



# Revised Planning Justification Report

## 893 & 911 Lockhart Road

Applications for Zoning By-law Amendment and  
Draft Plan of Subdivision

The Jones Consulting Group Ltd.

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**Revised December 2020**

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## 1.0 INTRODUCTION

On behalf of our client, MMS Lockhart Holdings Inc., we are pleased to provide this Planning Justification Report to examine the planning merits of applications for Draft Plan of Subdivision and a Zoning By-law Amendment for the lands located at 893 & 911 Lockhart Road in the Town of Innisfil, County of Simcoe (**Figure 1**).

The purpose of each application is detailed as follows:

1. **Draft Plan of Subdivision:** This application proposes 27 single detached dwellings.
2. **Zoning By-law Amendment:** This application proposes to rezone the lands from the Residential One (R1) zone and Residential One Exception (R1-3) zone to the Residential Two (R2), Residential Two Exception (R2-XX) and Open Space (OS) zones to permit single detached dwellings on smaller lot sizes and to permit a stormwater management block, respectively.

**Figure 1. Location Plan**



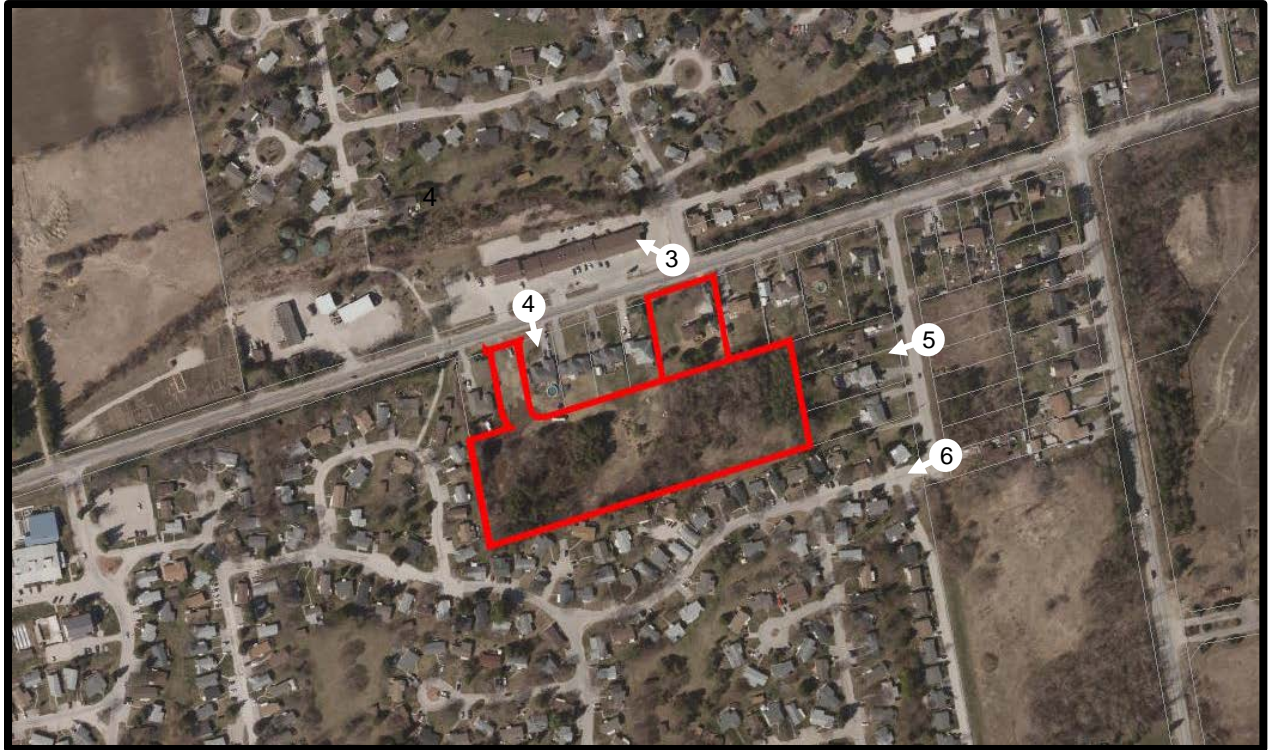
This Planning Report examines the subject lands, site context, land use policies, and the form and design of development that is proposed. This Report concludes that the application represents orderly and proper land use planning that is consistent with the Provincial Policy Statement, and conforms to the Growth Plan, Lake Simcoe Protection Plan, the County of Simcoe Official Plan, and the Town of Innisfil Official Plan.



## 2.0 PROPERTY LOCATION AND SITE DESCRIPTION

The lands are located in the Settlement of Sandy Cove in the Town of Innisfil at 893 and 911 Lockhart Road. The land holdings comprise two separate parcels, which are now under the same ownership (**Figure 2**). The lands are described as being Part of Lot 25, Concession 10, in the Town of Innisfil, County of Simcoe.

**Figure 2. Aerial Photograph**



The property is located south of Lockhart Road and west of 25<sup>th</sup> Sideroad. The lands subject to the applications are irregular in shape and have a total lot area of approximately 2.22 hectares (5.48 acres). The subject lands have approximately 52 metres of frontage on Lockhart Road. The lands currently contain one single detached dwelling that will be demolished.

The lands subject to the applications are located in an area surrounded by existing residential and commercial uses. Land uses surrounding the subject lands include the following:

- North: Sandycove Mall and Sandycove Acres Retirement Community (**Figure 3**)
- East: Existing Single Detached Residential Dwellings (**Figure 4**)
- West: Existing Single Detached Residential Dwellings (**Figure 5**)
- South: Sandycove Acres Retirement Community (**Figure 6**)



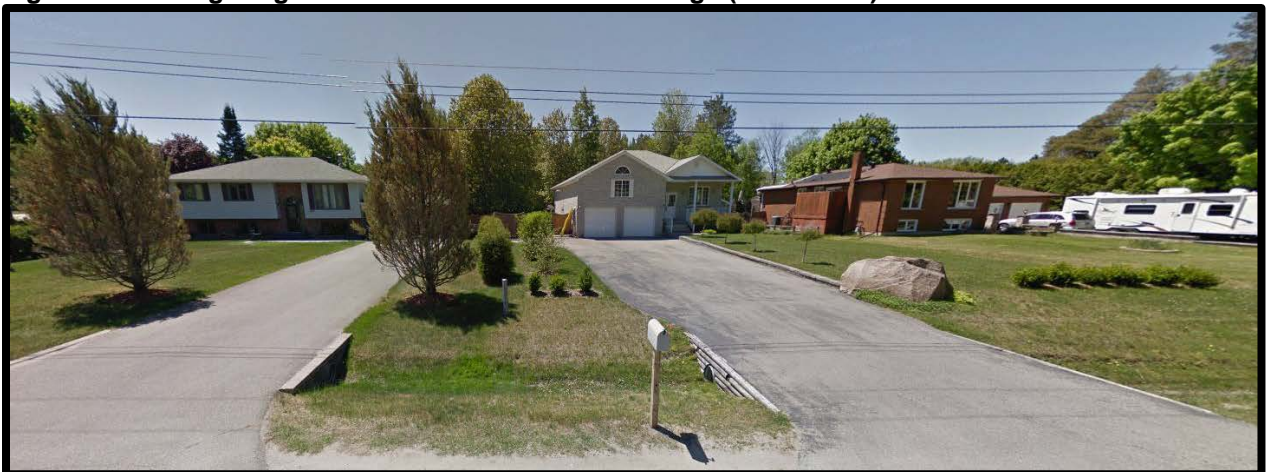
**Figure 3. Sandycove Acres Mall**



**Figure 4. Existing Single Detached Residential Dwellings (Lockhart Road)**



**Figure 5. Existing Single Detached Residential Dwellings (Earl Street)**



**Figure 6. Sandycove Acres Retirement Community**



### 3.0 PROPOSED DEVELOPMENT

The purpose of each application is detailed as follows:

1. **Draft Plan of Subdivision:** This application proposes 27 single detached dwellings and a stormwater management pond.
2. **Zoning By-law Amendment:** This application proposes to rezone the lands from the Residential One (R1) zone and Residential One Exception (R1-3) zone to the Residential Two (R2), Residential Two Exception (R2-XX) and Open Space (OS) zones to permit single detached dwellings on smaller lot sizes and to permit stormwater management blocks, respectively.

The subject lands comprise approximately 2.22 hectares of land with approximately 52 metres of frontage on Lockhart Road, a major collector road. The subject lands currently contain one single detached dwelling that will be demolished to facilitate the proposed subdivision consisting of 27 single detached dwelling lots (**Figure 7**). The lands surrounding the lot are developed with existing residential and commercial land uses. The local road and stormwater management block will be dedicated to the Town after final approval.

