands.
3. That all municipal taxes be paid up to date.
4. That the application satisfies any concerns from the NVCA.
5. That all external cost associated with the application be borne by the applicant.
6. That Planning Act Sections 50(3) and (5) will continue to apply to the lot to be created (for both parcels).

PROPOSAL



REASON FOR THE APPLICATION:

The applicant has submitted a proposal for a lot line adjustment and easement between the adjacent properties at 7560 8th Line and 7568 8th Line. The proposal involves consolidating the entire 7568 8th Line property, approximately 5.29 hectares, with a portion of 7560 8th Line, approximately 4.52 hectares, resulting in a combined lot size of approximately 9.81 hectares. The remaining 3.346 hectares of the 7560 8th Line property would become the severed lot following the lot line adjustment. Additionally, the applicant is proposing an access easement of approximately 0.9732 hectares for the severed lands, utilizing the existing driveway located on the retained lands.

The property currently houses Wolfs Den Sports, an archery club where customers can practice, train, and purchase premium archery equipment. No changes are proposed to the land's current use. The proposal solely involves a lot line adjustment to separate the residential property from the existing business.

DATE OF SITE INSPECTION:

March 5TH, 2025

PLANNING ANALYSIS

1. Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) 2024 provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The subject lands are located outside of a settlement area and are designated "Aggregate Potential" and "Rural" by the County Official Plan, therefore being classified as Rural area and not Prime Agricultural Lands in the context of the PPS.

Section 2.5.1 states that healthy, integrated and viable rural areas should be supported by providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets.

The proposed Consent (lot line adjustment) would not result in the creation of a new lot and would facilitate a boundary adjustment. The property utilizes its natural resources to create economic tourism opportunities in the township. Therefore, the proposed Consent is generally consistent with the policies of the Official Plan

2. 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” and “Greenland” in accordance with Schedule 5.1.

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.

The proposed lot line adjustment would not result in a new lot and would only transfer lands between existing properties. Therefore, the proposed Consent is generally consistent with the intent and purpose of the County of Simcoe’s Official Plan.

3. Township of Essa Official Plan

The Township of Essa Official Plan designates the subject properties as “Aggregate Potential” and “Rural Lands” in accordance with Schedule “A”.

Section 26.3.1 (l) of the Official Plan contains consent criteria applicable to all land use designations: *“Consents may be granted for technical reasons such as boundary adjustments, easements, rights-of-way, or other similar purposes that do not result in the creation of a new lot provided the objectives of the Plan are upheld.”*

The proposed Consent would not result in the creation of a new lot. Therefore, the proposed lot line adjustment application is generally consistent with the intent and purpose of the Official Plan.

4. Township of Essa Zoning By-law (2003-50)

The properties are municipally known as 7560 8th Line and 7568 8th Line are currently zoned as Potential Aggregate Industrial (M2) and Rural (RL).

The proposed Consent would not result in any compliance issues for either lot, as the existing lots would maintain compliance related to relevant provisions and permitted uses for lands zoned Potential Aggregate Industrial (M2) and Rural (RL) after the lot line adjustment. Therefore, the proposed Consent is generally consistent with the intent and purpose of Zoning By-law 2003-50.

DEPARTMENT AND AGENCY COMMENTS:

No Department or Agency Comments.

PUBLIC COMMENTS:

No Public Comments were received.

CONCLUSION:

Staff are recommending **APPROVAL** of this application as the proposal is generally in keeping with all relevant planning policies and staff considers the approval of said applications to be good planning.

Respectfully submitted,

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

Anmol Burmy
Planning and Development Coordinator
Township of Essa