

PLANNING JUSTIFICATION REPORT

in support of
an Official Plan Amendment,
Zoning By-law Amendment &
Plan of Subdivision Approval

for
Teromi Incorporated.
Alyange Holdings Inc.

Southeast Corner of
Mapleview Drive and 25th Sideroad
in the
Town of Innisfil
County of Simcoe

April 13, 2018

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1.0 INTRODUCTION

Celeste Phillips Planning Inc. has been retained by Teromi Inc. and Alyange Holdings Inc. to seek approvals for an Official Plan Amendment (OPA), a Zoning By-law Amendment (ZBA) and approval of a Plan of Subdivision to develop a 13.9 ha. parcel of land located within the Town of Innisfil.

The development proposal will allow for a total of 231 residential units, retail and personal service space, a stormwater management pond and a park that will connect with abutting parkland owned by the Town of Innisfil. The residential component will provide a range of housing options including single and semi-detached dwellings as well as townhomes and apartment units. The development will also create new pedestrian connections to the surrounding neighbourhoods.

This report presents my professional planning opinion and includes a synopsis of applicable Provincial, County and Municipal planning policies as they relate to the subject lands. Further, this report provides the background and rationale relative to the applications.

2.0 BACKGROUND

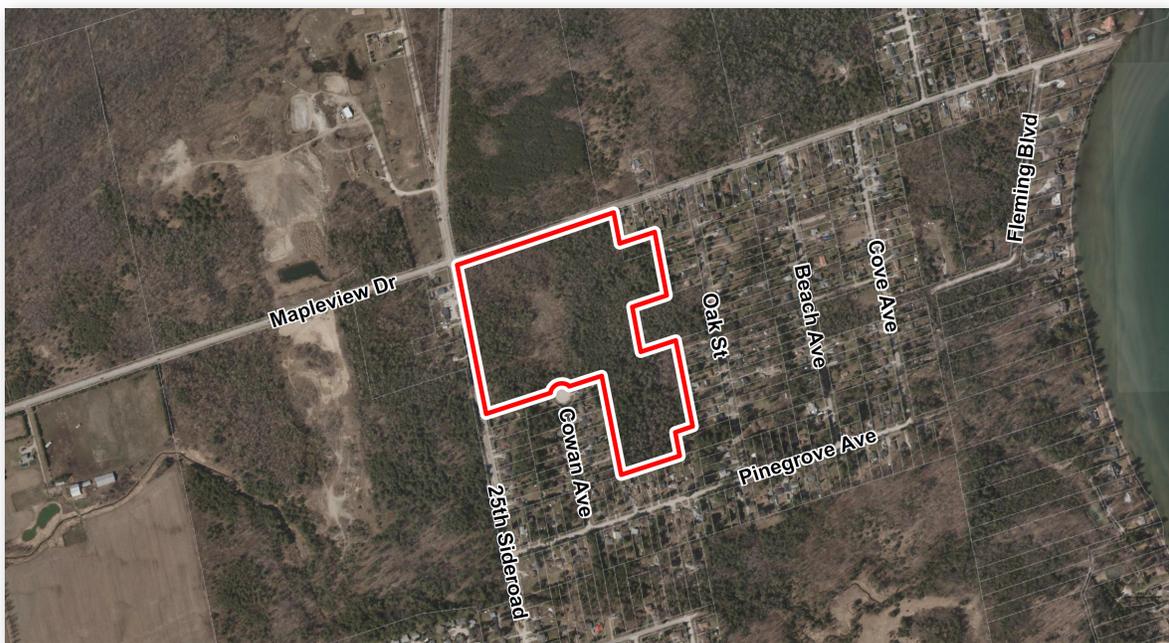
2.1 LOCATION

The subject lands, approximately 13.9 hectares in size, are located at the southeast corner of Maplevue Drive and the 25th Sideroad within the Sandy Cove Settlement Area and are referred to as Part 1 of Plan 51R-25588. Additionally a landlocked parcel of land has recently been purchased and is included as part of these planning applications. The entire property is currently vacant of buildings and generally flat in landform. The property is irregular in shape, with approximately 300 metres of frontage along the 25th Sideroad and 330 metres of frontage along Maplevue Drive. A third access to the lands is proposed to be created from the extension of Balsam Street. Generally, the property is approximately 400 metres wide and has a depth of approximately 500 metres as shown on **Figure 1**.

The subject lands are surrounded by the following land uses:

- North: Maplevue Drive, and further north, a wooded area and rural lands that are located outside of the settlement area.
- East: Low density single-detached residential.
- South: Low density single-detached residential.
- West: 25th Sideroad, including a variety of uses including commercial, low density single-detached residential and open space.

