

AMENDMENT No. XX

TO THE

OFFICIAL PLAN FOR THE

TOWN OF INNISFIL

PART OF LOT 25, CONCESSION 11 – 881 Mapleview Drive

&

PART OF LOTS 21 - 24, CONCESSION 8 - 1187 9TH LINE, 1309 9TH LINE, 1321 9TH LINE, 1335 9TH LINE, 1349 9TH LINE AND 0 20 SIDEROAD

The attached explanatory text, and Schedule “A” constitutes Amendment No. XX to the Official Plan of the Town of Innisfil for (IMDL) Part of Lot 25, Concession 11 known municipally as 881 Mapleview Drive and (Pratt) for Part of Lots 21 -24, Concession 8 known municipally as 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad in the Town of Innisfil, and the County of Simcoe, which was adopted by the Council of the Corporation of the Town of Innisfil by By-law No. XX-18 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, as amended on this _____ day of _____ 2020.

Lynn Dollin, Mayor

Lee Parkin, Clerk

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THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Town of Innisfil consists of three (3) parts:

- PART A – THE PREAMBLE** - Consists of the purpose, location and basis for the Amendment, and does not constitute part of the actual Amendment
- PART B – THE AMENDMENT** - Which sets out the actual Amendment consisting of the text and Schedule “A” which constitutes Amendment No. XX to the Official Plan for the Town of Innisfil
- PART C – THE APPENDICES** - Consists of information pertinent to this Amendment in the form of background information. This Section does not constitute part of the actual Amendment

DRAFT

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PART C – THE APPENDICES

PART A – THE PREAMBLE

1. PURPOSE

The purpose of this Official Plan Amendment is described as follows:

To redesignate a portion of the subject lands from “Agricultural Area” to “Rural Area”, and “Key Natural Heritage Feature and Key Hydrologic Feature Area” shown on Schedule A and attached hereto. No changes are proposed to the existing Key Natural Heritage and Key Hydrological Features.

2. LOCATION

The lands affected by this Amendment are located at the south west corner of Mapleview Drive and 25 Sideroad and 9th Line, and are legally described as Part of Lot 25, Concession 11 in the Town of Innisfil and known municipally as 881 Mapleview Drive (“**IMDL Lands**”) and at the south-east corner of 20 Sideroad and 9th Line, and are legally described as Part of Lots 21 -24, Concession 8 in the Town of Innisfil and known municipally as 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad (“**Pratt Lands**”). The total area of the IMDL Lands is 35.25 hectares. The total area of the Pratt Lands is 134.85 hectares.

The IMDL Lands are shown more precisely on Schedule “A” and the Pratt Lands are shown more precisely on Schedule “B”, both attached to this Amendment.

3. BACKGROUND

The purpose of the Official Plan Amendment is to redesignate a portion of the subject lands from “Agricultural Area” to “Rural Area” and “Key Natural Heritage Feature and Key Hydrologic Feature Area”. All existing environmental designations are to remain the same.

4. BASIS

IMDL Lands

On January 17, 2018, the Town of Innisfil passed By-law No. 007-18 to adopt the Town of Innisfil’s new “Our Place” Official Plan under Section 26 of the Planning Act, as amended. The Town adopted new Official Plan designates the IMDL Lands as Rural Area on Schedule “B”, Land Use. Through discussions with the landowner it has been determined that the site has been previously used as an aggregate extraction area and therefore, not capable of agricultural production. Through the viewing of historical aerial imagery and site walk with Town staff and the Lake Simcoe Region Conservation Authority it can be confirmed that previous uses on the lands have removed agricultural features.

The County Staff report (Item CCW-2018-482) to Committee of the Whole dated September 25, 2018 recommended the Town of Innisfil Official Plan, as adopted by the Town of Innisfil By-law No. 007-18 on January 17, 2018, as modified by Schedule 3 to Item CCW-2018-482, be approved.

Policy 4.2.6.8 of the 2019 Growth Plan policy provides that "... provincial mapping of the agricultural land base does not apply until it has been implemented in the upper-or single-tier official plan. Until that time, prime agricultural areas identified in upper and single-tier official plans that were approved and in effect as of July 1, 2017 will be considered the agricultural land base for the purposes of this Plan". Policy 4.2.6.9 further states that upper and single-tier municipalities may refine the provincial agricultural land base through a municipal comprehensive review. While the provincial Agricultural System land base mapping identifies the IMDL lands as Prime Agricultural Area, the 2019 Growth Plan policy 4.2.6.8 specifically states that the provincial mapping does not apply until it has been implemented into the County's Official Plan. The provincial agricultural system mapping has not yet been implemented into the County's Official Plan.

