



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-2026-008**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Qianqiao Zhu, Applicant** on behalf of **Jie Yan, 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 properties are described legally as **PLAN 99 PT BLK B** known municipally as **33 Church St** and zoned **“Residential (R1)”**

The applicant is proposing to sever the lands municipally known as **33 Church Street** to create two new residential lots, with the existing dwelling to remain on the retained lands. The first severed lot (Lot 'A') is proposed to have a lot frontage of approximately 14 m and a total lot area of approximately 482 m². The second severed lot (Lot 'B') is proposed to have a lot frontage of approximately 14 m and a total lot area of approximately 491 m². The retained lot, containing the existing residential dwelling, is proposed to have a lot frontage of approximately 26.9 m and a total lot area of approximately 1,056 m².

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, September 17, 2026, 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.

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.

Dated: **August 20, 2026**

Sarah Burton Hopkins,
Secretary Treasurer
sburtonhopkins@innisfil.ca
705-436-3710 ext. 3504

THE KING'S HIGHWAY No. 89

(KNOWN AS) (CHURCH STREET)

(ORIGINAL ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF INNISFIL AND WEST GALLIMBURY)

PIN 58060 -- 0249 (LT)

SURVEYOR'S REAL PROPERTY REPORT

PART 1

PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION OF

PART OF BLOCK B

EAST SIDE OF ALBERT STREET

REGISTERED PLAN 99

TOWN OF INNISFIL

COUNTY OF SIMCOE

SCALE 1:150

3 0 3 6 9 12 15m

KRCMAR SURVEYORS LTD. 2023

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF THE KING'S HIGHWAY No. 89 AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT BY RICHARD A. PREISS SURVEYING LTD. O.L.S. DATED MARCH 5, 1998 HAVING A BEARING OF N72°13'15"E.

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE MINISTRY OF NATURAL RESOURCES AND FORESTRY BENCHMARK No. 00819798415, HAVING AN ELEVATION OF 229.368 METRES. (VERTICAL DATUM: CGVD28:78)

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- RIB DENOTES ROUND IRON BAR
- IB DENOTES IRON BAR
- (S) DENOTES SET
- (M) DENOTES MEASURED
- (WT) DENOTES WITNESS
- (OU) DENOTES ORIGIN UNKNOWN
- (RP) DENOTES PLAN 51M-1031
- (P) DENOTES PLAN OF SURVEY BY ROGER R. WELSMAN, O.L.S. DATED MAY 13, 1975
- (P1) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY RICHARD A. PREISS SURVEYING LTD. O.L.S. DATED MARCH 5, 1998
- (P2) DENOTES PLAN 51R-14269
- (P3) DENOTES EXPROPRIATION PLAN, INSTRUMENT R064585
- (967) DENOTES W. N. WILDMAN, O.L.S.
- (1035) DENOTES ROGER R. WELSMAN
- (1539) DENOTES RICHARD A. PREISS, O.L.S.
- FFE DENOTES FINISHED FLOOR ELEVATION
- GSILL DENOTES GARAGE SILL ELEVATION
- SRW DENOTES STONE RETAINING WALL
- WRW DENOTES WOOD RETAINING WALL
- (Tc) DENOTES TOP OF CURB
- (Bc) DENOTES BOTTOM OF CURB
- (Tw) DENOTES TOP OF WALL
- (Bw) DENOTES BOTTOM OF WALL
- 12.54 DENOTES EXISTING GRADE ELEVATION
- BP DENOTES BELL POLE
- DENOTES DOWN GUY ANCHOR
- DENOTES CATCH BASIN
- 0.19 DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
- 0.19 DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
- DENOTES GAS METER
- SN DENOTES SIGN
- /— DENOTES BELL SERVICE (OVERHEAD)

NOTES

BUILDING TIES TAKEN TO BRICK WALLS UNLESS OTHERWISE NOTED

THIS REPORT WAS PREPARED FOR JIE YAN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