Figure 1: Location Map



2.2 CURRENT OFFICIAL PLAN DESIGNATION

The lands are designated Future Urban in the Town of Innisfil Official Plan. This designation was confirmed by the Ontario Municipal Board, with specific requirements extracted below:

10.7 FUTURE URBAN

10.7.1 Within areas designated “Future Urban” the following policies will apply:

- a) *Land designated “Future Urban” shall be subject to an Official Plan amendment to assign the lands a land use designation. These lands are intended primarily for residential land uses, although not excluding consideration for commercial convenience uses, park spaces and natural areas and other uses appropriate to residential neighbourhoods.*
- b) *Any development application for lands designated “Future Urban” shall be accompanied by a planning justification and functional servicing report examining, as a minimum, the following matters:*
 - *Demonstrating conformity with applicable population and employment numbers and density targets;*
 - *Demonstrating conformity with the requirements of the Lake Simcoe Protection Plan, if applicable;*
 - *The provision of services and utilities;*
 - *A traffic impact assessment;*
 - *A master drainage plan; and*
 - *An assessment of environmental impacts of the proposed development (i.e. Environmental Impact Study).*

2.3 TECHNICAL ENGINEERING REPORTS

In addition to this report, technical engineering studies have been submitted in support of the development including the following:

- Functional Servicing and Stormwater Management Report, prepared by JFive Developments Ltd. dated March 2018.
- Traffic Impact Study prepared by JD Engineering, March 8, 2018.
- Noise Feasibility Study, R. Bouwmeester & Associates, March 16, 2018.
- Preliminary Water Balance Assessment, Azimuth Environmental Consulting Inc., March 7, 2018.
- Environmental Impact Study, Azimuth Environmental Consultants Inc., March 9, 2018
- Geotechnical Report, WSP, April 2018.
- Archaeological Stage 1, Bluestone Research Inc., January 2018.

The reports/studies have concluded that the proposal will meet all applicable engineering requirements of the Province, County, Town and other regulatory agencies.

3.0 PROPOSED DEVELOPMENT

The proposal is to develop the lands to provide a variety of housing options as well as a mixed-use block within the Sandy Cove Settlement area. The proposed concept plan (**Figure 2**) and Draft Plan of Subdivision (**Figure 3**) depict the following:

- 79 single detached lots, consisting of 67 lots with frontages of 12.2 metres and 12 lots with frontages of 15.2 m of frontage;
- 18 semi-detached lots with 8 metre frontages;
- 13 townhouse lots with frontages of 6 metres;
- Three apartment buildings consisting of 121 units;
- One mixed use commercial block consisting of 1.6 hectares;
- A park block consisting of 0.802 hectare;
- A stormwater management block consisting of 0.624 hectare;
- Drainage and servicing blocks where required;
- Road widening blocks, and a daylighting triangle as requested by the Town of Innisfil.

Three vehicular access points to the development are proposed, one from the 25th Sideroad (major collector), one from Mapleview Drive (local road) and one from Balsam Street extended (currently an unopened road allowance). The development will also connect to recommended trail networks as shown on the Town of Innisfil Trails Master Plan.

The subject lands are within 800 metres of an existing park with a playground and are close to a planned trail system north of the 13th Concession.

The site is within the 'Service Areas' as shown on "Schedule D" of the Town of Innisfil Official Plan.

Phase 2 of the development will be commenced when the planned pumping station to the east has been constructed. The proposed phasing is shown on **Figure 3**.

FIGURE 2 CONCEPT PLAN

Part of Lot 26, Concession 11,
Town of Innisfil,
County of Simcoe

Legend

-  **Subject Lands**
Area: 139,838.9m² (34.55 ac)
-  **Single Detached Lots (15.2m)**
-  **Single Detached Lots (12.2m)**
-  **Semi-Detached Lots (8.0m)**
-  **Townhomes (6.0)**
-  **Commercial**
-  **Residential Apartments**
-  **Park / Open Space**
-  **SWM**
-  **Conceptual Building Footprints**

Note: This plan is for discussion purposes only.
Source: 51R-25588 prepared by W. Douglas Smith,
dated July 17, 1995.