The proposed Residential Two (R2) zone requires a minimum lot area of 360 square metres for an interior lot and 450 square metres for an exterior lot and lot frontage of 15 metres for an exterior lot and 12 metres for an interior lot. All proposed lots meet the minimum area requirement and all but Lot 26 meet the minimum lot frontage requirement. An exception is being requested for Lot 26 to recognize a deficient lot frontage. Lot 26 is proposed to be rezoned to Residential Two Exception (R2-XX) to facilitate a lot frontage of 11.5 metres; whereas the Zoning By-law requires a lot frontage of 12 metres. The Open Space (OS) zone will facilitate the stormwater management pond.

A local road will be constructed within the subdivision to provide access to the lots and will be connected to Lockhart Road on both the east and west side of the site. The proposed road will loop through the subdivision and the east entrance will be aligned with the existing Main Street (private road) off Lockhart Road to the north as requested by the Town, during pre-consultation. The area east of the new municipal Street 'A' has been labelled Block 28 on the subdivision which may be used as an enhanced right-of-way,

The subject lands are currently designated Residential Low Density 1 in the Town of Innisfil Official Plan, and zoned Residential One (R1) and Residential One Exception (R1-3) in the Town Zoning By-law 080-13. A Zoning By-law Amendment is required to permit the lot sizes as proposed, recognize the deficient lot frontage of Lot 26 and to permit the stormwater management pond. This is discussed in detail in Section 4.7.



893 & 911 Lockhart Road, Town of Innisfil  
Revised Planning Justification Report  
Prepared by: The Jones Consulting Group Ltd.



### 3.1 Pre-Consultation Meeting

A Pre-Consultation meeting was held with the Township on August 14, 2019 to discuss a conceptual plan of subdivision containing 29 single detached dwelling lots. The meeting discussed the requirements of the Innisfil Development Allocation Group (IDAG), the servicing considerations for the site, the required rezoning for the property and lastly, the materials that are required to support the proposed applications. The required materials are discussed in detail in Section 3.2 below. The Pre-Consultation meeting did not impact the type and form of the proposed development.

### 3.2 Supporting Technical Reports and Plans

The following technical reports and plan have been prepared in support of the proposed applications.

#### 1. Planning Justification Report

This Planning Justification Report examines the subject lands, site context, land use policies, and the form of development. The Report concludes that the proposed applications represent orderly and proper land use planning that will positively contribute to the future growth and quality of life in the Town of Innisfil.

#### 2. Place Making Brief

The Place Making Brief evaluates the development concept and site context in relation to existing community meeting places, place making opportunities and examines the four place making principles contained in the Town of Innisfil Official Plan. The Brief concludes that the proposed residential subdivision will encourage gathering places within the subdivision through its compact development form, and will promote engagement with visitors and residents of Sandy Cove.

#### 3. Stage 1-2 and Stage 3 Archaeological Assessment

A Stage 1 and 2 Archaeological Assessment was prepared by Earthworks Archaeological Services Inc. Due to the presence of an archaeological site, known as the Henry Wice Site (BcGv-53), a Stage 3 site-specific assessment was subsequently prepared. The Stage 3 Assessment concludes the site contains further cultural heritage value or interest; therefore, Stage 4 mitigation is required.

#### 4. Geotechnical Report

A Geotechnical Report has been prepared by Central Earth Engineering. The purpose of the report was to determine design data required for foundations, slabs on grade, earth pressures and pavements and provide considerations for constructability such as soil excavation, compaction and temporary groundwater. The report included the findings of four boreholes drilled on the property ranging in depth from 4.6 metres to 9.6 metres. The findings of the Geotechnical Report informed the Servicing and Stormwater Management Report referenced in Section 3.2.6 below.

#### 5. Hydrogeological Assessment

A Hydrogeological Assessment was prepared by Central Earth Engineering. The purpose of the report was to review published geological and hydrogeological information, background information, and water well records. In addition the report summarizes the installation of a groundwater monitoring network, water quality review and testing, and water balance calculations. The findings of the Hydrogeological Assessment informed the Servicing and Stormwater Management Report referenced in Section 3.2.6 below.

#### 6. Servicing and Stormwater Management Report

A Servicing and Stormwater Management Report has been prepared by The Jones Consulting Group Ltd. to summarize how the site will be serviced by the surrounding municipal infrastructure and describe the pre- and post-development stormwater management modeling and design completed to date. The Report concludes the following:

- Water service to the site will consist of a 150mm diameter watermain that will loop through the site and be installed as part of the Lockhart Road Reconstruction Project.
- The site will have an internal 200mm diameter sanitary sewer system that will connect to the existing 375mm diameter sanitary sewer within Lockhart Road.
- A dry pond is proposed for stormwater management and is to be 0.2192 hectares in size.
- The internal road will be designed as a 20 metre municipal right-of-way.

## **7. Traffic Assessment Brief**

A Traffic Brief has been prepared by JD Engineering to assess the potential impacts to traffic flow at the site access and on the surrounding road network. The report concludes the two access points have been appropriately located as they exceed the minimum suggested intersection spacing along a collector road and the minimum suggested corner clearance for residential driveways. Lastly, the site is anticipated to generate 24 AM and 29 PM peak hour trips and it is not anticipated the proposed development will cause any operational issues and will not add significant delay or congestion to the local road network.

## **8. Tree Inventory/Preservation Plan & Report**

Landscape Environmental Group prepared an Arbor Report which concluded all trees in conflict with the proposed development are recommended to be removed with the exception of a 2.0 metre buffer along the western edge of the development.

## **9. Preliminary Environmental Impact Study (EIS) and Species At Risk Assessment and Environmental Impact Study Addendum**

A Preliminary Environmental Impact Study and Species At Risk Assessment and Addendum was completed by Birks Natural Heritage to assess the natural features on the property and determine if potential impacts to the features and their functions could arise from the proposed development. The EIS concludes there are three wetlands on the property measuring a total of approximately 0.10 hectares in size, the wetlands on the site are not expected to be considered significant. An assessment of the woodland habitat on the property determined it is considered candidate significant woodland. The Species At Risk Assessment concluded a Butternut tree is located on the property which is an endangered species and requires further evaluation through a Butternut Health Assessment (BHA). The Butternut tree is anticipated to be considered a Category 2, therefore the tree can be removed and depending on the BHA, compensation may be required. An impact assessment of the features on the property and within 120 metres of site concluded the proposed development is not anticipated to result in any negative impacts to the features and their functions.

## **10. Phase One Environmental Site Assessment**

A Phase One Environmental Site Assessment was completed by WSP Canada Inc to identify the presence or absence of Potentially Contaminating Activities (PCA) within the study area which includes the lands at 893 and 911 Lockhart Road (subject lands) as well as land within 250 metres. The Assessment found potentially contaminating activities within subject lands and within the study area, one of those activities is an area of potential environmental concern which is the storage of liquid waste outdoors over unprotected earth. The Assessment recommends the area of potential environmental concern should be further investigated by way of assessing the soil and groundwater below the detached garage and shed during demolition to determine potential contaminants.



## 4.0 PLANNING ACT AND POLICY ANALYSIS

The following subsections provide a summary assessment of how the proposed applications have regard to the Planning Act, are consistent with the Provincial Policy Statement, and conform to the Growth Plan, the Lake Simcoe Protection Plan, the Town of Innisfil Official Plan and the Town of Innisfil Zoning By-law.

### 4.1 Planning Act (R.S.O. 1990, c. P.13)

The following subsections assess how the applications have regard to matters of provincial interest.

#### 4.1.1 Matters of Provincial Interest (Section 2)

Section 2 of the Planning Act contains the following matters of provincial interest that approval authorities must have regard to in carrying out the responsibilities under the Act.

The matters of provincial interest have been listed below, along with an explanation of how the proposed applications have regard to those matters.

(a) the protection of ecological systems, including natural areas, features and functions;

The Environmental Impact Study (EIS) prepared in support of the applications concludes the natural heritage features identified within the property are not expected to be considered significant. The appropriate mitigation measures will be utilized to avoid and mitigate any potential negative impacts.

(b) the protection of the agricultural resources of the Province;

The subject lands and surrounding lands are located within the Sandy Cove settlement area and are designated and zoned for development. The subject lands do not contain any agricultural resources.

(c) the conservation and management of natural resources and the mineral resource base;

No mineral resources have been identified on the lands, and natural heritage resources are not expected to be negatively impacted as outlined in point a) above.

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The existing building on the property is not considered significant. Stage 1-2 and Stage 3 Archaeological Assessments were undertaken for the subject lands that concluded Stage 4 mitigation is required.

(e) the supply, efficient use and conservation of energy and water;

The subject lands will be connected to full municipal services.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The subject lands will be accessed from a new local road that connects to Lockhart Road, which is a major collector road. The lands will be connected to municipal services, and will utilize the Town's waste management services.