PART 2 - SURVEY REPORT

- THE RE-ESTABLISHMENT OF THE SUBJECT PROPERTY BOUNDARIES IS BASED ON INFORMATION CONTAINED IN THE RELEVANT TITLE DOCUMENTS, REGISTERED PLANS AND ON THE EVIDENCE OF PRIOR SURVEYS FOUND DURING THE COURSE OF PREPARING THE SUBJECT SURVEY.
- THE TYPE AND LOCATION OF THE EXISTING BUILDINGS AND OTHER IMPROVEMENTS, FENCES ETC., ON OR NEAR THE SUBJECT PROPERTY ARE AS SHOWN ON THE SURVEY PLAN.
- COMPLIANCE WITH MUNICIPAL ZONING REQUIREMENTS IS NOT CERTIFIED BY THIS REPORT.
- NOTE THE POSITION OF THE CHAIN LINK FENCE AND IT'S RELATIONSHIP WITH THE EASTERLY LIMIT.
- NOTE THE POSITION OF THE CHAIN LINK FENCE AND WOOD FENCE AND IT'S RELATIONSHIP WITH THE SOUTHERLY LIMIT.
- LAND COMPRISES ALL OF PIN 58060-0114(LT)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 10th DAY OF FEBRUARY, 2023

DATE: FEBRUARY 22, 2023

STUART M. MOORE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-44934

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MUNICIPAL ADDRESS: No. 33 CHURCH STREET, INNISFIL
FIELD: RL : DRAWN: J.M : CHECKED: S.M.M. : JOB NO: 23-013
DWG NAME: 23-013SR01 : PLOT INFO: 09:25 22/Feb/2023 : WORK ORDER NO: 37729
1137 Centre Street, Thornhill ON L4J 3M6 905.738.0053 905.738.9221
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

KRCMAR

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

Date: June 26, 2026

To Committee of Adjustment staff:

Arcadis
7th Floor
55 St. Clair Avenue West
Toronto
Ontario M4V2Y7
Phone: 416-596-1930
Fax: 416-596-0644
www.arcadis.com

MINOR VARIANCE APPLICATIONS - 33 CHURCH STREET, INNISFIL

Arcadis is the authorized planning agent for Mr. Jie Yan, which is the owner of a property (PIN: 58060-0114) municipally addressed as 33 Church Street, in the Community of Cookstown in Innisfil. The site is currently designated 'Residential Low Density 1' by the Town of Innisfil Official Plan, and it is currently zoned 'R1' by the Town's Zoning By-law 080-13.

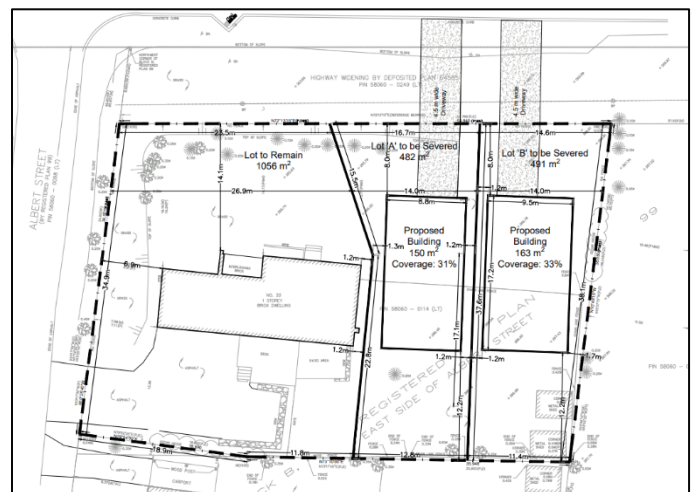
The Site is located at the southwest corner of the intersection of Church Street and Albert Street. The property is a corner lot with frontages on both Church Street and Albert Street. The total lot area is approximately 2,028 square metres, with approximately 54.8m of frontage on Church Street and 34.9m of frontage on Alber Street. The Site is characterized with a gentle slope down towards Church Street. Currently, the property contains one single detached dwelling with the driveway access from Albert Street.

It is the intention of the Owner to sever the Site through a Consent application to create three free-standing properties for future development. The severance drawing has been included in the application package for your consideration.

As shown in the picture, the proposed severance will separate the Site into three free-standing parcels. One retained corner lot that contain the existing single detached dwelling. The lot is proposed to have 23.5m of frontage on Church Street, and 34.9m of frontage on Albert Street. The lot area of the retained land is to be 1,056 square metres.

The proposed Lot "A" to be Severed is located in the east of the retained land generally in north-south orientation. The interior lot contained a wider lot width in the front portion of the lot, and narrower lot width in the rear. This lot configuration will result in a lot area to be 482 square metres with 14.0m of lot frontage.

The proposed Lot "B" to be Severed is located in the east of the Lot "A" also in north-south orientation. Similar to Lot "A", the interior contained a wider lot width in the front portion of the lot, and narrower lot width in the rear. This lot configuration will result in a lot area to be 491 square metres with 14.0m of lot frontage.