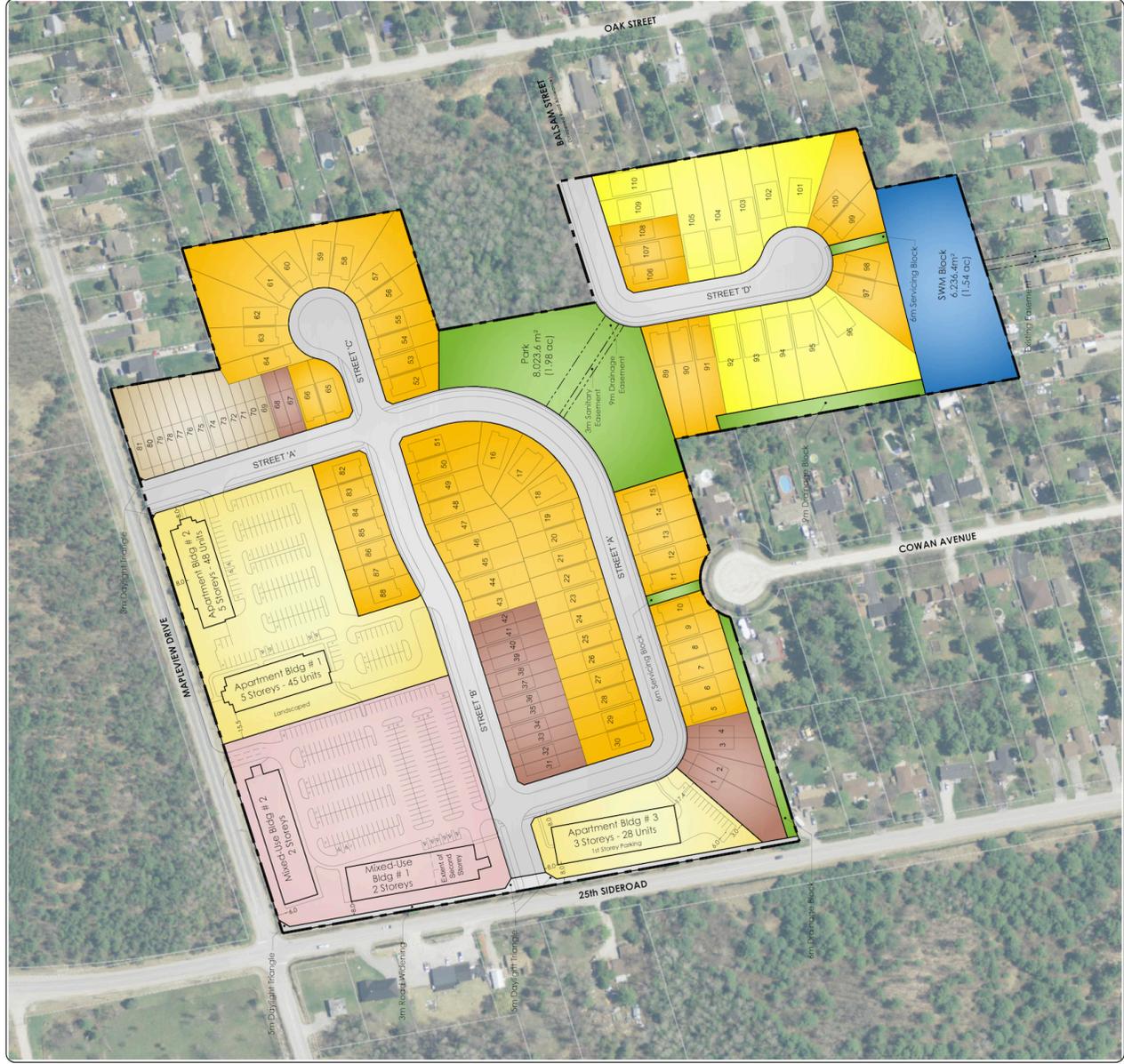
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Drawn By: A.M.

Date: February 26, 2018

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SITE STATS

Single Detached Lots (15.24m)

Zone: R1
No. of Lots: 12
Min. Lot Area: 636.5m²
Min. Front Yard Setback: 8.0
Min. Rear Yard Setback: 6.0m
Min. Int. Side Yard Setback: 1.2

Single Detached Lots (12.2m)

Zone: R2
No. of Lots: 67
Min. Internal Lot Area: 386.6m²
Min. External Lot Area: 474.0m²
Min. Front Yard Setback: 4.5m
Min. Rear Yard Setback: 7.5m
Min. Int. Side Yard Setback A: 1.2m
Min. Int. Side Yard Setback B: 0.6m
Min. Ext. Side Yard Setback: 3.0m

Semi-Detached Lots (8.0m)

Zone: RS
No. of Lots: 18
Min. Internal Lot Area: 308.9m²
Min. External Lot Area: 443.2m²
Min. Front Yard Setback: 4.5m
Min. Rear Yard Setback: 7.5m
Min. Int. Side Yard Setback A: 1.2m
Min. Int. Side Yard Setback B: 0.0m
Min. Ext. Side Yard Setback: 3.0m

Block/Cluster Townhomes (6.0m)

Zone: RT
No. of Lots: 13
Min. Internal Unit Lot Area: 231.7m²
Min. End Unit Lot Area: 278.1m²
Min. External Lot Area: 505.5m²
Min. Front Yard Setback: 4.5m
Min. Rear Yard Setback: 7.5m
Min. Int. Side Yard Setback A: 1.2m
Min. Int. Side Yard Setback B: 0.0m
Min. Ext. Side Yard Setback: 3.0m

