

**COMMITTEE OF ADJUSTMENT  
PLANNING REPORT**

**Application:** B7-25  
**Related Application(s):** PAC07-25  
**Owner(s):** Betty Jo McCabe & Dave Lee  
**Meeting Date:** September 26<sup>th</sup>, 2025  
**Prepared by:** Owen Curnew, Development Planner

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**PROPERTY INFORMATION:**

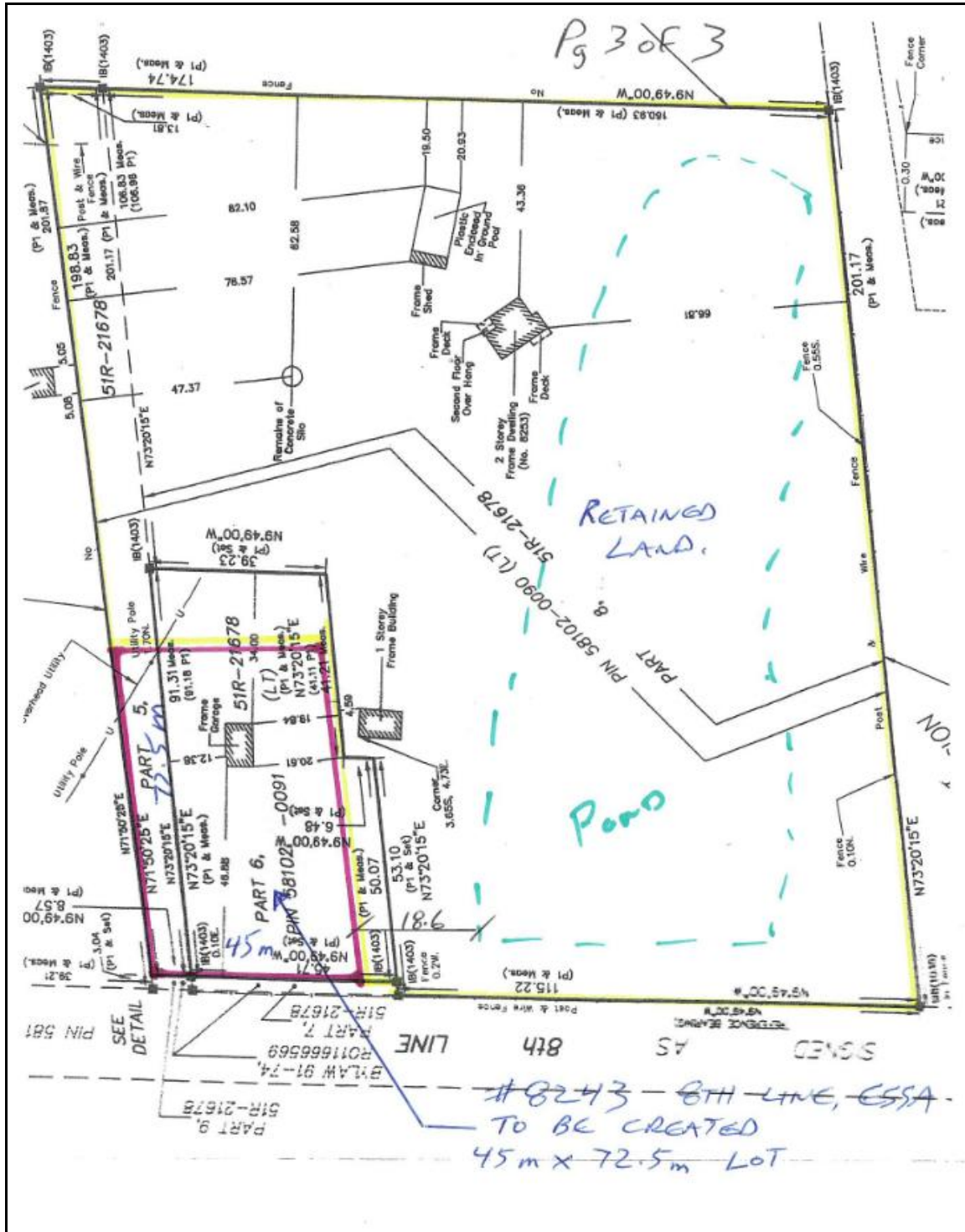
<b>Municipal Address</b>	8253 8 <sup>th</sup> Line & 8243 8 <sup>th</sup> Line
<b>Legal Description</b>	CON 8 W PT LOT 27 RP;51R21678 PARTS 5 & 8 & CON 8 PT W PT LOT 27 RP;51R21678 PART 6
<b>Roll No.</b>	432101000814600 & 432101000814610
<b>Official Plan</b>	Agricultural
<b>Zoning By-law</b>	Agricultural (A)