The severed land is intended to be developed with a new detached dwelling, however, there is no committed development plan at this stage. There is a proposed development concept plan included in the application package that shows the potential building envelope for future development.

It is to our understanding that, in order to complete the severance, the following minor variances would be required:

Minor Variances Requested

For the Severed Lot A, two Minor Variances are required:

- To permit a reduced minimum lot frontage from 15.0 metres to 14.0 metres.
- To permit a reduced minimum lot area from 600.0 square metres to 482.0 square metres

For the Severed Lot B, two Minor Variances are required:

- To permit a reduced minimum lot frontage from 15.0 metres to 14.0 metres.
- To permit a reduced minimum lot area from 600.0 square metres to 491.0 square metres

Section 45(1) of the Planning Act provides four tests that must be met for any minor variance application:

- Is the application minor in nature?
- Is the application desirable for the appropriate development of the lands in question?
- Does the application conform to the general intent of the Zoning By-law?
- Does the application conform to the general intent of the Official Plan?

With respect to the requested variances for lot area and lot frontage, it is our opinion that the proposed severance is appropriate and compatible with the existing character of the surrounding neighbourhood. Although the proposed lot areas for Severed Lot “A” and Severed Lot “B” are less than the minimum 600.0 square metres required by the R1 Zone, the Community of Cookstown is characterized by a varied lot fabric that includes a range of lot sizes, frontages, and configurations. In this regard, the requested variances would not introduce an unusual or incompatible lot condition but rather would reflect an existing pattern of residential development found within the surrounding area.

Several properties in the community of Cookstown demonstrate that smaller residential lots exist within the same R1 Zone and continue to function appropriately for detached residential purposes. For example, the properties municipally addressed as 6 William Drive, 2 George Street and 12 Wellington Street have approximate lot areas of 454 square metres, 451 square metres and 395 square metres, respectively. These examples confirm that lots with areas smaller than the current zoning standard form part of the established neighbourhood context in Cookstown. The proposed severed lots, at 482 square metres and 491 square metres, would therefore remain consistent with the range of lot areas already present in the community and would be capable of accommodating future detached dwellings in a manner that is compatible with residential development in Cookstown.



From left to right, 2 George Street, 6 William Drive, 12 Wellington Street.

The proposed lot configuration, including the non-linear lot line associated with Severed Lot "A" and "B", is also not uncommon within the Cookstown context. Similar non-rectangular or irregular lot line conditions can be observed in the immediate and broader neighbourhood, including at the neighbouring property municipally addressed as 1 Albert Street, as well as at 11 and 15 Centre Street and 41 and 43 Church Street. These examples demonstrate that the proposed lot line configuration would not be out of character with the existing lot fabric, nor would it create an adverse planning impact. The proposed lot shape remains functional and would provide sufficient area and depth to accommodate future residential development.



From left to right, 1 Albert Street, 11&15 Centre Street, 41 & 43 Church Street.

With respect to lot frontage, each proposed severed lot would provide 14.0 metres of frontage, representing a modest reduction from the required 15.0 metres. The reduction is minor in scale and would not compromise the functionality of the lots. In particular, the proposed frontage would continue to allow for appropriate driveway access, and based on the Town's Engineering Design Guidelines, two separate driveways can be accommodated. As such, the proposed frontage would maintain appropriate access, parking functionality, and streetscape compatibility.

Overall, the proposed severance would facilitate appropriate and efficient infill development within an established residential area. The resulting lots would be compatible with the surrounding neighbourhood, would reflect existing lot area and lot configuration conditions found in Cookstown, and would contribute to the creation of additional housing within the community. It is therefore our opinion that the requested variances are minor in nature, desirable for the appropriate development of the lands, and maintain the general intent and purpose of both the Town of Innisfil Official Plan and Zoning By-law 080-13. Accordingly, the requested minor variances should warrant approval by the Committee of Adjustment.

As the Consent to Sever application is currently submitted through an online portal. We kindly request the Town of Innisfil to confirm if additional materials would be required for the consent application, and the procedure and timing for submission of the minor variance applications.

We trust the enclosed materials are sufficient for the Minor Variance applications. If you have any questions or require additional information, please do not hesitate to contact me.

Regards,

Arcadis

Handwritten signature of Qianqiao Zhu in black ink.

Qianqiao Zhu, MCIP, RPP