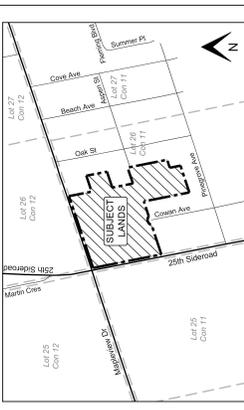
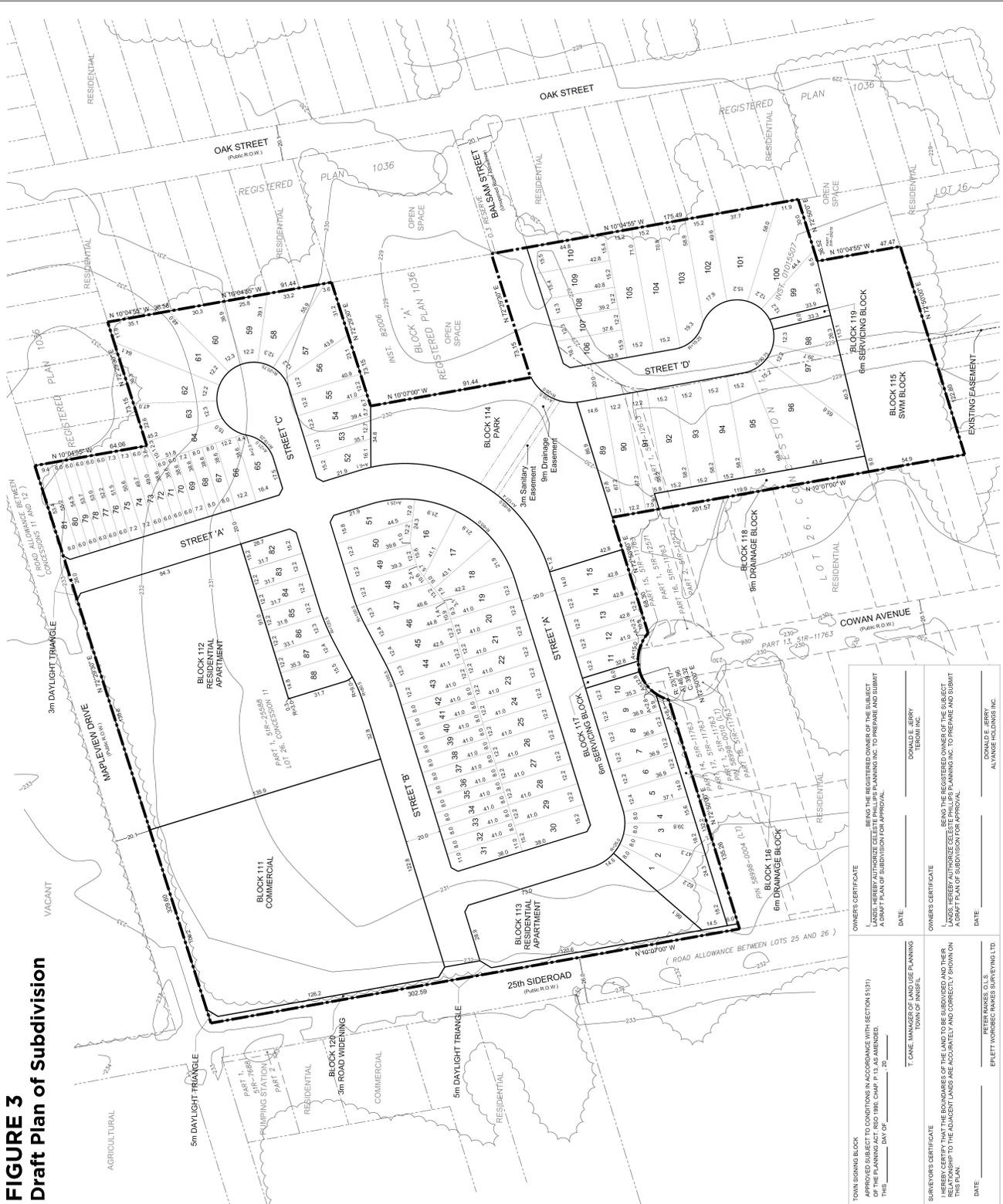
Mixed-Use Block

Zone: CN
Block Area: 16,168.4m²
Retail Commercial GFA: 3,090.4m²
Personal Service GFA: 2,501.7m²
Front Yard Setback: 6m
Exterior Side Yard Setback: 8m
Parking Required: 252
Parking Provided: 252
Landscaped: 26.1%
Coverage: 19.1%

Residential Apartments

Zone: RA
Total Area: 20,054.1m²
Total Apartment Units: 121
Front Yard Setback: 8m
Exterior Side Yard Setback: 15.5m
Rear Yard Setback: 212
Parking Required: 213
Landscaped: 39.6%
Coverage: 33.6%

FIGURE 3
Draft Plan of Subdivision



LAND USE SCHEDULE

USE	LOTS/BLOCKS	UNITS	AREA	%
Single Detached Lots (12.2m)	92-96, 101-105, 109, 110	12	1,236	3.05
Single Detached Lots (12.2m)	5-9, 43-46, 82-91, 97-100, 106-109	67	3,393	8.72
Semi-Detached Lots (6m)	1-4, 31-42, 87-88	16	727	1.80
Townhouse Lots (6m)	68-91	13	645	1.63
Residential Apartment	112, 113	121	2,005	4.96
Commercial	111	1	1,617	4.00
Park	114	1	802	1.98
SWM Pond	115	1	624	1.54
Drainage/Servicing Blocks	116-119	0	228	0.56
Road Widening	120	0	1,015	2.52
Streets	Sheet 'A' - Street 'D'	2,292	5,668	14.39
TOTAL		231	13,984	34.55



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 5(17) OF THE PLANNING ACT

- a) As Shown
- b) Full Municipal Services
- c) Full Municipal Services and Landscaping with traces of some Silt
- d) As Shown
- e) As Shown
- f) As Shown
- g) As Shown
- h) As Shown
- i) As Shown
- j) As Shown
- k) All Municipal Services to be Provided
- l) As Shown

NO.	DATE	REVISION	BY

DRAFT PLAN OF SUBDIVISION
PART OF LOT 26, CONCESSION 11,
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
COUNTY OF INNISFIL,
COUNTY OF SIMCOE

Stamp

Scale: 1:1,000
Date: February 26, 2018
Drawn By: AM
Checked By: CP

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CELESTE PHILLIPS PLANNING INC.

