



## TOWN OF INNISFIL STAFF REPORT

**STAFF REPORT NO:** DSR-139-18

**DATE:** September 19, 2018

**To:** Mayor, Deputy Mayor and Members of Council

**From:** Tim Cane, Manager of Land Use Planning

**Subject:** Public Meeting Report - 3275 25 Sideroad ('Teromi')  
Proposed Draft Plan of Subdivision (D12-2018-003)  
Zoning By-law Amendment (D14-2018-011)  
Official Plan Amendment (D09-2018-006)

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### RECOMMENDATION:

That Report DSR-139-18 be received.

### BACKGROUND:

Celeste Phillips Planning Inc., on behalf of the owners, Teromi Inc. and Alyange Holdings Inc., has submitted a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment application for the subject lands, which are legally described as Part of Lot 26, Concession 11, in the Town of Innisfil, and known municipally as 3275 25 Sideroad. The applicant is proposing a 231 unit residential subdivision on the subject lands, including 79 single-detached dwellings, 18 semi-detached dwellings, 13 townhouses and 121 apartments, a commercial block, public park and stormwater management pond.

The subject lands are located within the settlement area of Sandy Cove, south of Maplevue Drive and east of 25 Sideroad. They are currently vacant and are occupied by woodlands and wetlands. They are approximately 13.98 ha in area with approximately 302m frontage on 25 Sideroad and 329m frontage on Maplevue Drive. A Key Map showing the location of the subject lands is Attachment 1.

To the north of the subject lands is Maplevue Drive and significant woodlands. To the west of the subject lands is 25 Sideroad, single-detached dwellings, significant woodlands, a small convenience commercial building, Town pumping station and Bell utility building. To the south of the subject lands are single-detached dwellings and public roads. To the east of the subject lands are single-detached dwellings, an undeveloped Town-owned parcel zoned as a public park and currently occupied by woodlands, and public roads.

The County of Simcoe approved the 2006 Town of Innisfil Official Plan in 2008. Subsequently, Teromi Inc. appealed a proposed Natural Environmental Area designation for the subject lands. Following this, in 2012, a Minutes of Settlement (MOS) was entered into between the Town of Innisfil, County of Simcoe and Teromi Inc. at an Ontario Municipal Board (OMB) hearing. The MOS designated the subject lands 'Future Urban'. The Future Urban designations states:

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

- (a) *Lands 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, 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).”*

Town, County and LSRCA Staff met with the landowner in 2017 to review the requirements for a complete application submission based on Town requirements and the Future Urban designation. These applications are the resulting submission from this pre-consultation.

The purpose and effect of the Zoning By-law Amendment, Official Plan Amendment, and Plan of Subdivision is to permit the development of the subject lands primarily for residential purposes.

The Official Plan Amendment proposes to redesignate the subject lands from “Future Urban” to “Residential Low Density 1”, “Residential Medium Density”, “Neighbourhood Commercial” and “Parks & Open Space”.

The proposed Zoning By-law Amendment would rezone the subject lands from “Agricultural General (AG) Zone” and “Future Development (FD) Zone” to “Residential 1 Hold (R1(H)) Zone”, “Residential 2 Hold (R2(H)) Zone”, “Residential Semi Detached Hold (RS(H)) Zone”, “Residential Townhouse Hold (RT(H)) Zone”, “Residential Apartment Hold (RA(H)) Zone”, “Residential Apartment Exception Hold (RA-X(H)) Zone”, “Commercial Neighbourhood Hold (CN(H)) Zone” and “Open Space (OS) Zone”.

Attachment 2 is the proposed draft plan of subdivision. Attachment 3 is the proposed Concept Plan. Attachment 4 is the proposed draft Official Plan Amendment, Attachment 5 is the proposed draft Zoning By-law Amendment. Attachment 6 is comments received.