(g) the minimization of waste;

The subdivision will utilize the existing waste management program and the operations currently in place within the Town.

(h) the orderly development of safe and healthy communities;

The subdivision is proposed within an established area comprising of existing commercial and residential uses. The subdivision has been designed in consideration of Crime Prevention through Environmental Design principles, which promotes safe and healthy communities.

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

Implementing specific requirements such as the location of curb cuts and tactile warning surfaces in accordance with the Ontario Provincial Standards (OPSD) occurs at the detailed design stage prior to construction. The accessibility conditions of the proposed development will be assessed by Town of Innisfil staff.

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

The subject lands are located in proximity the settlement of Alcona which offers institutional uses such as Goodfellow Public School, recreational facilities such as the YMCA, and trails and open spaces. The settlement of Alcona is approximately 3 kilometres from the subject lands.

(j) the adequate provision of a full range of housing, including affordable housing;

The application proposes to permit 27 compact residential lots, which will contribute to the range and supply of housing in the Town while also being consistent with the existing type and form of development within the community.

(k) the adequate provision of employment opportunities;

Employment opportunities are provided in proximity to the subject lands such as the commercial plaza across Lockhart Road and the range of services and businesses in Alcona. Further, home based businesses could be established on the proposed lots.

(l) the protection of the financial and economic well-being of the Province and its municipalities;

The Town's financial and economic well-being will not be negatively impacted by the proposed development.

(m) the co-ordination of planning activities of public bodies;

Circulation of the proposed applications will occur to all appropriate agencies and public bodies identified in the Planning Act. Upon circulation, they will have the opportunity to review and provide comments.

(n) the resolution of planning conflicts involving public and private interests;

The applications will be considered at a statutory Public Meeting, which will provide the public the opportunity to comment on the proposed development. The comments provided will be reviewed by the applicant and Town staff to identify if the application is acceptable, and if any revisions are required, or if any conditions of approval are requested. During circulation of the application by the Municipality various agencies and departments are also provided the opportunity to comment on the proposed development.

(o) the protection of public health and safety;

The subdivision has been designed in consideration of principles that promote public health and safety. In addition, the Town Building department and emergency services (Fire and Police) will receive a copy of the proposed applications for review and comment.

(p) the appropriate location of growth and development;

The applications propose 27 residential units within an established urban area of residential and commercial land uses. The subject lands are designated and zoned for residential development.

(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The compact subdivision design, in addition to the commercial uses north of the subdivision, will support active transportation and will result in the efficient use of land and infrastructure. Public transit is not available in the area; however, the Town of Innisfil has a partnership with Uber allowing the ride-sharing company to act as public transit for a reduced fee.

- (r) the promotion of built form that,
  - (i) is well-designed,
  - (ii) encourages a sense of place, and
  - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The applications propose 27 residential units that will be designed and constructed to be compatible with the existing neighbourhood built form and character, and will be of high quality, attractive design. Further, the proposed development is a small block length, compact form and will include a sidewalk to encourage safety and accessibility.

In my professional planning opinion, the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications have regard to the Matters of Provincial Interest identified in the Planning Act.

## 4.2 Provincial Policy Statement (PPS), 2020

The current Provincial Policy Statement (PPS) came into effect on May 1, 2020. Planning decisions must consider all components of the PPS and how they interrelate, and decisions must be consistent with the PPS.

The Provincial Policy Statement (PPS) is a policy framework based on the Vision for Ontario's Land Use Planning System. The Vision is for long-term prosperity and social well-being by maintaining strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. The PPS seeks to protect our cultural and natural heritage resources, direct growth to settlement areas, and to ensure that efficient development patterns optimize the use of land, resources and public investment in infrastructure and public services facilities.

The three principal parts of the PPS include (i) Building Strong Healthy Communities, (ii) Wise Use and Management of Resources, and (iii) Protecting Public Health and Safety. The following sub-sections assess the applications consistency with the PPS.

The following subsections review the relative policies of the PPS and evaluate how the proposed development is consistent with said policies.

### 4.2.1 Building Strong Healthy Communities (Section 1.0)

Section 1.1 of the Provincial Policy Statement contains policies for building strong and healthy communities. These policies include promoting efficient development and land use patterns, accommodating an appropriate range of affordable and market-based residential types, promoting transit supportive development and intensification, minimizing land consumption and protecting public health and the environment.

According to Section 1.1.1 of the PPS, the Zoning By-law Amendment and Draft Plan of Subdivision applications propose an efficient use of land by proposing compact lotting within an existing settlement area and surrounded by the built environment. The subject lands are surrounded by residential and commercial uses and the applications will contribute to the range and mix of housing options in the Town (S.1.1.1 and S.1.4.3). With regards to protecting the environment, an Environmental Impact Study (EIS) has been completed for the subject lands to ensure the proposed development does not negatively impact the natural features. The proposed development has also been planned in consideration of Crime Prevention through Design Principles to address accessibility, and public health and safety concerns.



Section 1.1.2 states, in part, within a settlement area sufficient land shall be made available through intensification and redevelopment. The subject lands are designated and zoned for Residential uses. The applications propose to establish 27 residential units and the lands are surrounded by built up land. Development of these lands will support the achievement of the Town's projected housing needs. Further, Section 1.1.3 emphasizes development and growth within settlement areas which efficiently use planned or available infrastructure. The application proposes residential development within the Town of Innisfil, which is identified as a settlement by the County of Simcoe Official Plan and which has access to municipal services.

Section 1.4 of the PPS provides policies related to housing. These policies, as summarized, aim to provide an appropriate range and mix of housing options and densities. New housing is to be directed to locations with appropriate levels of infrastructure and public service facilities and should efficiently use land and resources. As mentioned, the proposed development will provide 27 compact single detached dwellings to provide an appropriate range of housing while also maintaining consistency with the surrounding built form. The proposed development will also be serviced by municipal water and sewer services and will have access to the public service facilities within Sandy Cove and the nearby settlement of Alcona.

In accordance with Section 1.5 of the PPS, the proposed development will provide a public street with sidewalks and is a short block length to encourage and accommodate active transportation and safe streets.

Section 1.6 of the PPS provides policies for Infrastructure and Public Service Facilities. These policies encourage the efficient use of existing infrastructure and the use of municipal water and sewer services within settlement areas. Section 1.6.7 also states, in part, transportation systems should be provided that are safe and efficient and provide appropriate connectivity. The proposed subdivision efficiently uses land and infrastructure because it represents infill within a settlement area and will be connected to full municipal services. The proposed subdivision also contains a block for stormwater management. A Servicing and Stormwater Management Report has been prepared in support of the proposed development that addresses the criteria outlined in Section 1.6.6.4 and 1.1.6.7. The subject lands have approximately 52 metres of frontage on Lockhart Road and will have convenient access to the existing transportation system within the Town. A new local road will provide access to the subdivision and will be reviewed by the Town and constructed to their satisfaction.

Section 1.7 of the PPS provides policies for long-term economic prosperity which include, but are not limited to, encouraging residential uses to respond to dynamic market-based needs, optimizing the long term availability of infrastructure, land and resources, and encouraging a sense of place. The proposed development, if approved, will establish 27 single detached dwellings which will provide appropriate housing and respond to market-based needs. The proposed development will also utilize existing infrastructure and land within a settlement area and will encourage a sense of place through its compact form.

#### **4.2.2 Wise Use and Management of Resources (Section 2.0)**

Section 2.0 of the PPS contains policies for the wise use and management of resources. This Section focuses on the protection of natural heritage features, water quality and quantity, prime agricultural land, minerals and petroleum and cultural heritage and archaeological resources.

In consideration of Section 2.1, an EIS was completed that determined the natural features are not expected to be considered significant and mitigation measures are provided which would avoid or mitigate any potential negative ecological impacts associated with the proposed development. Section 2.1.7 states development and site alteration shall not be permitted in habitat of endangered species, except in accordance with provincial and federal requirements. The EIS concluded a Butternut tree exists on the property and is anticipated to be considered a Category 2, therefore compensation may be required for removal of this endangered species. With regards to Section 2.1.8, the potential impacts of the proposed development on adjacent lands (120 metres) that contain natural features and functions was assessed and it was determined negative impacts are not anticipated. The proposed applications are not expected to result in negative impacts to natural heritage features and their functions. The subject lands are within a Settlement Area and are not identified within the Provincial Natural Heritage System.