Figure 4: Phasing Plan



4.0 REVIEW OF APPLICABLE PLANNING POLICIES

4.1 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement, 2014 (PPS) provides planning policy direction on matters of Provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land in Ontario. It is noted that all planning decisions made in the Province of Ontario are required to be consistent with the Provincial Policy Statement.

The proposed development of the subject lands conforms to policies in the Provincial Policy Statement, particularly in Section 1, as follows:

- Promoting efficient development and land use patterns (1.1.1 a).
- Accommodating an appropriate range and mix of residential uses (1.1.1 b).
- Promoting cost effective development patterns and standards to minimize land consumption and servicing costs (1.1.1 e).
- Allowing for intensification and redevelopment (1.1.2).
- Promoting growth and development within settlement areas (1.1.3.1).
- Demonstrating a density that efficiently uses land and is appropriate for the planned infrastructure (1.1.3.2.a 1 and 1.1.3.2 a 2).
- Responding to the Province's interest in compact form, a mix of densities and efficient use of land and infrastructure (1.1.3.6).
- Providing a range and mix of housing types and densities required to meet projected requirements and promoting all forms of residential intensification (1.4.1 and 1.4.3)

In more specific terms, approval of the proposed plan of subdivision for the Teromi and Alyange lands will:

- accommodate new population growth on vacant land in an area that can be serviced, within a defined Settlement Area;
- incorporate an appropriate range and mix of residential uses in a compact form to meet the long-term needs of the community;
- assist the Town in meeting its intensification and density targets set by the Province of Ontario and the County of Simcoe;

- permit lot creation on lands designated for development, on full municipal services;
- contribute to the vitality of the Sandy Cove settlement area by establishing a mixed-use development at the intersection of minor and major collector roads;
- promote green spaces by connecting proposed parkland to surrounding lands designated ‘parks and open space’ that will create an attractive and vibrant public realm;
- create pedestrian connections including trails which will provide accessibility for residents throughout the development;
- phase development to ensure the required infrastructure is available to meet current and projected needs.

Based on the foregoing, it is my opinion that the proposal is consistent with the Provincial Policy Statement.

4.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

In 2006, the Province released “Places to Grow: Growth Plan for the Greater Golden Horseshoe”. This document sets out a strategy for how growth is to be managed throughout the Greater Golden Horseshoe until 2031. This document guides decisions on a wide range of issues, including transportation, infrastructure, land use planning, urban form, housing, natural heritage and resource protection. All Regional (County) and Municipal documents in the Greater Golden Horseshoe are required to conform to the policies of this Plan. The Growth Plan was amended in 2012 to incorporate policies in Section 6, respecting the Simcoe Sub-Area, including the Town of Innisfil.

The new Growth Plan for the Greater Golden Horseshoe came into effect on July 1, 2017. Section 2.1 of the Growth Plan states: *This Plan is about accommodating forecasted growth in complete communities. These are communities that are well designed to meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.*

The Growth Plan also directs new development to settlement areas that offer municipal services. *To support the achievement of complete communities that are healthier, safer, and more equitable, choices about where and how growth occurs in the GGH need to be made carefully. Better use of land and infrastructure can be made by directing growth to settlement areas ...* As

noted above, the Teromi/Alyange lands are located within the Sandy Cove Settlement Area.

Supporting policies from the new Growth Plan include the following:

- Directing development to settlement areas and away from hazardous lands (2.2.2.1 d, e).
- Permitting an urban form that optimizes infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form (3.c).
- Encouraging a diverse mix of land uses including residential and employment uses, and convenient access to local stores, services and public service facilities (4.a).
- Providing a diverse range and mix of housing options (4.c).
- Providing an appropriate supply of safe, publicly accessible open spaces, parks and trails (4. d. iii).
- Ensuring the development of high quality compact built form (4. e).

Based on my review of the plan as well as the reports and studies submitted, it is my opinion that the proposal conforms with the new Growth Plan for the Greater Golden Horseshoe, 2017.

4.3 COUNTY OF SIMCOE OFFICIAL PLAN

An Amendment to the County Official Plan is not proposed, that is, the subject lands are within the Sandy Cove settlement area on “Schedule 5.1 – Land Use Designations”.

The growth management strategy of the County of Simcoe includes directing a significant portion of growth and development to settlements where it can be effectively serviced and developing communities with diversified economic functions and opportunities, and a diverse range of housing options.

The subject lands are not within any designated Environmentally Sensitive Policy Areas, Provincially Significant Wetlands or area of High Potential Mineral Aggregate Resources as identified on the County’s Official Plan Schedules.

In reviewing the consolidated edition of the County of Simcoe Official Plan (2016), I note the following:

- Part 3 of the County of Simcoe Official Plan sets out policies related to the Settlements designation. The County’s Growth Management Strategy

encourages a significant portion of growth and development to settlement areas where it can be effectively serviced (3.1, 3.1.1). Compact communities that are transit supportive are encouraged and as such, there are density and intensification targets established. A wide range of housing types and costs is also recommended in Section 3.1 of the County Official Plan.