In support of these applications, the applicant has submitted the following studies:

- A Planning Justification Report;
- A Functional Servicing Report (including Stormwater Management);
- A Stage 1 Archaeological Study
- An Environmental Impact Study;
- A Preliminary Geotechnical Investigation;
- A Traffic Impact Study;
- A Noise Feasibility Study;
- A Preliminary Water Balance Assessment; and,
- A Preliminary Hydrogeological Investigation.

The proposed Zoning By-law Amendment, Official Plan Amendment and Draft Plan of Subdivision applications have been circulated internally to Staff, as well as other commenting agencies and the Lake Simcoe Region Conservation Authority (LSRCA) to review.

Notice for this Public Meeting was provided to required agencies, and all landowners within 120m of the subject lands on August 30, 2018, and signs were posted on the property by the applicant, in accordance with the Ontario Regulations. Notice was also provided in the newspaper and on the Town website.

## **ANALYSIS/CONSIDERATION:**

### Details of Proposed Plan of Subdivision

Attachment 2 is the proposed Draft Plan of Subdivision. Attachment 3 is a proposed Concept Plan. The following **Table A** is a land use breakdown of uses proposed:

**Table A: Land Use Breakdown**

<b>Proposed Use</b>	<b>Proposed Area</b>	<b>Proposed No. of Units/Blocks</b>
Single-detached lots (15.2m)	1.236 ha	12 units
Single-detached lots (12.2m)	3.933 ha	67 units
Semi-detached lots (8m)	0.727 ha	18 units
Townhouse lots (6m)	0.415 ha	13 units
Residential Apartment	2.005 ha	121 units / 2 blocks
Commercial	1.617 ha	1 block
Park	0.802 ha	1 block
Stormwater Management	0.624 ha	1 block
Drainage/Servicing Blocks	0.228 ha	4 blocks
Road Widening	0.105 ha	1 block
Streets	2.292 ha	4 streets (Street 'A' to 'D')
<b>Total</b>	<b>13.984 ha</b>	<b>231 units</b>

The total number of residential units proposed in the subdivision is 231. Approximately half (121) are proposed to be apartment units (which could be either rental or condominium), ranging from three to five storeys, and located in blocks abutting Mapleview Drive and 25 Sideroad. Staff are reviewing the request for apartments and increased height beyond the 3 storey maximum in the Official Plan in the context of the character of the surrounding area, and also with respect to community bonusing (Section 37).

A commercial block (zoned a Commercial Neighbourhood (CN) Zone) is proposed at the intersection of 25 Sideroad and Mapleview Drive to provide retail and service commercial uses.

Approximately 79 single-detached dwellings are proposed in the central, eastern and southern portions of the subject lands, mostly adjacent to existing single-detached dwellings. Eighteen semi-detached units and 13 townhouse units are proposed, as well as four public roads.

A centrally located park is proposed to connect to an existing Town-owned Open Space (OS) zoned park with frontage on Oak Street that is currently heavily vegetated with mature woodlands, as well as a Town-owned stormwater management pond in the southern portion of the subject lands. Single-detached, semi-detached and townhouse units are proposed to be freehold. Street 'D' is proposed to connect to Balsam Street, which is an unopened Town-owned right of way connecting to Oak Street. 22 homes would be proposed on Street 'D'. The remainder of the residential units would be accessed from public roads that only connect directly to Mapleview and 25 Sideroad.

The following is a review of the proposed applications with respect to Provincial planning documents, the County and Town Official Plan and other Town policies including the Innisfil Strategic Plan and the Town Zoning By-law No. 080-13.

#### Innisfil Strategic Plan (2017-2020)

The Innisfil Strategic Plan speaks to the importance of planning for growth and intensification with respect to the Provincial Growth Plan while maintaining community character, developing opportunities for enhanced active transit, including providing an accessible system of connecting trails and walkways between communities, optimization of infrastructure, and affordable housing.