With respect to Section 2.2, no negative impacts to the quality and quantity of water are expected from the proposal given that stormwater management will be contained on site and will be designed based on best-practices. The latter will ensure no risks to municipal water supplies, designated vulnerable areas, including vulnerable surface and groundwater, sensitive surface and groundwater features and their hydrologic functions. Further, the applications for Draft Plan of Subdivision and Zoning By-law Amendment do not propose development or site alteration in any of the features identified in Section 2.2.2. Stormwater management practices will be undertaken in consideration of minimizing stormwater volumes, contaminant loads and maintaining or increasing the extent of vegetative and pervious surface.

With regards to Section 2.6, no significant cultural heritage resources are located on the lands. Stage 1-2 and Stage 3 Archaeological Assessments were undertaken which concluded an archaeological site, known as the Henry Wice Site (BcGv-53), is located on part of the subject lands and based on an analysis of the artifact assemblage and historic documentation, Stage 4 mitigation is required. Stage 4 mitigation will consist of excavation and removal of the cultural features. The Stage 4 Assessment will conserve the archeological resources.

### **4.2.3 Protecting Public Health and Safety (Section 3.0)**

Section 3.0 of the PPS contains policies for protecting public health and safety. These policies focus on ensuring development is directed away from areas of natural or human-made hazards. In accordance with Section 3.1 and 3.2, development or site alteration is not proposed within any natural hazards, natural hazard areas, or within, or adjacent to any human-made hazards.

Based on our review of the applicable policies noted above, it is our professional planning opinion that the proposed applications are consistent with the policies of the Provincial Policy Statement.

## **4.3 A Place to Grow (APTG): Growth Plan for the Greater Golden Horseshoe, 2020**

The current Growth Plan for the Greater Golden Horseshoe came into effect on May 16, 2019 and was subsequently amended with Amendment No.1 that took effect on August 28, 2020. The Growth Plan provides a policy framework to build stronger, more prosperous communities by better managing growth. The Growth Plan focuses on building complete communities that are well-designed, offer multi-modal transportation options, and accommodate people at all stages of life, with a mix of housing including additional residential units and affordable housing, range of jobs, and easy access to services to meet daily needs.

The five principal parts of the Growth Plan include (i) Where and How to Grow, (ii) Infrastructure to Support Growth, (iii) Protecting What is Valuable, (iv) Implementation and Interpretation, and (v) the Simcoe Sub-area. The following sub-sections assess the applications conformity with the Growth Plan.

### **4.3.1 Where and How to Grow (Section 2.0)**

Section 2.2 of the Growth Plan contains policies applicable to the proposed applications including: Managing Growth (Section 2.2.1), Housing (Section 2.2.6), and Designated Greenfield Areas (Section 2.2.7).

Policy 2.2.1.2 of the Growth Plan states, in part, the vast majority of growth will be directed to settlement area that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of complete communities. The subject lands are located in a settlement area, and have access to existing municipal water and wastewater systems. Sandy Cove does not have a delineated built-up area. Policy 2.2.1.4 states this Plan supports the achievement of complete communities that feature a diverse mix of land uses and housing options including additional residential units and affordable housing, and access to local stores, services and public service facilities. The Draft

Plan of Subdivision proposes a mix of lot sizes for single detached dwellings and will contribute to the range and mix of housing options in the Town to meet the projected needs of current and future residents. The development is surrounded by existing residential and commercial uses and will contribute to the Town, and settlement area developing into a complete community. Residents of the development will enjoy convenient access to commercial uses north of Lockhart Road.

Section 2.2.6 of the Growth Plan provides Housing policies which support housing choice through a diverse range and mix of housing options, including additional residential units and affordable housing. The proposed development will provide 27 single detached dwellings in a compact form to positively contribute to the housing stock, maintain the character of the neighbourhood and demonstrate appropriate and logical infilling.

In accordance with Policy 2.2.7.1, the subject lands are considered a designated greenfield area as they are located within a settlement area but outside of a delineated built-up area. This section states new development shall be planned, designated and zoned in a manner that supports the achievement of complete communities, supports active transportation and encourages the integration and sustained viability of transit services. The subject lands are designated and zoned for residential development, the proposed Zoning By-law Amendment and Draft Plan of Subdivision will facilitate compact development which encourages complete communities. The proposed development will support active transportation throughout the development and within Sandy Cove as it is located in close proximity to a commercial plaza and parks and open spaces. Policy 2.2.6.2 also states the County of Simcoe will plan to achieve a minimum density target of 40 residents and jobs combined per hectare. The proposed development achieves a density of 35 residents and jobs combined per hectare (77.4 people & jobs / 2.22 hectares). This calculation assumes 2.72 persons per unit and 5.5% of the total residents will operate a home based business. The minimum density target is to be measured over the entire designated greenfield area. It is expected that the minimum density target is achieved when measured over the entire designated greenfield area of Sandy Cove as the adjacent residential uses to the west and south are designated in the Town Official Plan to contain higher densities.

#### **4.3.2 Infrastructure to Support Growth (Section 3.0)**

Section 3.0 of the Growth Plan contains policies applicable to the proposed applications including: Transportation – General (3.2.2) and Stormwater Management (3.2.7).

Section 3.2.2 of the Growth Plan states a balance of transportation choices should be offered to reduce reliance upon automobiles, and promotes transit and public transportation. This section also emphasizes a complete streets approach to designing and reconstructing of the existing and planned street network. The proposed local road will provide two access points onto Lockhart Road and will be reviewed by the Town and constructed to their satisfaction. The new local road will loop through the subdivision from Lockhart Road where commercial uses are located. The subdivision design and surrounding land uses will encourage active transportation by way of the short block length, sidewalks and compact development.

In accordance with the water and wastewater systems policies in Section 3.2.6, the subject lands will be serviced by municipal services. Additionally, stormwater management will be accommodated on the subject lands, will be based on best-practices, and will protect the quality and quantity of water, as per Section 3.2.7 of the Growth Plan. A Servicing and Stormwater Management Report has been prepared in support of the proposed development, please refer to Section 3.2 for additional detail.

#### **4.3.3 Protecting What is Valuable (Section 4.0)**

Section 4.0 of the Growth Plan contains policies related to the proposed development, which include: Natural Heritage System (4.2.2), Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features (4.2.4), and Cultural Heritage Resources (4.2.7).

Section 4.2.2 is specific to the Natural Heritage System for the Growth Plan, the lands are not designated as Natural Heritage System. Additionally, Section 4.2.3 relates to lands outside of settlement areas and



that contain key hydrologic features and key natural heritage features; the subject lands are located within a settlement area.

In accordance within Section 4.2.4, an EIS was prepared in support of the applications and concludes the site is not expected to contain significant natural heritage features or key hydrologic features nor is it expected to negatively impact key hydrologic functions and natural features within 120 metres of the site. Mitigation measures are recommended to avoid and mitigate any potential negative ecological impacts associated with the proposed development.

With respect to Section 4.2.7, Stage 1-2 and Stage 3 Archaeological Assessments were conducted and concludes the proposed development contains an archaeological site that will be subject to a Stage 4 mitigation Assessment to conserve the archaeological resources.

#### **4.3.4 Simcoe Sub-Area (Section 6.0)**

Section 6.0 of the A Place to Grow Growth Plan is comprised of policy direction for the County of Simcoe and the Cities of Barrie and Orillia. The policies in Section 6 recognize and support the vitality of urban and rural communities in the Simcoe Sub-area. It is the intent that The County of Simcoe will allocate the growth forecasts in Schedule 3 to lower-tier municipalities in accordance with policy 5.2.3.2e) in a manner that implements the policies of this Plan, such that a significant portion of population and employment growth is directed to lower-tier municipalities that contain primary settlement areas. The County of Simcoe is currently undergoing a Municipal Comprehensive Review; therefore the growth forecasts have yet to be allocated to lower-tier municipalities. Sandy Cove is not a primary settlement area.

In summary, it is our professional planning opinion that the applications for Draft Plan of Subdivision and Zoning By-law Amendment conform to the policies of the A Place to Grow Growth Plan.

### **4.4 Lake Simcoe Protection Plan**

The Lake Simcoe Protection Plan (LSPP) is a provincial plan that's objectives are to protect, improve or restore the elements that contribute to the ecological health of the Lake Simcoe watershed, including, water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions. Other objectives are to prevent pollutants and invasive species, improve the Lake Simcoe watershed's capacity to adapt to climate change, and promote environmentally sustainable development practices.

Section 4.8 of the LSPP requires that applications for major development shall be accompanied by a stormwater management plan that demonstrates:

- a) consistency with stormwater management master plans prepared under policy 4.5 when completed;
- b) consistency with subwatershed evaluations prepared under policy 8.3 and water budgets prepared under policy 5.2, when completed;
- c) an integrated treatment train approach will be used to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales;
- d) through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and
- e) through an evaluation of anticipated changes in phosphorus loadings between pre-development and post-development, how loadings shall be minimized.

