



County of Simcoe
Planning Department
1110 Highway 26,
Midhurst, Ontario L9X 1N6

Main Line (705) 726-9300
Toll Free (866) 893-9300
Fax (705) 727-4276
simcoe.ca



August 14, 2020

Mary Nordstrom, MCIP, RPP
Manager of Land Use Planning
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON L9S 1A1

** VIA EMAIL **

**RE: Application for Official Plan Amendment for Friday Harbour
Part of Lots 26, 27, 28, 29 and 30, Concession 13, Plan 51M-997, Town of Innisfil, County
of Simcoe
Municipal File: D09-2020-003
County File: I-PRE-2002**

Thank you for circulating the County on the above noted applications for Town of Innisfil Official Plan and Zoning By-law Amendments. It is the County's understanding that the applicant is proposing to remove the occupancy restrictions on the Friday Harbour lands that currently restrict property owners to reside in their resort residential units for a maximum of 300 days a year.

The subject lands are designated Special Development Area: Big Bay Point on Schedule 5.1 to the Simcoe County Official Plan (SCOP) (2016) and are part of the Town of Innisfil Big Bay Point Secondary Plan (2007). The lands are not included in a Settlement Area, however, Section 2.2.9.3 of the Growth Plan permits resource-based recreational uses on lands outside of Settlement Areas. Where permitted on these lands, policy 2.2.9.4 of the Growth Plan directs that resource-based recreational uses should be limited to tourism-related and recreational uses that are compatible with the scale, character and capacity of the resource and the surrounding rural landscape, including commercial uses to serve the needs of visitors and resource-based recreational dwellings for seasonal accommodation, where appropriate.

The County is working concurrently with Town of Innisfil staff and the applicant to ensure that the lands maintain their primary use as a resort and that the proposed removal of occupancy restrictions in the Official Plan and Zoning By-law will not inadvertently impact growth management considerations for the Town and County. Part of this review is determining whether supplemental policy should be included in the Official Plan and Zoning By-law. The purpose of the supplemental policy would be to reinforce the resort nature of the lands, and to compensate for the potential removal of the occupancy restriction, which has been an important mechanism to help ensure the development is only occupied by resort users.

The County will be providing further comment when the above noted review and discussions are concluded.

If you have any questions or require further information, please do not hesitate to contact the file manager, Maryann Hunt, Senior Policy Advisor at 705-726-9300 Ext. 1360 or maryann.hunt@simcoe.ca.

Sincerely,
The Corporation of the County of Simcoe

A handwritten signature in black ink that reads "M. Hunt". The signature is written in a cursive, flowing style.

Maryann Hunt, MCIP RPP
Senior Policy Advisor

cc: Dan Amadio, Manager of Planning – County of Simcoe (Email)
David Parks, Director of Planning, Economic Development and Transit (Email)
Tim Cane, Director of Growth – Town of Innisfil (Email)