- Section 3.2, Population and Employment Projections/Allocations projects a population of 56,000 for Innisfil by 2031. Statistics Canada reports that the Town of Innisfil saw an 11.7% increase in population between 2011 and 2016. The population grew from 32,727 in 2011 to 36,566 in 2016. The 2016 census profile for Simcoe County also provides that the average household size is 2.6 persons.
- Population growth is encouraged where full municipal water and sewer services exist (3.2.4).
- Section 3.2 also states that *the County of Simcoe is expecting continued strong population growth to the year 2031 in accordance with the projections of the Growth Plan for the Greater Golden Horseshoe, 2006 as amended. From the 2006 Census of Canada population of 272,200, the County is projected to grow by 53 percent to 416,000 in 2031. The population located in the separated cities of Barrie and Orillia combined with the population of the County, would bring the total population of the Simcoe Sub-Area to 667,000 by 2031.*
- Within settlement areas, local municipalities are to provide for a mix of land uses, provide for densities and land use patterns supportive of transit (where planned to be available in the future) and provide a variety of housing types (3.2.12).
- The General Development Policies are located in Section 3.3 of the County of Simcoe Official Plan. Subdivision of land by plan of subdivision is permitted for lands that are designated for development. (3.3.1, 3.3.2) The County permits lots to be created where they have access to and frontage on a public road (3.3.4). Lot creation is encouraged within settlement area boundaries (3.3.7).
- Section 3.5 Settlements, contains a number of objectives and policies that promote development within settlement areas, compact urban form, and minimizing land consumption and servicing costs (3.5.1, 3.5.2, 3.5.4). The Growth Management section again references the need to encourage development within settlement areas (3.5.5, 3.5.7).
- Density and intensification policies (3.5.23) promote compact urban form and the establishment of a density target in the Town of Innisfil of 32 residents and jobs per hectare. Higher densities are promoted within built

up areas (3.5.29) and a range of types of housing is encouraged to meet a variety of housing needs (3.5.30).

In summary, it is my planning opinion that the proposed development of the Teromi/Alyange lands is in conformity with the objectives and policies of the County of Simcoe Official Plan as the development would contribute to the achievement of Innisfil's density target, the uses are permitted by the Future Urban and Residential designations and as noted above, the development of the lands is supported by various Official Plan policies.

4.4 COUNTY OF SIMCOE LAND BUDGET

The 2016 County of Simcoe Land Budget Update provides potential unit numbers for all vacant lands for urban uses within the Sandy Cove Settlement Area. The numbers are as follows:

Total potential single detached units:	1,047
Total potential row housing:	299
Total potential units:	150
Total potential units:	1,495

Per email correspondence from the County of Simcoe, dated January 14, 2016:

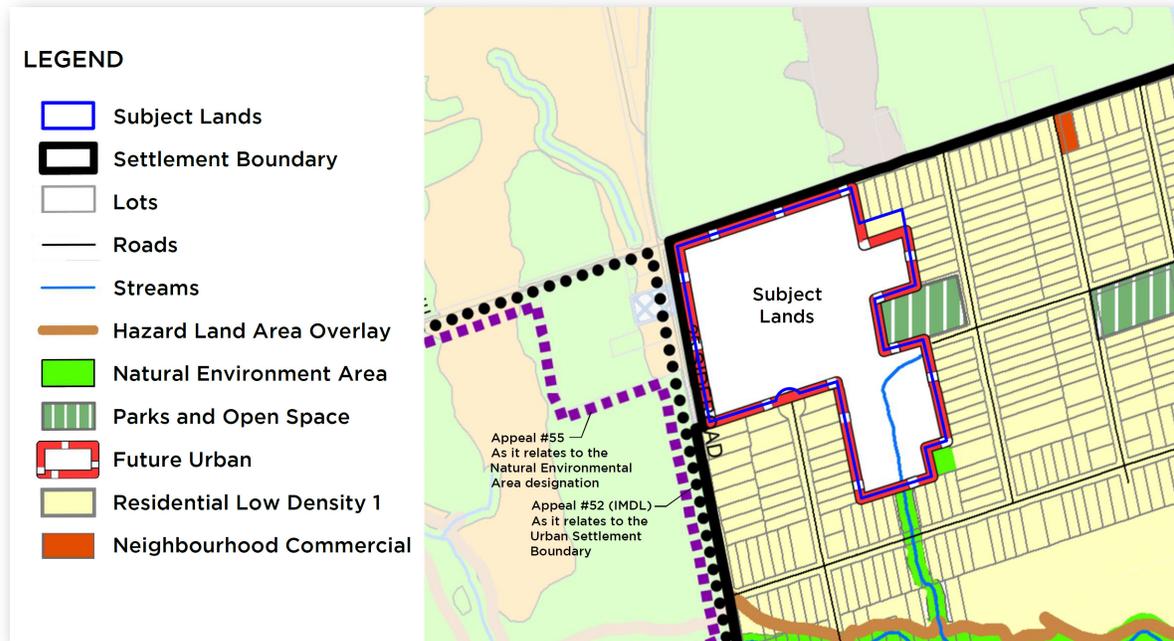
The Teromi lands, located on the North East corner of Sandy Cove, have been included in the County land budget as Lands for Urban Uses. They are included in the 1,495 unit count on the supply section of Innisfil's land budget; the unit potential of all vacant lands for urban uses is aggregated in the 1,495 figure.