A Servicing and Stormwater Management Report and preliminary grading and site servicing plans have been prepared and will be circulated to the LSRCA for review. Furthermore, detailed design work will be circulated to the LSRCA at the detailed design stage.

Within Section 6.33-DP of the Lake Simcoe Protection Plan, states that an application for development or site alteration shall, where applicable:

- a) increase or improve fish habitat in streams, lake and wetlands, and any adjacent riparian areas;
- b) include landscaping and habitat restoration that increase the ability of native plants and animals to use valleylands or riparian as wildlife habitat and movement corridors;
- c) seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and
- d) establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.

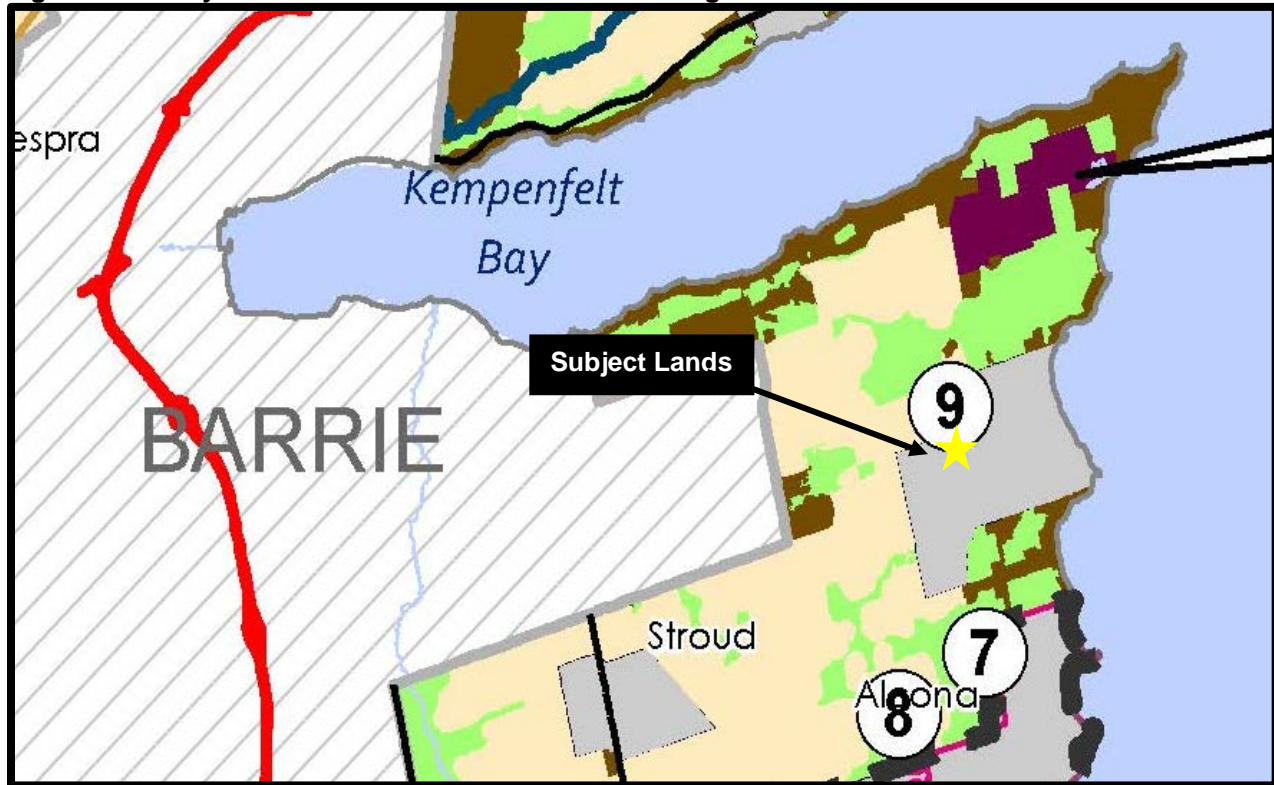
The subject lands do not contain any fish habitat, waterbodies or significant wetlands. In addition, a Servicing and Stormwater Management Report has been completed in support of the applications which details the measures to mitigate and/or minimize impacts of urban run-off.

The Lake Simcoe Region Conservation Authority will be circulated on the application, and as part of the Draft Plan of Subdivision approval process, matters such as stormwater management, phosphorus reduction and water balance will be reviewed. In my opinion, the proposed application conforms to the Lake Simcoe Protection Plan.

## 4.5 County of Simcoe Official Plan

The Town of Innisfil is a lower-tier municipality located within the County of Simcoe. Development in the Town is subject to the policies of the County of Simcoe Official Plan. The County's Official Plan contains overall growth policies and planning strategies to help provide guidance for growth throughout the County. The general intent of the County Official Plan is to direct urban-type growth to the settlement areas, while preserving prime agricultural land and respecting the environment. The subject lands are designated as Settlement in the County Official Plan Schedule 5.1 (**Figure 8**).

**Figure 8. County of Simcoe Official Plan Land Use Designation**



### 4.5.1 General Development Policies (Section 3.3)

In accordance with Sections 3.3.2 and 3.3.4, the subdivision is proposed on lands designated and zoned for residential development with access to and frontage on Lockhart Road. As per Section 3.3.15, 3.3.16 and 3.3.17 an EIS was prepared and concluded the site is not anticipated to contain significant natural features and it is not anticipated to result in negative impacts to the natural features on the site and within 120 metres of the property. Further, the Butternut tree will be removed and compensation will be provided, if required, as per provincial and federal requirements. Stormwater management for the subdivision will be contained within an Open Space block on site, and conveyed to the Town after final approval. A Servicing and Stormwater Management Report was prepared in support of the development and concludes there will be no negative impacts to the quantity or quality of water, as described in Section 3.3.19 of the Plan.

### 4.5.2 Settlement Area (Section 3.5)

Section 3.5, Settlements, states as an objective that development is to focus within existing settlements as the location for urban uses and most non-resource related growth and development. In accordance with Section 3.5.5, the lands are identified as being within a settlement area. Section 3.5.7 states settlement areas shall be the focus of population and employment growth and their viability and regeneration should be promoted. Further, residential, commercial, industrial, institutional and recreational uses shall be

developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use. The applications propose a residential subdivision containing 27 dwellings within the settlement boundary of Sandy Cove within the Town of Innisfil. The subject lands will be developed with a compact built form that is compatible with surrounding residential and commercial development.

In accordance with Section 3.5.23 and Section 3.5.24, the minimum targets for development of designated greenfield areas in the Town of Innisfil is 32 people and jobs per hectare. The proposed subdivision consisting of 27 units will contribute to the Town achieving its density targets as identified in Section 3.5.23. The proposed development will achieve a density of approximately 35 residents and jobs per hectare (77.4 residents & jobs/2.22 ha). This assumes 2.72 persons per dwelling, and a total of 4 jobs generated from home based businesses (assuming 5.5% of the population).

Section 3.5.29 suggests development within the built-up area and designated Greenfield areas of settlement areas may be of higher density to achieve the policy directives of this Plan but should be compatible with adjacent residential areas. The application for Zoning By-law Amendment proposes to rezone the lands to permit smaller lot sizes than are currently permitted. The proposed lots are appropriate and compatible given the range of lot sizes in the area. The mix of single detached lot sizes proposed by the applications will provide additional housing options within the Town, in consideration of Section 3.5.30.

#### **4.5.3 Cultural Heritage Conservation (Section 4.6)**

No significant cultural heritage resources are located on the lands proposed to be developed. Stage 1-2 and Stage 3 Archaeological Assessments were undertaken and archaeological resources were identified and will be conserved through the Stage 4 mitigation Assessment.

#### **4.5.4 Infrastructure: Sewage and Water Services (Section 4.7)**

The subject lands currently contain one single detached dwelling, which will be demolished, and the proposed subdivision will be connected to full municipal water and sewer services, which is the preferred method of servicing in settlement areas according to Section 4.7.4 and Section 4.7.17. Development of the subject lands will promote an efficient use of existing services in accordance with Section 4.7.9.

#### **4.5.5 Transportation (Section 4.8)**

In accordance with Sections 4.8.4 and 4.8.12 of the Plan, active transportation will be supported by the compact built form proposed and the availability of a range of uses in the surrounding area including a variety of commercial goods and services. In accordance with Section 4.8.42, reverse lotting has been avoided along the local road, and a higher density subdivision design will be facilitated by the Zoning By-law Amendment application.