With respect to growth and intensification, the proposed development would direct growth to within the settlement area boundary of Sandy Cove. Although higher densities such as 3 to 5 storey apartments are proposed on arterial roads, the density is proposed to decrease to adjacent to existing single-detached dwellings that abut the subject lands to the south and east, to provide a transition that more closely matches adjacent land uses. The Provincial Growth Plan requires that higher densities are provided within settlement areas in designated greenfield areas (the subject lands are considered 'greenfield' development under the Growth Plan) to curtail urban sprawl and encourage compact development.

With respect to active transit and providing accessible trails and walkways, the proposed development provides public streets and a public park that would connect to trails systems in the Town's Trails Master Plan, following proposed rights of way. In the surrounding area, a multi-use trail is proposed along 25 Sideroad, and a sharrow is proposed along Pinegrove Avenue. A walkway following a servicing block may also be provided to connect to Cowan Avenue.

With respect to infrastructure, 25 Sideroad has an existing sewer and water system that would be more efficiently used by the proposed development. Proposed apartments would provide for more affordable housing options than traditional single-detached homes.

#### Provincial Policy Statement (PPS) 2014

The subject lands are within a settlement area. Section 1.1.3.1 of the Provincial Policy Statement (PPS) 2014 states that settlement areas "*shall be the focus of growth and development, and their vitality and regeneration should be promoted*". Section 1.1.3.2 states that land use patterns in settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, including infrastructure and public service facilities which are planned or

available. Section 1.1.3.4 additionally states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form.

The proposed subdivision is a greenfield development within the settlement area boundary of Sandy Cove that has a “Future Urban” designation in the Town Official Plan. At an overall density of approximately 28 units per net residential hectare, the proposal would facilitate intensification and compact form. A mix of land uses, including various housing forms, commercial uses and a public park, are proposed.

Section 1.4.3 of the PPS requires municipalities to provide an appropriate range and mix of housing types and densities to meet the needs of current and future residents. Also, Section 1.5.1 of the PPS discusses the importance of fostering healthy active communities by providing trails and linkages that allow for active transportation and community connectivity. As stated a multi-use trail is proposed on 25 Sideroad which would connect internally to this subdivision. Additional linkages may be provided within the public road allowances and servicing blocks (e.g. Cowan Avenue).

Section 2.1 of the PPS states that natural features and areas shall be protected for the long term, and that development and site alteration shall not be permitted in significant wetlands, and shall not be permitted on adjacent lands to significant wetlands unless there are no negative impacts on the natural features or their ecological functions. The Environmental Impact Study (EIS) submitted with this application is currently being peer reviewed by the Lake Simcoe Region Conservation Authority (LSRCA). An EIS is a requirement of the Town Official Plan policies respecting the Future Urban designation prior to permitting any development on the subject lands.

#### Places to Grow – Provincial Growth Plan (2017)

The subject lands are located in a ‘*settlement area*’ under the Growth Plan. The Growth Plan states in Section 2.2.1 2. d) that development shall be directed to settlement areas, except where the policies of the Growth Plan permit otherwise. Section 2.2.1 4. h) states the importance of planning for complete communities that support a diverse mix of land uses, a range of housing options, development of high quality compact built form to accommodate needs of all household sizes and incomes, and providing convenient access to publicly accessible open spaces, parks, and recreational facilities, stores, services and public service facilities, and active transportation.

The Provincial Growth Plan requires a minimum overall Town-wide average of 32 residents and jobs per hectare for greenfield development (Section 3.5.23 of the County Official Plan). Other neighbourhoods within Sandy Cove, such as the surrounding low density single-detached residential neighbourhoods, are at a lower density than 32 (estimated at approximately 15 persons and jobs per hectare). The estimated density of the proposal is approximately 50 persons and jobs per hectare, including potential jobs generated within the proposed commercial block. Staff are reviewing the requested density in the context of the Growth Plan policies.

#### Lake Simcoe Protection Plan (LSPP)

The subject lands are located within a settlement area, and therefore the settlement area policies of the LSPP apply. The Lake Simcoe Region Conservation Authority (LSRCA) has been circulated these applications with respect to LSPP conformity. Staff are still waiting for comments from the LSRCA on their review of the EIS associated with the application. All applicable policies of the LSPP must be met for development to occur on the subject lands.

