



County of Simcoe  
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September 15, 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**

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Thank you for circulating the County on the above noted applications for Town of Innisfil Official Plan (OPA) and Zoning By-law (ZBA) 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.

Subsequent to the County's letter dated August 14, 2020 (attached for reference), County planning staff have worked with the Town of Innisfil planning staff and the applicant's consultant team to refine the proposed OPA and ZBA text to address the County's previous comments. These comments focused on the County's interest in ensuring 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 would not inadvertently impact growth management considerations for the Town and County.

Modifications to the OPA and ZBA include the requirement for the development of a rental program of the resort residential units within Friday Harbour which would further entrench the resort nature of the lands. This rental program is required to be operational by the end of 2021. Supplemental wording has been included that reinforces that the lands are not a Settlement Area per Provincial and County policy. The refined planning instruments also include a more clear and concise definition of "Resort Community" and additional policies have been included that clearly require all Resort Residential owners to be contributing members of the Big Bay Point Association under the *Big Bay Resort Association Act*. Further, prior to approval of a new phase of development the local school boards must be consulted to ensure that this resort development continues to have minimal effect on student enrolment, and no new and unexpected student demand would occur in the future.

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With these modifications and additions, County planning staff are satisfied that the removal of the occupancy restrictions will not impact growth management considerations for the Town and County and are of the opinion that the resort nature of the lands will be maintained.

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](mailto: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)  
Tim Cane, Director of Growth – Town of Innisfil (Email)  
David Parks, Director of Planning, Economic Development and Transit – County of Simcoe (Email)  
Debbie Korolnek, General Manager of Engineering Planning and Environment – County of Simcoe (Email)

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