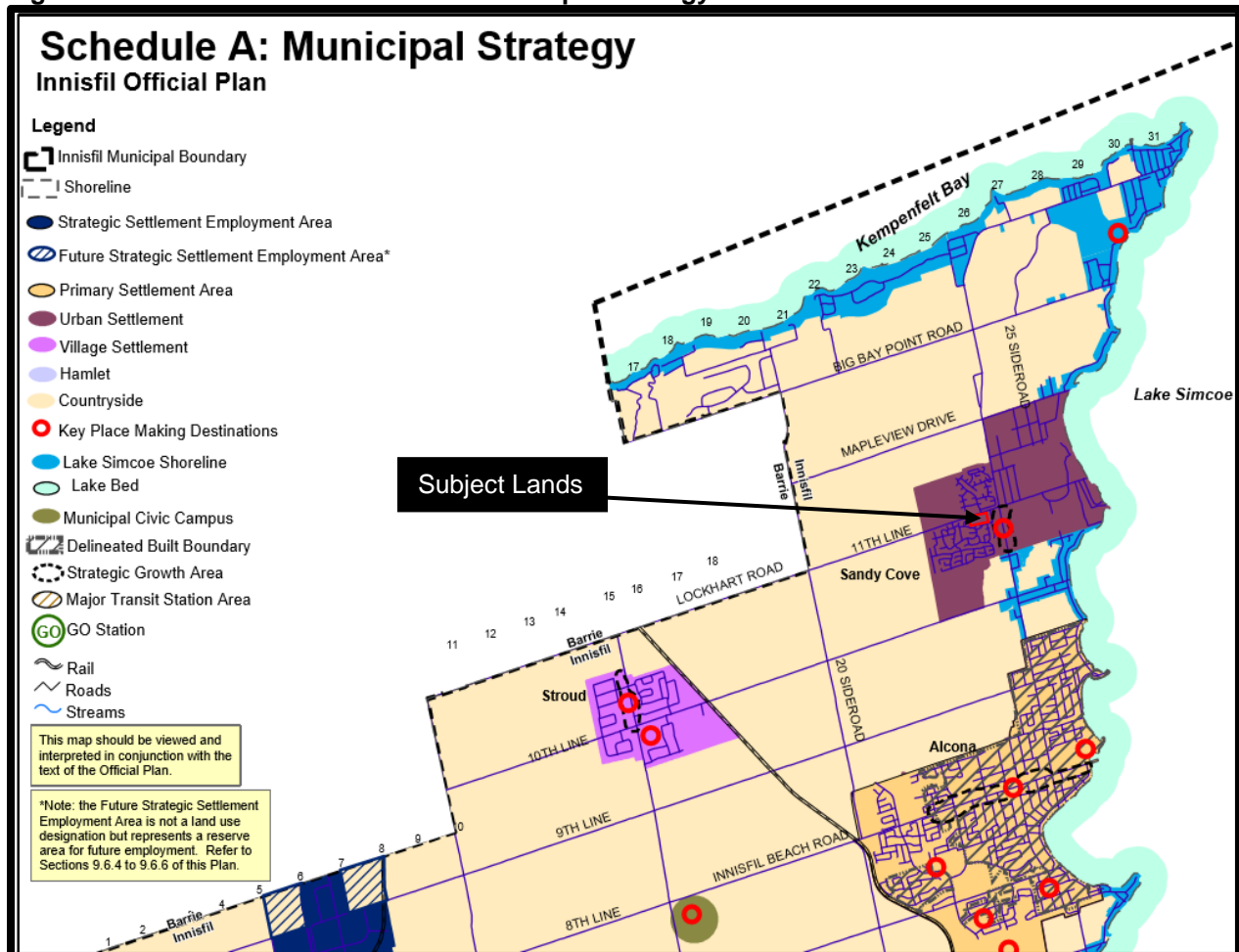
In conclusion, it is our professional planning opinion that the proposed applications for Plan of Subdivision and Zoning By-law Amendment to facilitate the development of 27 residential units conforms to the policies of the County of Simcoe Official Plan.



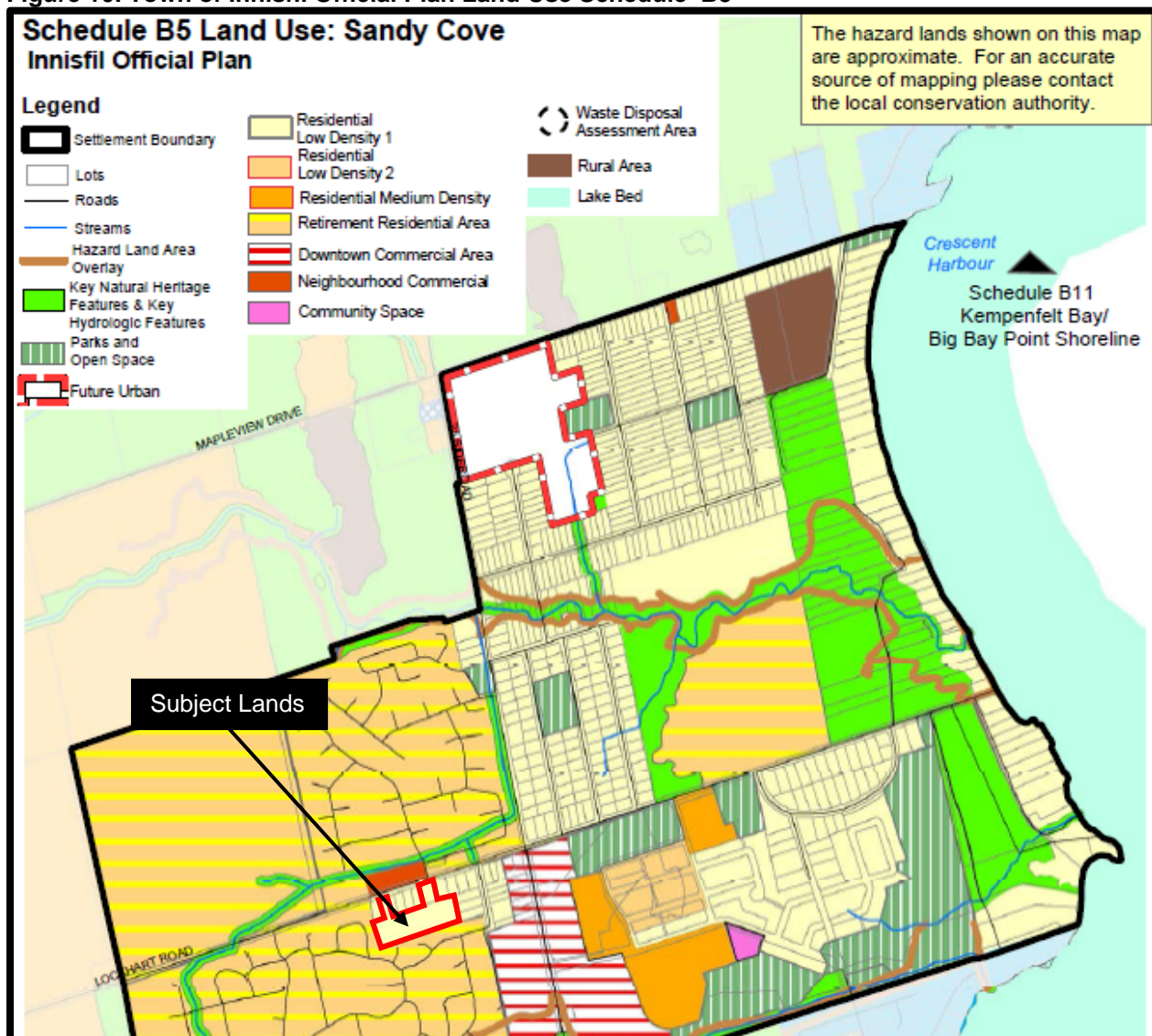
## 4.6 Town of Innisfil Our Place Official Plan

The Town of Innisfil Official Plan articulates the Town's planning vision and objectives. The Our Place Innisfil Official Plan came into effect on November 13<sup>th</sup>, 2018 with the exception of seven appeals related to Agricultural and Environmental Protection Mapping. The subject lands are located within the Sandy Cove Urban Settlement Area as identified on Schedule 'A' (**Figure 9**). Within the Town Official Plan Schedule B5: Sandy Cove, the lands are designated Residential Low Density 1 (**Figure 10**). Single detached dwellings are permitted within the Residential Low Density One designation as per Policy 10.2.2 of the Official Plan.

**Figure 9. Town of Innisfil Official Plan Municipal Strategy Schedule 'A'**



**Figure 10. Town of Innisfil Official Plan Land Use Schedule 'B5'**



Section 3.1.10 identifies that applications for rezoning and draft plan of subdivision shall be accompanied by a Place Making Brief. Please refer to the Section 3.2 of this Report, which summarizes the Place Making Brief submitted in support of the proposed applications. The Place Making Brief reviews the relative Place Making sections of the Official Plan (Section 2.0 and Section 3.0); therefore, these Sections have not been reviewed within this Report. The brief concludes there are opportunities for residents of the development to connect and play within the proposed subdivision and in places surrounding the site.