Therefore, (as a result of this combined "Rural and Agricultural" County OP designation and 1997 County OP policy 3.6.4,) a designation of Rural Area in the Town's Official Plan would conform with the in-force County designation as required by 2019 Growth Plan policy 4.2.6.8.

The Growth Plan policy 4.2.6.8 recognizes prime agricultural areas in effect as of July 1, 2017 in upper- and single-tier Official Plans. There is no reference to lower-tier Official Plans, nor is there any Growth Plan policy that would restrict or prevent new or amended lower-tier Official Plans from redefining the limits of agricultural and rural areas where such redefinition is consistent with the PPS, conforms to the Growth Plan and the in-effect County Official Plan.

Additionally, as shown on the Town's adopted 'Our Place' Official Plan on Schedule B: Land Use; there is approximately 0.92 hectares (fragmented into 2 separate portions) of the subject lands that is designated "Agricultural Area". These lands are in proximity to a permanent stream which by definition supports the criteria for classifying those areas of the subject lands as part of the Natural Heritage System. It is an objective of the Town's 'Our Place' Official Plan in Section 17 to maintain, restore and enhance the ecological function of natural heritage features and where possible, improve their functional connections (e.g. improve the ability for flora and fauna to move within the Natural Heritage System) and to identify surface water features, ground water features, hydrologic functions, Key Natural Heritage Features and Key Hydrologic Features, and the linkages and related functions among them, which are necessary for the ecological and hydrological integrity of the Town's watersheds. Therefore, this Amendment includes lands that will be redesignated to "Key Natural Heritage Features and Key Hydrological Features", as shown on Schedule 'A' of this Amendment.

Pratt Lands

On January 17, 2018, the Town of Innisfil passed By-law No. 007-18 to adopt the Town of Innisfil's new "Our Place" Official Plan under Section 26 of the Planning Act, as amended. The Town adopted new Official Plan designates the Pratt lands as Rural Area on Schedule "B", Land Use. The Agricultural Assessment Report prepared by AgPlanLimited, dated May 2017, that was submitted to the Town as part of the process leading up to the Town's adoption of the Official Plan, and which supports the designation of the Pratt lands as "Rural Area". The County Staff report (Item CCW-2018-482) to Committee of the Whole dated September 25, 2018 recommended the Town of Innisfil Official Plan, as adopted by the Town of Innisfil By-law No. 007-18 on January 17, 2018, as modified by Schedule 3 to Item CCW-2018-482, be approved.

Policy 4.2.6.8 of the 2019 Growth Plan policy provides that "... provincial mapping of the agricultural land base does not apply until it has been implemented in the upper-or single-tier official plan. Until that time, prime agricultural areas identified in upper and single-tier official plans that were approved and in effect as of July 1, 2017 will be considered the agricultural land base for the purposes of this Plan". Policy 4.2.6.9 further states that upper and single-tier municipalities may refine the provincial agricultural land base through a municipal comprehensive review. While the provincial Agricultural System land base mapping identifies the Pratt lands as Prime Agricultural Area, the 2019 Growth Plan policy 4.2.6.8 specifically states that the provincial mapping does not apply until it has been implemented into the County's Official Plan. The provincial agricultural system mapping has not yet been implemented into the County's Official Plan.

Therefore, (as a result of the combined "Rural and Agricultural" County OP designation and 1997 County OP policy 3.6.4,) a designation of Rural Area in the Town's Official Plan conforms with the in-force County designation as required by 2019 Growth Plan policy 4.2.6.8.

The Growth Plan policy 4.2.6.8 recognizes prime agricultural areas in effect as of July 1, 2017 in upper- and single-tier Official Plans. There is no reference to lower-tier Official Plans, nor is there any Growth Plan policy that would restrict or prevent new or amended lower-tier Official Plans from redefining the limits of agricultural and rural areas where such redefinition is in accordance with science, and is consistent with the PPS, conforms to the Growth Plan and the in-effect County Official Plan. This is what the Town of Innisfil has done, based on the scientific analysis contained in the AgPlan Report.

PART B – THE AMENDMENT

1. INTRODUCTION

Part B – The Amendment, consisting of the following text and the attached Schedule “A”, constitutes Amendment No. XX to the Official Plan of the Town of Innisfil.

2. PURPOSE

The purpose of the Official Plan Amendment is described as follows:

To redesignate part of the subject lands from “Agricultural Area” to “Rural Area”, shown on Schedules “A” and “B”, attached hereto, to facilitate the future development of this portion of the lands for non-agricultural uses, and to redesignate part of the subject lands from “Agricultural Area” to “Key Natural Heritage Feature and Key Hydrologic Feature Area”.

