



PLANNING SERVICES

ZBA - By-Law No. 012-21 (Town File No. D14-2017-020)

NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT
(BY-LAW NO. 012-21)

TAKE NOTICE that the Town of Innisfil conditionally approved By-law No. 012-21 (Zoning By-law Amendment, File No. D14-2017-020) on the 24th day of March, 2021, under Section 34(18) of the *Planning Act*. The Public Meeting for these applications was held November 20, 2019. A Public Open House was also held November 20, 2021.

The land affected by the Zoning By-law Amendment are shown on the attached **Key Map**, and is legally described as Part Lots 21 and 22, Concession 15, in the Town of Innisfil, and known municipally as 1291 Shore Acres Drive, in the Town of Innisfil.

THE PURPOSE and EFFECT of the Zoning By-law Amendment is to permit 33 single detached units, two (2) Environmental Protection Blocks, Open Space Block, an Open Space Block for parkland and an Open Space Block for storm water management purposes.

The Zoning By-law Amendment rezones the area shown in red on the key map (lands known municipally as 1291 Shore Acres Drive) from “Agricultural General (AG)” and “Environmental Protection (EP)” to “Residential One Exception Hold (R1-51(H)) Zone”, “Environmental Protection (EP) Zone” and “Open Space Exception (OS-20) Zone” to implement the proposed draft plan of subdivision and allow for a maximum residential building height of 11 metres and permits certain uses (i.e. stormwater management pond in the OS-20 Zone). A “Holding (H)” provision is included to ensure building permits are only issued and a Subdivision Agreement has been executed for the lands.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal (LPAT) in respect to By-law No. 012-21 (Zoning By-law Amendment, File No. D14-2017-020) by filing with the Clerk, Town of Innisfil, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1, no later than the 27th day of April, 2021, a Notice of Appeal setting out the objection to the Zoning By-law Amendment and the reasons in support of the objection, accompanied by the fee prescribed by the LPAT. The appeal fee is payable to the Minister of Finance in the form of a certified cheque or money order. The LPAT prescribed Appellant Form (A1) must be filed with any appeal to the LPAT. This form is available online at olt.gov.on.ca/tribunals/lpat/forms.

Only individuals, corporations and public bodies may appeal the Zoning By-law Amendment to the LPAT. A Notice of Appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Zoning By-law Amendment was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL INFORMATION regarding By-law No. 012-21 is available for inspection by contacting the the Town’s Customer Service Department at 705-436-3740. More information is also available in Staff Report DSR-017-21, which can be found on the March 24, 2021 Council Agenda on the Town website at

<http://innisfil.civicweb.net/Portal/> or at getinvolvedinnisfil.ca/planning. More information on how public comments were considered, as well as additional information on the application, is also available in Staff Report DSR-017-21.

Dated at the Town of Innisfil this 7th day of April, 2021.

A handwritten signature in cursive script, appearing to read "Lee Parkin".

Lee Parkin, Clerk
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, Ontario

KEY MAP

KEY MAP – FILE NOS.: D12-2017-002 D14-2017-020 – 1291 SHORE ACRES DRIVE – NORTH TOWN DEVELOPMENTS



ORIGINAL

THE CORPORATION OF THE TOWN OF INNISFIL

BY-LAW NO. 012-21

A By-law of the Corporation of the Town of Innisfil to amend Zoning By-law No. 080-13, as amended, by rezoning a portion of the lands described as Part of Lot 21 & 22, Concession 15, known municipally as 1291 Shore Acres Drive in the Town of Innisfil.

WHEREAS the Council of the Corporation of the Town of Innisfil deems it desirable to approve an application to rezone a portion of the property described as Lots 21 and 22, Concession 15, Town of Innisfil from “Agriculture General (AG) Zone” and “Environmental Protection (EP) Zone” to “Residential One Exception (H) (R1-51 (H)) Holding Zone”, “Environmental Protection (EP) Zone”, “Open Space Exception (OS-20) Zone” and “Open Space (OS) Zone”; and

WHEREAS authority to pass this By-law is provided pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13; as amended; and

WHEREAS Council has determined that no further notice is to be given pursuant to Section 34 (17) of the *Planning Act*, R.S.O. 1990, as amended.