**RECOMMENDATION:**

**Staff recommends APPROVAL of Application B7-25 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 Planning Act Sections 50(3) and (5) will continue to apply to the lot to be created (for both parcels).
4. That all municipal taxes be paid up to date.
5. That the applicant apply for a 911 Sign through the Public Works Department for the property known as 8243 8<sup>th</sup> Line.

**PROPOSAL:**



## **REASON FOR THE APPLICATION:**

The applicant submitted a pre-consultation for the collection of comments from agencies and departments, prior to the submission of the Consent application. The application was circulated on May 22<sup>nd</sup>, 2025, and comments were provided to the applicant on July 19<sup>th</sup>, 2025.

Comments were received from the NVCA on June 13<sup>th</sup>, 2025 in relation to the pre-consultation which stated that they had no objection to the approval of the proposed Consent (lot line adjustment) at this time.

The applicant has submitted a Consent application for a Lot Line Adjustment between the properties known as 8253 8<sup>th</sup> Line and 8243 8<sup>th</sup> Line. The property known as 8253 8<sup>th</sup> Line has an existing lot area of approximately 3.098 hectares (30,980m<sup>2</sup>) and the property known as 8243 8<sup>th</sup> Line has an existing lot area of approximately 0.315 hectares (3,150m<sup>2</sup>). The applicant is proposing to transfer lands between both properties resulting in a new lot area of 3.0868 hectares (30,868m<sup>2</sup>) for the property known as 8253 8<sup>th</sup> line, and a new lot area of 0.3262 hectares (3,262m<sup>2</sup>) for the property known as 8243 8<sup>th</sup> Line. The applicant is transferring approximately 112m<sup>2</sup> between the properties.

The applicant is looking to eliminate the existing entrance for 8253 8<sup>th</sup> Line and replace it with a new entrance off the same road. The applicant has already applied for a Road Entrance Permit to the Public Works Department, and the application has been approved. Please note, the property known as 8243 8<sup>th</sup> Line does not currently have a 911 Sign and should apply for one through the Public Works Department. Therefore, staff recommend the following condition:

**That the applicant applies for a 911 Sign through the Public Works Department for the property known as 8243 8<sup>th</sup> Line.**

## **DATE OF SITE INSPECTION:**

September 15<sup>th</sup>, 2025.

## **PLANNING ANALYSIS:**

### **1. Provincial Planning Statement (2024)**

The Provincial Planning Statement 2024 (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 designated “Greenlands” by

the County Official Plan, therefore are classified as “Rural Areas in Municipalities” in the context of the PPS.

Section 2.5 Rural Areas in Municipalities – Subsection 1 (h) identifies that rural areas be supported in providing opportunities in accordance with policy in [section] 4.3.

Section 4.3.3 – Subsection 2 outlines new land uses in prime agricultural areas, including the lot line adjustments as a permitted use.

Therefore, the proposed lot line adjustment generally conforms with the policies of the Provincial Planning Statement, 2024.

## **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 “Greenlands” 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.

**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 both of the subject properties as “Agricultural” in accordance with Schedule “A”.

Section 26.3 I) 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 nor site alteration. 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 Township of Essa Zoning By-law (2003-50) zones both subject properties as Agricultural (A) Zone.

**The proposed Consent would not result in any compliance issues for either lot, as the existing lots would maintain compliance with relevant provisions (e.g. minimum lot frontage, lot size, etc.) and permitted uses for their respective zones. Therefore, the proposed Consent is generally consistent with the intent and purpose of Zoning By-law 2003-50.**

**ADDITIONAL COMMENTS:**

No comments were received during the circulation of this application.

**CONCLUSION:**

Staff are recommending the **APPROVAL** of this application since it generally complies with all appropriate provincial and municipal requirements.

Respectfully submitted,



Owen Curnew  
Development Planner  
Township of Essa