Section 9.3 contains policies specifically for Urban Settlement Areas, which Sandy Cove is identified as. The policies state Urban Settlement Areas will accommodate residential and employment growth on full municipal services. The proposed residential development will be on full municipal services. Further, policy 9.3.3 states Urban Settlement Areas shall contain a variety of public spaces that are designed and programmed to be vibrant year round spaces, this includes a new proposed mixed-use core in Sandy Cove along the 25<sup>th</sup> Sideroad. The subject lands are located approximately 300 metres from 25<sup>th</sup> Sideroad, therefore, future residents will have convenient access to the future mixed-use core in Sandy Cove.

Section 9.9 contains Intensification policies that are applicable to the applications. Policy 9.9.3 states greater amounts of intensification will be focused in the Strategic Growth Areas illustrated on Schedule A. The Strategic Growth Area in Sandy Cove is located along 25<sup>th</sup> Sideroad south of Lockhart Road. Although

the subject lands are not located within the Strategic Growth Area the proposed development's future residents will benefit from being in close proximity to this Strategic Growth Area.

The Town of Innisfil Official Plan provides policies for designated greenfield areas in Section 9.10, which state the areas shall be planned to achieve a minimum density of 32 residents and jobs combined per hectare and shall be developed in compact form. The proposed development will achieve a density of 35 residents and jobs per hectare, which exceeds the minimum standard.

In accordance with Policies 10.1.1 and 10.1.7, residents of the proposed development will be within 40 metres of a commercial plaza and the proposed development will include sidewalks as per the satisfaction of the Town. The proximity to the commercial plaza and the provision of sidewalks will facilitate place making opportunities for the residents of the proposed development.

Policy 10.1.12 identifies that neighbourhoods are to be designed with a modified street grid pattern. The proposed development includes a public road that will align with an entrance to the north to promote connectivity. The public road will provide two accesses to promote permeability through the proposed development. Further, Policy 10.1.15 states block lengths shall generally be in the range of 140-230 metres. The proposed development has a block length of approximately 190 metres. In accordance with Policy 10.1.20, the applications propose smaller lots to assist in providing an appropriate range of housing types and sizes in the Sandy Cove settlement area. Lastly, with regard to Policy 10.1.21, consideration will be given to the Town accessibility requirements during the detailed design stage.

Policy 10.1.40 identifies that building height, massing and architectural features of infill development and intensification shall respect and fit into the context of the local character. The proposed lots are compatible with surrounding properties considering the larger lot sizes of the adjacent properties directly to the north and east and the small, compact dwellings within the Sandycove Acres Retirement community.

Policy 10.2.4 identifies the maximum permitted density of the Residential Low Density One area shall be 13 units per net hectare and a minimum of 10 units per net hectare. Net hectare means the area of land measured in hectares utilized for residential dwellings including only the lot area and the local and collector residential streets as well as lanes and private streets. Accordingly, the removal of the stormwater management facility area (0.2192 ha) from the total area of 2.2269 hectares results in an area of 2.0077 hectares, when calculated with the proposed lots (27 lots /2.0077 ha), equals a density of 13.4482. In my opinion, the proposed density conforms to density range of 10-13 as outlined in Policy 10.2.4 of the Official Plan. I have consulted with Town Planning Staff, who have confirmed that the density as proposed conforms to the Official Plan.

In accordance with Section 16.2 Drainage and Stormwater, a Servicing and Stormwater Management Report has been prepared in support of the proposed development. The Report concludes, as summarized in Section 3.2, that the proposed stormwater block will control stormwater runoff for the 1 in 2 and 1 in 100 year storm event. Please refer to the submitted Servicing and Stormwater Management Report for additional information. Furthermore, the proposed development will be serviced by full municipal services in accordance with Policies 16.3.3 and 16.3.10.

Due to the woodland on the property, an Environmental Impact Study (EIS) is required in support of the proposed development. The EIS concludes the site is not expected to contain any significant key natural heritage features or key hydrologic features on the property, with the exception of a Butternut Tree which will be mitigated, and the proposed development is not anticipated to negatively impact the natural features and functions on the property or within 120 metres. Therefore, the proposed development conforms to the policies contained in Section 17.0 of the Official Plan.

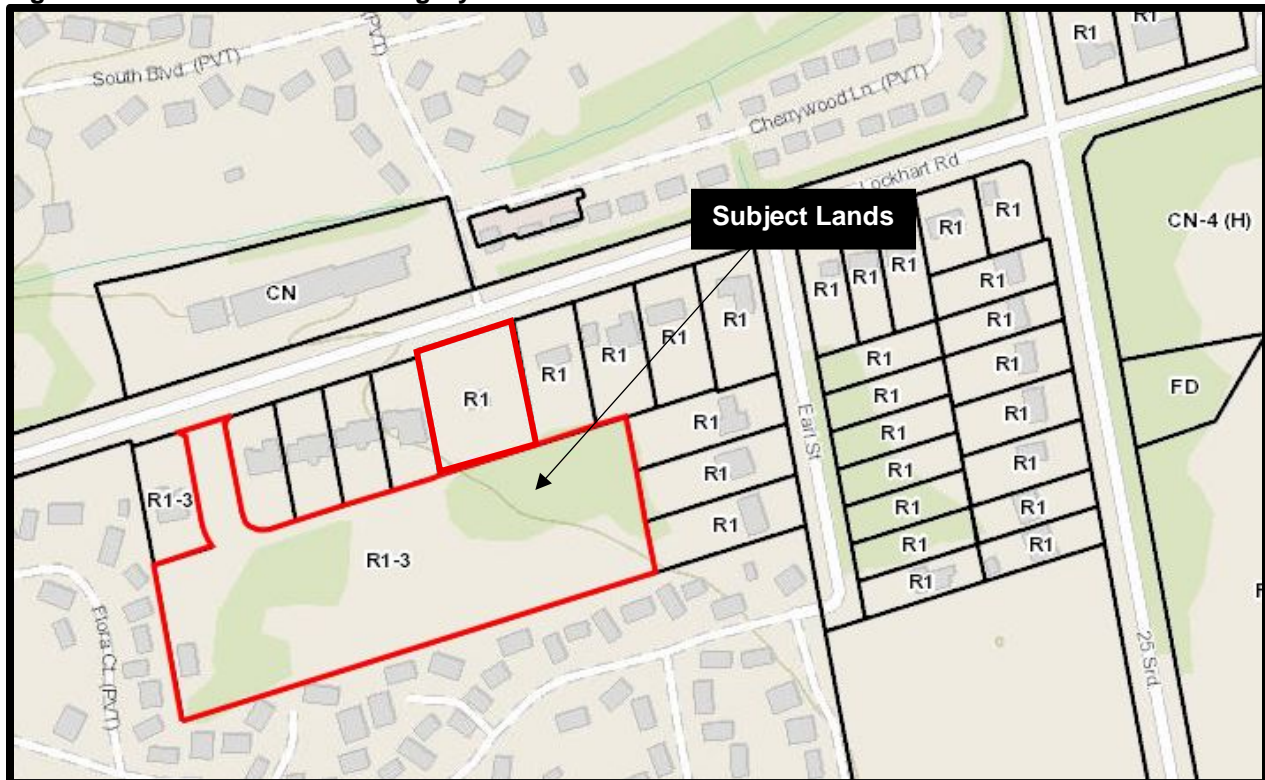
Section 22.8 Subdivision Control provides policies for development that is proceeding by way of Draft Plan of Subdivision. In accordance with Policy 22.8.1, the proposed development includes a block for stormwater management facilities, it will be connected to full municipal services and the local road will be designed as per Town's standards. Additionally, the proposed draft plan of subdivision provides a small block length and is located close to commercial uses, which assists in promoting complete streets and enhances sense of place.

In consideration of the settlement area, residential and infrastructure policies, in my professional planning opinion, the applications for Zoning By-law Amendment and Draft Plan of Subdivision to permit 27 single detached units conforms to the policies of the Official Plan. The proposed development will positively contribute to the achievement of the goals and objectives for the long term planning of the Town of Innisfil.

## 4.7 Town of Innisfil Zoning By-law 080-13

Within the Town of Innisfil Zoning By-law the subject lands are zoned Residential One (R1) and Residential One Exception (R1-3) (**Figure 11**). An amendment to Zoning By-law 080-13 is required to facilitate the proposed form of residential development, which consists of 27 single detached dwellings.