#### County of Simcoe Official Plan

The subject lands are designated “Settlement” on Schedule 5.1 of the County Official Plan. The County Official Plan states that lands designated Settlement are to be planned to accommodate a diversity of land uses, including residential, commercial, industrial and institutional uses. Section 3.5.2 states development should be in a compact form that promotes efficient use of land and provision of water, sewer, transportation and other services, and Section 3.5.28 states that Settlement form shall integrate paths and trails, bicycle routes and a compact and convenient design, as well as incorporation of natural heritage features and areas.

The proposed development has a diversity of residential uses as well as commercial uses, and incorporates recreational lands (parks and open space). The proposed multi-use trail on 25 Sideroad would be connected to this development via proposed public road allowances. There are also potential connections to other trails, sharrows, or other proposed active transportation features in the area. The Environmental Impact Study (EIS) recommends that no natural heritage features are to be preserved, however the LSRCA and Town are still reviewing this report.

#### Town of Innisfil Official Plan

The majority of the subject lands are currently designated “Future Urban” on Schedule B5 of the Town Official Plan. A small portion of the subject lands are also designated “Residential Low Density 1” in the far northeast corner (these lands are currently a separate land locked parcel (Alyange Holdings Inc.) and were not subject to the OMB appeal and hearing). The “Future Urban” designation is proposed to be redesignated from “Future Urban” to “Residential Low Density 1”, “Residential Medium Density”, “Neighbourhood Commercial” and “Parks & Open Space” to permit the proposed subdivision. The proposed draft Official Plan Amendment is Attachment 4.

The subject lands are also within the Sandy Cove settlement area, which is classified as an ‘Urban Settlement’ on Schedule A of the Town Official Plan. Section 2.5 of the Town Official Plan states that Urban Settlements are to be the primary focus of and location for urban growth within the Town of Innisfil and are intended to provide a broad range of housing opportunities, commercial facilities and services, recreation, culture, government facilities and services and employment opportunities. The proposed development would provide a variety of housing, commercial facilities and recreation, as well as some employment opportunities for Sandy Cove.

The Town Official Plan states the following in Section 10.7.1:

*“Lands 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.”*

The proposed draft Official Plan Amendment redesignates the subject lands primarily for residential land uses, and also provides a neighbourhood commercial designation and a parks and open space designation.

The Residential Low Density 1 designation applies to the single-detached area of the proposed draft plan. The Residential Medium Density designation applies to the proposed semi-detached, townhouse and apartment block areas, as well as a few of the single-detached lots (which are permitted in limited numbers within the Residential Medium Density designation as per Section 3.3.7.1). Currently the Residential Medium Density designation only permits buildings up to 3 storeys. The Official Plan Amendment proposes to increase this to 5 storeys.

The proposed public park and stormwater management pond would be designated Parks and Open Space, and the commercial block would be designated Neighbourhood Commercial, which permits uses such as grocery stores, convenience retail, restaurants, personal services, pharmacies, health care clinics and offices, and places of worship. Professional offices are proposed to be added to the list of uses in the Official Plan Amendment.

An Environmental Impact Study is required in accordance with Town Official Plan policies, which has been submitted with this application and is currently being reviewed by Staff and the LSRCA. Also required by the Town Official Plan is a master drainage plan, traffic impact study, planning justification and functional servicing report. These have been provided and are being reviewed by the Town.

### Town Zoning By-law No. 080-13

The subject lands are currently zoned “Agricultural General (AG) Zone” and “Future Development (FD) Zone” in Town Zoning By-law No. 080-13. The subject lands are proposed to be rezoned to “Residential 1 Hold (R1(H)) Zone”, “Residential 2 Hold (R2(H)) Zone”, “Residential Semi Detached Hold (RS(H)) Zone”, “Residential Townhouse Hold (RT(H)) Zone”, “Residential Apartment Hold (RA(H)) Zone”, “Residential Apartment Exception Hold (RA-X(H)) Zone”, “Commercial Neighbourhood Hold (CN(H)) Zone” and “Open Space (OS) Zone” to permit the proposed subdivision. Attachment 5 is a copy of the draft Zoning By-law Amendment and Schedule ‘A’.