Notwithstanding the County's Land Budget work, the Province's new Growth Plan permits development within settlement areas to exceed population targets. As indicated by County planning staff in the pre-application meeting, the Teromi and Alyange lands, located within the Sandy Cove settlement area are permitted to proceed to develop without concern about exceeding Innisfil's population allocation.

4.5 TOWN OF INNISFIL OFFICIAL PLAN

The Town Official Plan was adopted on July 26, 2006 and approved by the Ontario Municipal Board with various hearings held on site-specific appeals. The Town of Innisfil Official Plan designates the majority of the subject lands as "Future Urban" within the Sandy Cove Settlement Area as shown on **Figure 5**. Lands designated "Future Urban" are intended primarily for residential uses but also permit commercial convenience, parks and other natural uses appropriate to residential neighbourhoods. The recently acquired Alyange lands are designated Residential.

Figure 5: Town of Innisfil Official Plan Schedule B5 Land Use - Sandy Cove



The purpose of the Innisfil Official Plan is to state the long-term vision for the Town, delineate a municipal structure as the framework for future growth, set out goals and objectives which will contribute to the achievement of the vision and municipal structure, and provide land use policies of a local nature to facilitate decision making by Council, public agencies and private interests with regard to the use and development of land within the Town.

The subject lands are currently designated “Future Urban” and “Residential” within the “Settlement Boundary” on “Schedule B5 Land Use: Sandy Cove” as shown on **Figure 5**.

Section 2.5 states that: *Urban Settlements are the primary focus of and location for urban growth within the Town of Innisfil and are intended to provide for a broad range of housing opportunities, commercial facilities and services, recreation, culture, government facilities and services and employment opportunities.*

The Town’s Official Plan states the following goals and objectives relating to Settlement Areas:

- *to accommodate the majority of the future growth in fully serviced areas which provide for a broad range of housing, services, shops, recreation, institutions and employment;*

- *to permit growth to occur in a controlled, orderly fashion on full municipal services;*
- *to ensure that the boundaries, separations and intervening land uses between Urban Settlements contribute to the vision of a “community of communities”;* and
- *to ensure retail services are made available in every urban settlement and that the function and viability of the Core Commercial Areas are protected and maintained.*

The Town also provides general policies relating to the types of land uses being proposed.

Single detached dwellings are permitted in the Residential Low Density One designation. Convenience commercial uses, to a specific maximum size are also permitted.

- Section 3.3.5.2 states that *the Residential Low Density One designation applies to appropriately located lands within the Urban Settlements.*
- Section 3.3.5.7 states that new Residential Low Density One areas should be located adjacent to existing low residential areas to serve as a transition to areas of higher density.
- The density for Residential Low Density One areas is not to exceed 12.5 units per net hectare. The residential low density area on the Teromi /Alyange property is calculated at 11.32 units per net hectare.

Semi detached residential, townhouses and low-rise apartments are permitted in the Residential Medium Density designation. Neighbourhood scale parks and recreation facilities are also permitted.

- Section 3.3.7.2 sets a target density range of between 25 to 40 units per net hectare. The net density for the Teromi medium density lands is calculated at 37.4 units per hectare.
- *Section 3.3.7.3 sets the maximum height of the building at three storeys.*

The Official Plan Amendment will request a site-specific policy for the subject lands to allow for two 5 storey condo/ buildings.

- Section 3.3.7.4 states that: *the Residential Medium Density designations will generally be located near the intersections of arterial roads and in proximity to commercial, institutional, parkland and transit facilities.* The proposal includes a large park and also neighbourhood commercial uses located at the intersection of a major collector and a minor collector.

- Section 3.10.4 states that: *All new residential development or redevelopment shall be conditional on a parkland dedication of 5% of the proposed development or land area or the equivalent of 1 hectare for every 300 units, whichever is the greater and all new industrial or commercial development shall be conditional on the provision of 2% of the total development area for parkland purposes.*

The amount of parkland provided within the Teromi -Alyange development meets the calculated minimum requirement as shown in the table below:

USE	CALCULATION	AREA	UNITS	REQUIRED PARKLAND
Residential Lands	5% of Land Area	13.984 ha		0.6992 ha
Residential Lands	1 ha / 300 Units		231	0.77 ha
Commercial Lands	2% of Land Area	1.617 ha		0.032 ha
Parkland required by 5 % calculation method = 0.6992 ha. Parkland required by alternate formula is 0.77 ha. + 0.032 ha. = 0.802 ha (1.98 acres).				

The amount of parkland provided on the plan is 0.802 hectares (1.98 acres) and is shown as Block 114 on the proposed draft plan. The park will abut lands currently designated “Parks and Open Space” with an area of 1.33 hectares (3.28 acres). The total combined park/open space area is therefore 2.132 ha (5.27ac).