**Figure 11. Town of Innisfil Zoning By-law 080-13**



The lands are proposed to be rezoned to the Residential Two (R2), Residential Two Exception (R2-XX) and Open Space (OS) zone to facilitate the residential subdivision containing 27 single detached dwellings with one lot, Lot 26, requiring an exception for a deficient lot area, and a stormwater management pond (**Figure 12**). The proposed zoning will facilitate a compact built form throughout the subdivision. The Residential Two (R2) zone permits low density residential uses, such as single detached dwellings, with smaller lot sizes and frontages than what is permitted in the Residential One (R1) zone.



Figure 12. Proposed Zoning By-law Amendment

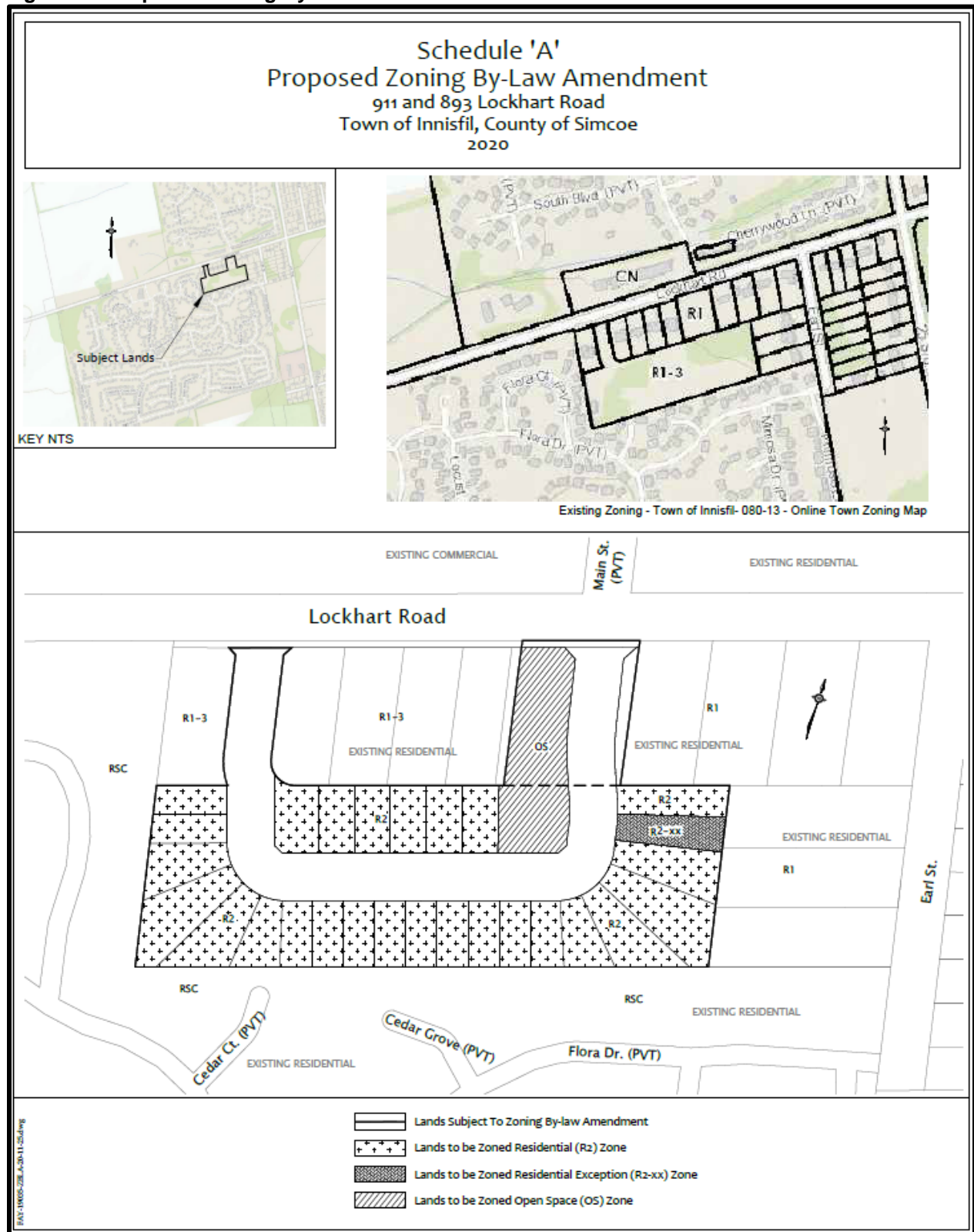


Table 4.2b identifies the zone standards for the Residential Two (R2) zone (**Table 1**). Within the Residential Two (R2) zone the required minimum lot area is 360 square metres for an interior lot and 450 square metres for an exterior lot. The minimum required lot frontage is 12 metres for an interior lot and 115 metres for an exterior lot. The required front yard setback within this zone is 4.5 metres, the rear yard setback is 7.5 metres, the required interior side yard setback is 1.2 metres, or 1.2 metres on one side and 0.6 metres on the side where a garage is attached, and the exterior side yard setback is 3.0 metres.

Lot 26 requires an exception for a deficient lot frontage. The required lot frontage, as mentioned, is 12 metres but the proposed lot frontage of Lot 26 is 11.55 metres, therefore an exception is being requested. Lot 26 will continue to meet all other provisions of the Zoning By-law and the exception will only vary the standard minimally, therefore, it will not result in negative impacts nor is it expected to be noticeable within the proposed subdivision.

The proposed lots have a lot area ranging from approximately 360 square metres to 620 square metres. The frontage of the lots range from 11.55 metres to 18.32 metres. No special provisions are required for the balance of the proposed residential subdivision. The proposed lots, with the exception of Lot 26, are planned to achieve all zone standards identified in Table 4.2b of the Zoning By-law.

**Table 1. Residential Two (R2) Zone Standards (Table 4.2b Zoning By-law 080-13)**

<b>Residential Two (R2) Zone Standards</b>		
	<b>Required</b>	<b>Provided (Minimum)</b>
<b>Minimum Lot Area (Interior Lot)</b>	360m <sup>2</sup>	360m <sup>2</sup>
<b>Minimum Lot Area (Exterior Lot)</b>	450m <sup>2</sup>	514m <sup>2</sup>
<b>Minimum Lot Frontage (Interior Lot)</b>	12m	11.55m (Lot 26) 12.0m
<b>Minimum Lot Frontage (Exterior Lot)</b>	15m	18.3m
<b>A. Minimum Front Yard</b>	4.5m	To be provided
<b>B. Minimum Interior Side Yard</b>	1.2m or 1.2m on one side and 0.6m on the other side where a garage is attached	To be provided
<b>C. Minimum Exterior Side Yard</b>	3m	To be provided
<b>D. Minimum Rear Yard</b>	7.5	To be provided

The Zoning By-law Amendment application is also requesting a rezoning of a portion of the subject lands to Open Space (OS) to facilitate a stormwater management pond. As per Section 7.1 of the Zoning By-law, a public use is a permitted use within the Open Space (OS) zone. A stormwater management facility is considered, by definition, a public use. No exceptions are required for the stormwater management block as there is no minimum lot area and the block meets the minimum lot frontage requirement.

## 5.0 CONCLUSION

This report reviewed the land use planning merits of the proposed applications for Draft Plan of Subdivision and Zoning By-law Amendment for lands located at 893 and 911 Lockhart Road in the Town of Innisfil, County of Simcoe.

In my professional planning opinion, the proposed applications for Draft Plan of Subdivision and Zoning By-law Amendment have regard to the Planning Act, are consistent with the Provincial Policy Statement, conform to the policies of the A Place to Grow Growth Plan, Lake Simcoe Protection Plan, and the County and Town Official Plan, and generally meet the intent of the Zoning By-law.

The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications will facilitate a residential subdivision that consists of 27 single detached dwellings. The application for Zoning By-law Amendment proposes to rezone the lands to the Residential Two (R2) and Residential Two Exception (R2-XX) zone to facilitate the proposed subdivision consisting of single detached dwellings on smaller lots than permitted with the current zoning. The rezoning to the R2 zone will promote a more compact form of development and will act as an appropriate transition between the larger lots fronting onto Lockhart Road and the small lots of the Sandycove Acres Retirement Community. The Zoning By-law Amendment is also requesting a rezoning of a portion of the subject lands to Open Space (OS) to facilitate a stormwater management pond.

The proposed applications will facilitate infill in an urban settlement area and will contribute to the range and mix of housing sizes in the Town and ensure compatibility of built form. The development will also be connected to full municipal services and will have convenient access to the commercial uses on Lockhart Road and future Strategic Growth Area along 25<sup>th</sup> Sideroad. The proposed development represents good planning and will contribute in a positive way to the Town of Innisfil.

Respectfully Submitted

**THE JONES CONSULTING GROUP LTD.**

A handwritten signature in blue ink, appearing to read 'Kayly Robbins', is positioned above the printed name.

Kayly Robbins, M. Pl  
Planner