The minimum 15m frontage single-detached lots would be zoned R1. Minimum 12m frontage single-detached lots would be zoned R2. Semi-detached lots would be zoned RS (minimum 8m frontage) and townhouses would be zoned RT (minimum 6m frontage). These zones are proposed to have the standard provisions in terms of height, setbacks, lot area and frontage, and other requirements of the Town Zoning By-law.

The two apartment blocks would be zoned RA and RA-X. The standard RA zone permits residential apartments up to 12m in height (typically three to four storeys). The RA-X zone would increase the permitted height to a maximum of 5 storeys for the townhouse block on Mapleview Drive, if approved.

The commercial block would be zoned CN which permits a number of retail and service commercial uses, including medical offices, professional offices, restaurants, retail and convenience stores, grocery stores and other uses in accordance with the Town Zoning By-law. The maximum height of a building in this zone is 11m.

The OS Zone would permit the proposed park. This is the same zoning as the adjacent forested property to the east of the proposed park which is Town-owned and designated as Parks and Open Space the Town Official Plan.

A holding (H) provision is included in the Zoning By-law Amendment whereby no building permits can be issued until sewer and water allocation is granted and a Subdivision Agreement is entered into for the subject lands. These are standard conditions for other similar developments in Innisfil.

### Additional Considerations

Town Staff are aware of existing shallow wells in the surrounding neighbourhood and the effect site disturbance may cause on these wells. As a result, Staff required the applicant to submit a Preliminary Hydrogeological Investigation, which is currently being peer reviewed by the Town.

If Council decides to conditionally approve the subdivision, a well monitoring program, similar to the conditions approved for the Innis Village development to the south, would be required.

Conditions of Draft Plan Approval and a Subdivision Agreement would be required, which would be presented in a future recommendation report to Council. This would address such matters as architectural control, sewer and water allocation, street naming, archaeological requirements, fencing, landscaping, tree preservation, parkland dedication requirements, report updates, and other matters.

Part lot control applications would be required to subdivide the townhouse and semi-detached units. Site Plan Control would also be required for the commercial block and apartment blocks. Condominium exemption applications may be required for standard condominiums if the apartment blocks proceed under condominium tenure.

Staff have concerns about proposed stormwater management, in particular with respect to adjacent residential properties to the south. Stormwater is proposed to be contained in a stormpond and discharged through an easement that exists between two dwellings. Staff are reviewing this matter further with respect to the studies submitted with this application.

The development is proposed on full services, with sewer and water provided from 25 Sideroad. A sewer and water line is also proposed to connect the proposed Street 'D' cul-de-sac to future water main and sewer main on Oak Street. Staff note there are currently sanitary sewer limitations for this site in the absence of a pump station, and with respect to the existing Lakeshore Wastewater Treatment Plant capacity. The existing sewer and water lines along 25 Sideroad are not able to service the entire site.

A central park (0.802 ha) is proposed within the centre of the development to connect to the existing Town-owned parkland to the immediate east, with frontage on Oak Street. The total area of the combined parkland would be 2.13 ha, including existing Town-owned lands. It appears that at 1 ha per 300 units and 2% for commercial, the amount of parkland provided in this application meets the requirements under the Town's parkland dedication by-law. Staff are reviewing the amount of parkland proposed for this development in the context of the existing parkland inventory in Sandy Cove and the Town's Parks and Recreation Master Plan.

As stated, an Environmental Impact Study (EIS) has been submitted in support of this application and is being reviewed by the Lake Simcoe Region Conservation Authority (LSRCA). Woodlands and wetlands are both identified on the subject lands and development is required to demonstrate conformity to the Lake Simcoe Protection Plan, consistency with the Provincial Policy Statement and the LSRCA Ontario Regulations 179/06.