3. SCOPE

The lands subject to this Amendment are legally known as Part of Lot 25, Concession 11, in the Town of Innisfil, and known municipally as 881 Mapleview Drive and Part of Lots 21 – 24, Concession 8, in the Town of Innisfil (“**IMDL Lands**”).

The IMDL Lands have frontage on Mapleview Drive and 25 Sideroad, and an area of approximately 35.25 hectares. The IMDL Lands have previously been used for aggregate extraction and environmental uses.

The lands subject to this Amendment are known municipally as 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad (“**Pratt Lands**”). The Pratt Lands have frontage on 9th Line and 20 Sideroad, with a total area of approximately 134.85 hectares. The Pratt Lands have previously been used for agricultural purposes, rural residential uses and environmental protection.

4. DETAILS OF THE AMENDMENT

The Town of Innisfil Official Plan is hereby amended as follows:

- a) **That parts of the subject lands be redesignated to “Rural Area” and “Key Natural Heritage Feature and Key Hydrologic Feature Area” as shown on Schedules “A” and “B” to this Official Plan Amendment**
 - i) That all the provisions in Section 18.4 – Rural Area; apply to the subject lands.

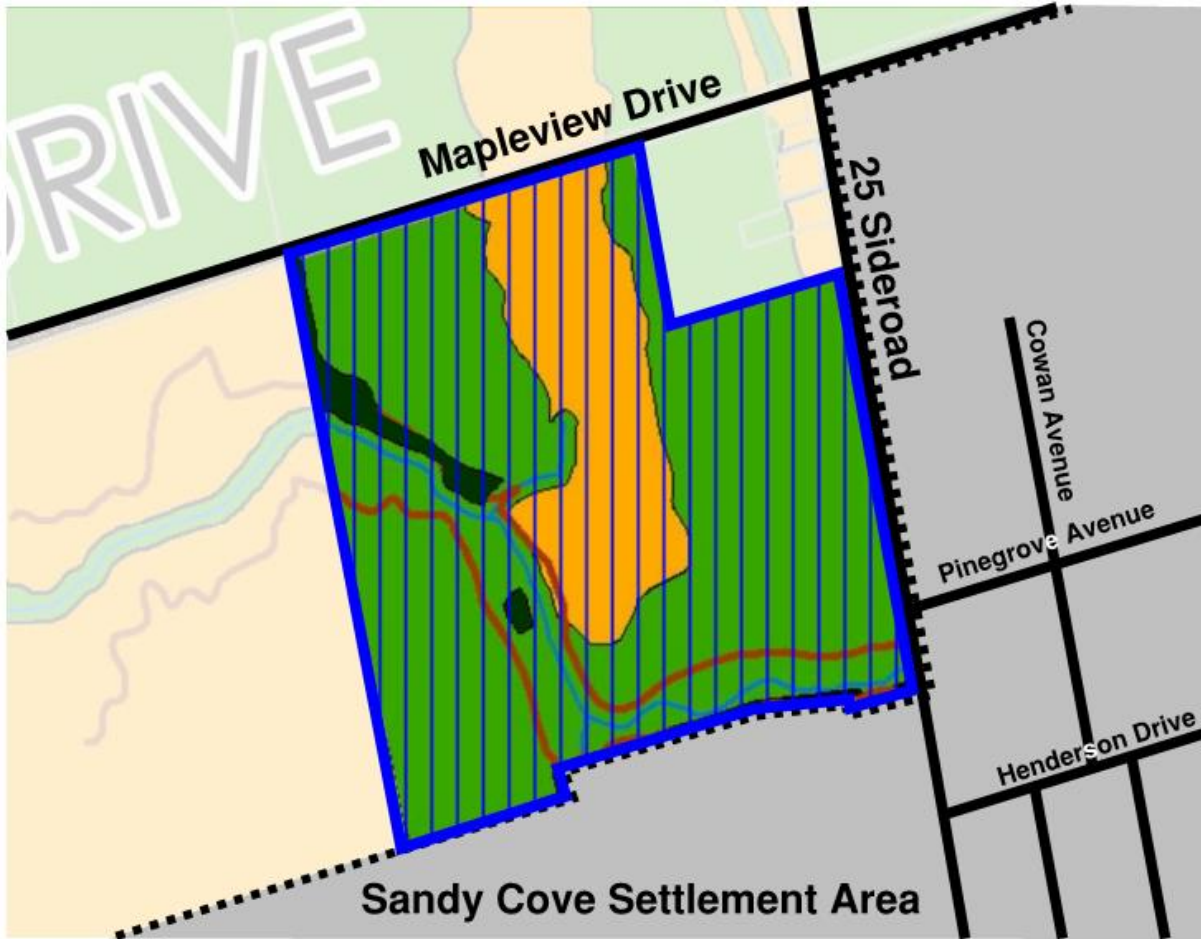
5. INTERPRETATION

The provisions set forth in the Official Plan of the Town of Innisfil, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment, and may more specifically be set out or implied within policies contained herein.