4.6 REQUESTED ZONING APPROVALS

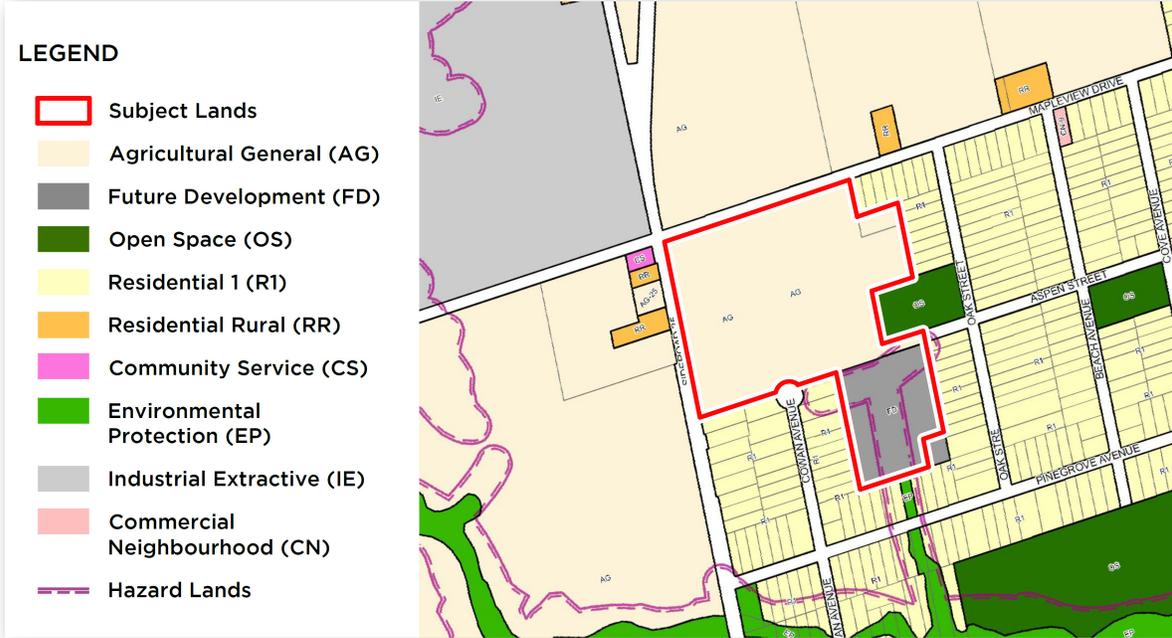
A Zoning By-law Amendment is being requested to permit the proposed development of the site. The lands are currently zoned Agricultural General (AG) and Future Development (FD) in the Town of Innisfil Comprehensive Zoning By-law 080-13, as shown on **Figure 6**. The Agricultural General (AG) zone currently permits riding and racing stables as well as agricultural uses in the northern portion of the site. No uses are permitted in the southern portion of the site within the Future Development (FD) zone as the lands were vacant at the time the zoning by-law was passed

The site is proposed to be re-zoned to “Residential 1 Zone (R1)”, “Residential 2 Zone (R2)”, “Residential Semi Detached Zone (RS)”, “Residential Townhouse Zone (RT)”, “Residential Apartment Zone (RA)”, “Commercial Neighbourhood Zone (CN) and “Open Space (OS)”. Following the circulation of the plan and receipt of departmental and agency comments, a draft Zoning By-law Amendment can be drafted.

The applicable zoning maps define a portion of the subject lands as “Hazard Lands” which are susceptible to flooding or erosion hazards. The proposed stormwater management pond will mitigate these potential hazards not only for the proposed development but also for the existing residential neighbourhood.

The proposed development will generally conform to the zone standards but a site-specific exception will be requested to permit five storey buildings. The “Residential Apartment” (RA) zone currently limits the height of apartment buildings to 12m. The two 5 storey apartment buildings are proposed to be located on the south side of Mapleview Drive, immediately adjacent to the commercial area. Vacant lands surround the area proposed for the apartment building and as such, the requested site specific exception will not negatively impact the surrounding lands. A third apartment building (3 storeys) is proposed close to the 25th Sideroad.

Figure 6: Town of Innisfil Comprehensive Zoning By-law 080-13



5. SUMMARY

Having reviewed the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the County of Simcoe Official Plan, the Town of Innisfil Official Plan and the Town's Zoning By-law, it is my opinion that the proposed Official Plan and Zoning By-law Amendments and plan of subdivision approval for the subject lands are appropriate for the following reasons:

- The lands are designated for development and are located within an approved settlement area. Development of the Teromi-Alyange lands represents infill development within the Sandy Cove Settlement Area.
- The proposed development is compact and efficient to minimize land consumption and will not have adverse effects on the existing neighbourhood;
- Development of the land will be based on full municipal services.
- The development aims to enhance the settlement area by introducing a variety of residential uses that are compatible with the existing Sandy Cove community;
- The proposal will contribute to a complete community by providing a mix of land uses that include day to day retail options within walking distance of existing and proposed residential;
- The parkland will be complemented by abutting open space parcels that are designated "Parks and Open Space" to maximize recreational space for current and future residents;
- The development will support the objectives of healthy and active communities by adding population along recommended multi-use trails and creating new pedestrian connections to the surrounding neighbourhoods;
- The proposed design includes various open space blocks that will act as buffers to the existing residential uses;
- The road widening blocks will assist the Town in achieving the planned right-of-way width of the abutting major collector road;
- The Official Plan and Zoning By-law Amendments will allow for a wider range of uses to create a sustainable community that can meet current and future needs;
- The range of types of housing proposed will contribute to the achievement of Innisfil's density and intensification target.

For all of these reasons, it is my professional planning opinion that the approval of the proposed amendments to permit the proposed development of the Teromi-Alyange lands is appropriate and represents good planning.

Respectfully submitted,

Celeste Phillips, MCIP, RPP