

**COMMITTEE OF ADJUSTMENT  
PLANNING REPORT**

**Application:** B2-26  
**Related Application(s):** N/A  
**Owner(s):** Northern Diversified Ltd.  
**Authorized Agent:** Vanessa Simpson, Morgan Planning & Development  
**Meeting Date:** June 26<sup>th</sup>, 2026  
**Prepared by:** Owen Curnew, Development Planner

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**PROPERTY INFORMATION:**

<b>Municipal Address</b>	190 & 192 Mill Street
<b>Legal Description</b>	PLAN 1330 PT LOTS 31 & 33 RP;51R19535 PART 2 <b>AND</b> PLAN 1330 PT LOT 31 & LOT 33;RP 51R19535 PART 1
<b>Roll No.</b>	432101000420500 and 432101000420600
<b>Official Plan</b>	Commercial
<b>Zoning By-law</b>	Core Commercial with Special Provisions (C2-4) Zone and Core Commercial with Special Provisions (C2-1) Zone

**RECOMMENDATION:**

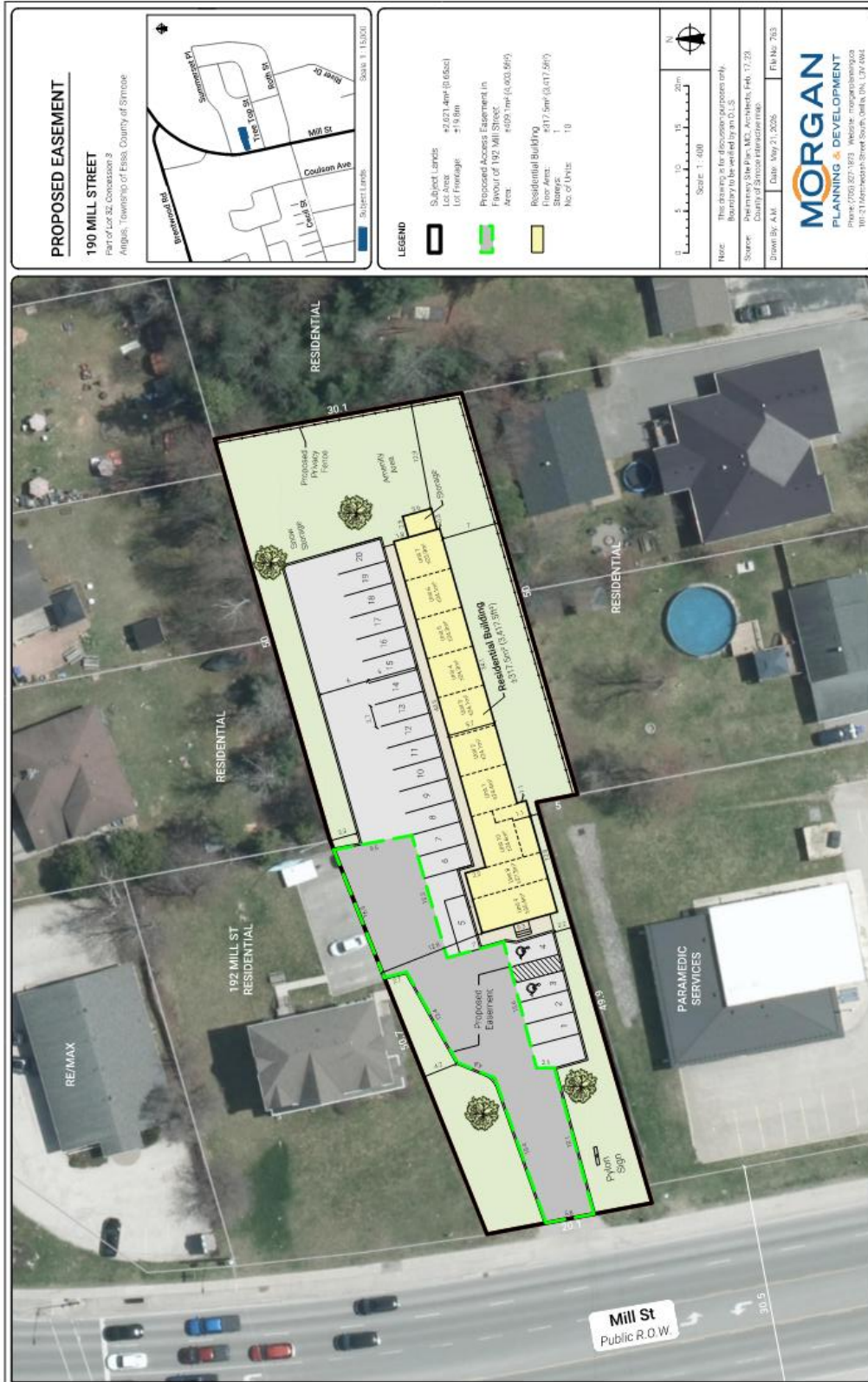
Staff recommends **APPROVAL** of Application B2-26 based on Planning Policy and all considerations, with the following conditions:

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 all external cost associated with the application be borne by the applicant.
5. That all legal matters pertaining to the registration of the easement are to be handled by the Township Solicitor.
6. That the applicant provide confirmation whether or not the County of Simcoe will require a road widening dedication. In the event the County does require a road

**widening dedication, the applicant must complete this prior to final approval.**

- 7. That the applicant expands the existing parking area of 192 Mill Street to accommodate an additional two (2) parking spaces to bring the property into conformance with the Township's minimum parking standards.**

# PROPOSAL (attachment 1):



## **REASON FOR THE APPLICATION:**

The applicant is requesting an access easement over 190 Mill Street in favour of 192 Mill Street. There has been a long-standing shared driveway access between both properties that the applicant is attempting to formalize.

## **DATE OF SITE INSPECTION:**

June 10<sup>th</sup>, 2026.

## **PLANNING ANALYSIS**

### **1. Planning Act (1990)**

Section 53 of the *Planning Act* provides that a Consent (or easement) must be approved through the Committee of Adjustment.

### **2. 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 PPS does not expressly regulate easements as they are considered legal and technical severances.

**Therefore, the proposed Consent is generally consistent with the policies of the Official Plan**

### **3. 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 "Settlement" 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 easement would not result in a new lot. Therefore, the proposed Consent is**

generally consistent with the intent and purpose of the County of Simcoe's Official Plan.

#### 4. Township of Essa Official Plan

The Township of Essa Official Plan designates the subject properties as "Commercial" and "Settlement Area" in accordance with Schedule "B".

Section 24.3.3 states that where lands abutting County Roads are being developed by Plan of Subdivision, Consent or under Site Plan Control, the County shall require the proponent to dedicate appropriate road widening in order to achieve the ultimate right-of-way widths.

Staff recommends the following condition of approval:

**That the applicant provide confirmation whether or not the County of Simcoe will require a road widening dedication. In the event the County does require a road widening dedication, the applicant must complete this prior to final approval.**

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.**

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

The Zoning By-law does not regulate consents; however, it does provide minimum lot provisions for lands zoned Core Commercial with Special Provisions (C2-1) Zone and Core Commercial with Special Provisions (C2-4) Zone. The proposed lots would be in keeping with the minimum standards identified in the Zoning By-law.

However, there is a historical deficiency regarding parking with respect to 192 Mill Street that the Township would like to remediate prior to final approval of the consents. The current parking incidental to the commercial businesses on the property is insufficient and not in keeping with the Townships Zoning By-law 2003-50.

Staff would recommend the following condition of approval:

**That the applicant expands the existing parking area of 192 Mill Street to accommodate an additional two (2) parking spaces to bring the property into conformance with the**

**Township's minimum parking standards.**

Based on a review of the site plan provided, both properties would conform to all other respective provisions of Zoning By-law 2003-50.

**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,



**Owen Curnew**  
Development Planner  
Township of Essa