Unless precluded, altered or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule "A".

DRAFT

Schedule "A" – Official Plan Amendment No. XX:



Lands subject to the Official Plan Amendment



Agricultural Area to be designated Rural Area



Agricultural Area to be designated Key Natural Heritage Feature and Key Hydrologic Feature Area



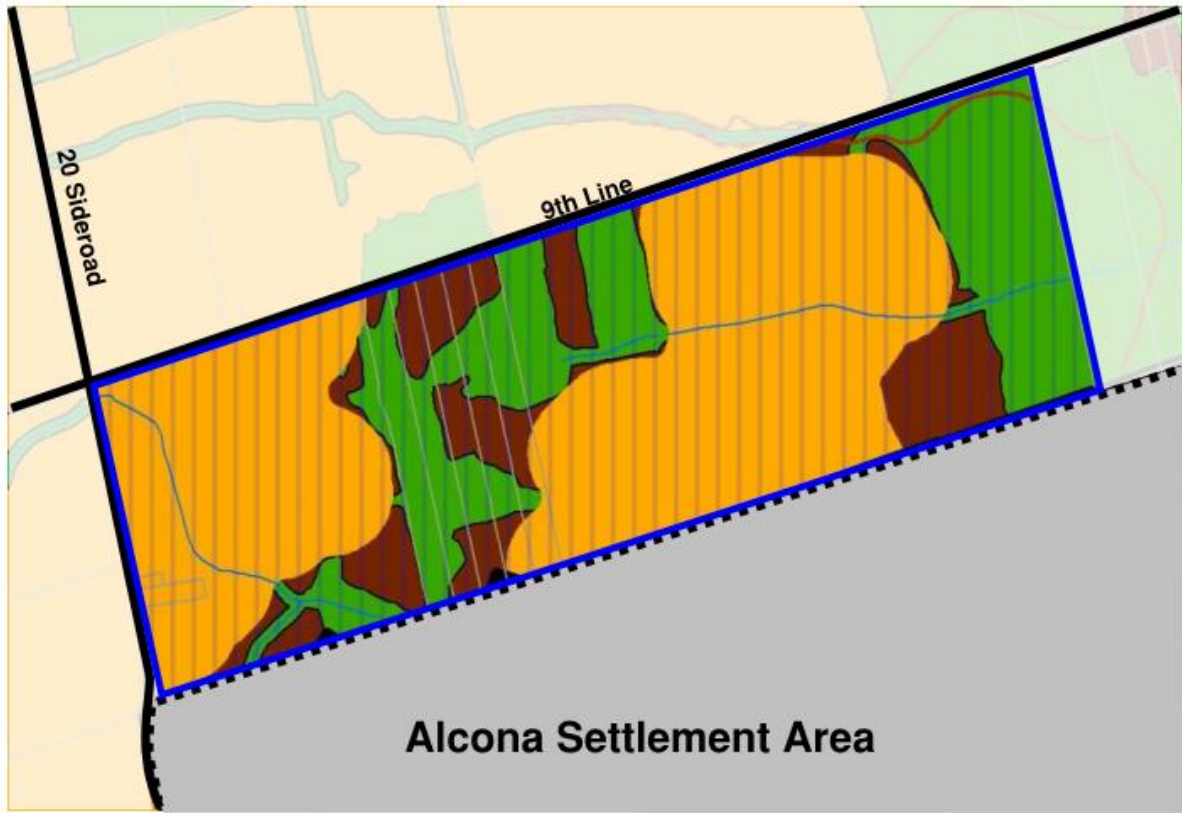
Lands to remain Key Natural Heritage Feature and Key Hydrologic Feature Area



Sandy Cove Settlement Area



Schedule "B" – Official Plan Amendment No. XX:



Lands subject to the Official Plan Amendment



Agricultural Areas to be designated Rural Area



Lands to remain Rural Area



Lands to remain Key Natural Heritage Feature and Key Hydrologic Feature Area



Alcona Settlement Area