NOW THEREFORE the Council of The Corporation of the Town Innisfil enacts as follows:

1. Schedule “A” attached forms part of the By-law.
2. Schedule “A” – Maps No. 6 and 24 to Zoning By-law 080-13 as amended, is hereby further amended by rezoning the lands shown on Schedule “A” attached hereto from “Agricultural General (AG) Zone” and “Environmental Protection (EP) Zone” to “Residential One Exception (R1-51) (H) Holding Zone”, “Environmental Protection (EP) Zone”, “Open Space Exception (OS-20) Zone” and “Open Space (OS) Zone”; and,
3. Section 4.2 “Residential One (R1) Zone” of Zoning By-law No. 080-13 is hereby amended by adding:

“4.3.3.51 R1-51 (H) – Maps No. 6 & 24

In addition to the standards and provisions of this By-law, the following shall apply to the lands zoned R1-51 (H)

- a. Maximum building height 11 m
- b. On lands R1-51 (H), the holding symbol (H) shall not be removed until such time as the owner(s) of the subject lands enters into a Subdivision Agreement with the Town of Innisfil.”

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of By-law 012-21

1. Section 7.3.2 Open Space (OS) Zone of Zoning By-law No. 080-13 is hereby amended by adding the following:

“7.3.2.20 OS-20 – Maps No. 6 & 24

In addition to the Permitted Uses within this Bylaw, the following additional uses shall be permitted in the Open Space Exception (OS-20) Zone:

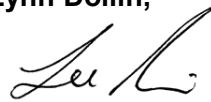
- a. A stormwater management pond.
 - b. A multi-use trail.”
2. Schedule “A” forms part of this By-law as attached hereto.
 3. Notwithstanding the provisions of this By-law, any contradiction hereto under By-law 080-13 shall not apply.
 4. This By-law shall come into force and take effect on the day it is passed subject to the appeal provisions set out in Section 34 of the *Planning Act*, R.S.O. 1990.

PASSED THIS 24TH DAY OF MARCH, 2021.



Lynn Dollin,

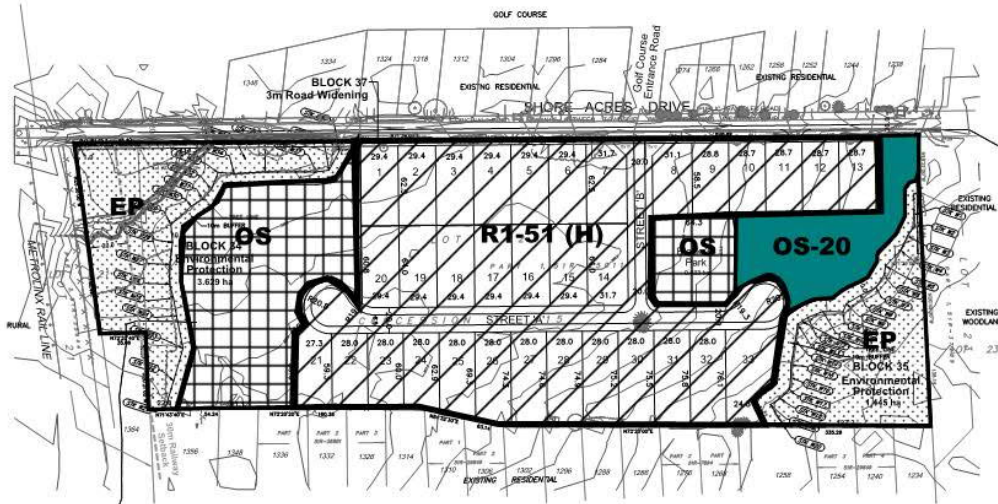
Mayor







Lee Parkin,

Clerk

Schedule 'A' to By-law 012-21



-  **Residential One Exception (R1-51(H)) Holding Zone**
-  **Open Space (OS) Zone**
-  **Environmental Protection (EP) Zone**
-  **Open Space Exception (OS-20) Zone**