### Comments Received

As of the writing of this report, the following comments have been received:

**Innisfil Hydro** – September 7, 2018 – No objections.

**Jean and Ed Sukman** – September 11, 2018 – Concerns respecting the proposed area designated for stormwater management and having open water behind 3196 Oak Street.

**Simcoe County District School Board** – September 14, 2018 – No objection. Standard conditions.

Comments received are Attachment 6

**TIMING CONSIDERATION:**

This report has been prepared to provide information on the above-noted applications and seeks comment from residents and Council on the applications. Council should note that there is no immediate deadline for the proposed amendments.

Section 34(11) and 22(7) of the *Planning Act* state that if no decision is made within 210 days of a complete application, the Zoning By-law Amendment and Official Plan Amendment could be appealed to the Local Planning Appeal Tribunal (LPAT). Therefore, March 11, 2019 is the last date a Council decision should be provided for these applications.

Section 51(34) of the *Planning Act* states that if no decision is made within 180 days of a complete application, the Plan of Subdivision could be appealed to the LPAT. Therefore February 9, 2019 is the last date a Council decision should be provided for the Plan of Subdivision.

A final report with a recommendation for Council decision is targeted to return as soon as possible.

**OPTIONS/ALTERNATIVES:**

This report is for information purposes only. Future options will be provided in the staff recommendation report.

**FINANCIAL CONSIDERATION:**

All costs incurred by the Town for the purposes of these applications are recovered from the applicant, resulting in no net financial impact to the Municipality.

**CONCLUSION:**

This report is provided for information. A subsequent report will be provided to Council at a future date reviewing comments received and provided a recommendation as to whether the proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision should be approved.

**PREPARED BY:**

Steven Montgomery, Senior Planner

**APPROVED BY:**

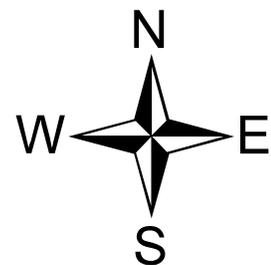
Tim Cane, Manager of Land Use Planning

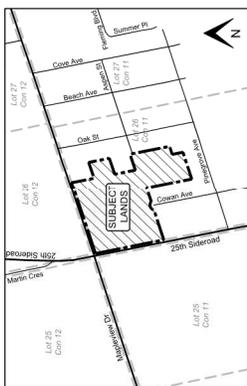
**Attachments:**

1. Key Map
2. Draft Plan of Subdivision

3. Draft Concept Plan
4. Draft Official Plan Amendment
5. Draft Zoning By-law Amendment
6. Comments Received

**Key Map - Teromi Subdivision**  
**3275 25 Sideroad**  
**File Nos. D12-2018-003, D14-2018-011**  
**D09-2018-006**

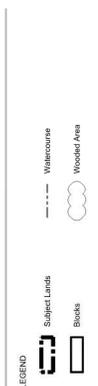




Scale: 1:10,000

LAND USE SCHEDULE

USE	LOTS/BLOCKS	UNITS	AREA	%
Single Detached Lots (15.2m)	92-96, 101-105, 109, 110	12	1,238	3.05
Single Detached Lots (12.2m)	5-30, 34-46, 49-51, 97-100, 106-108	67	3,033	9.72
Single Detached Lots (9m)	1-4, 31-42, 47, 68	18	727	1.86
Townhouse Lots (9m)	69-81	13	445	1.03
Residential Apartment	112, 113	121	2,005	4.98
Commercial	111	1	1,617	4.00
Park	114	1	6,822	16.8
SWM Pond	115	1	6,824	16.8
Drainage/Service Blocks	116-119	228	2,228	5.56
Road Widening	120	1	1,015	2.52
Streets	Street A - Street D'	2,292	5,668	14.19
<b>TOTAL</b>	<b>231</b>	<b>231</b>	<b>13,984</b>	<b>34.55</b>



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT

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

No.	DATE	REVISION

DRAFT PLAN OF SUBDIVISION

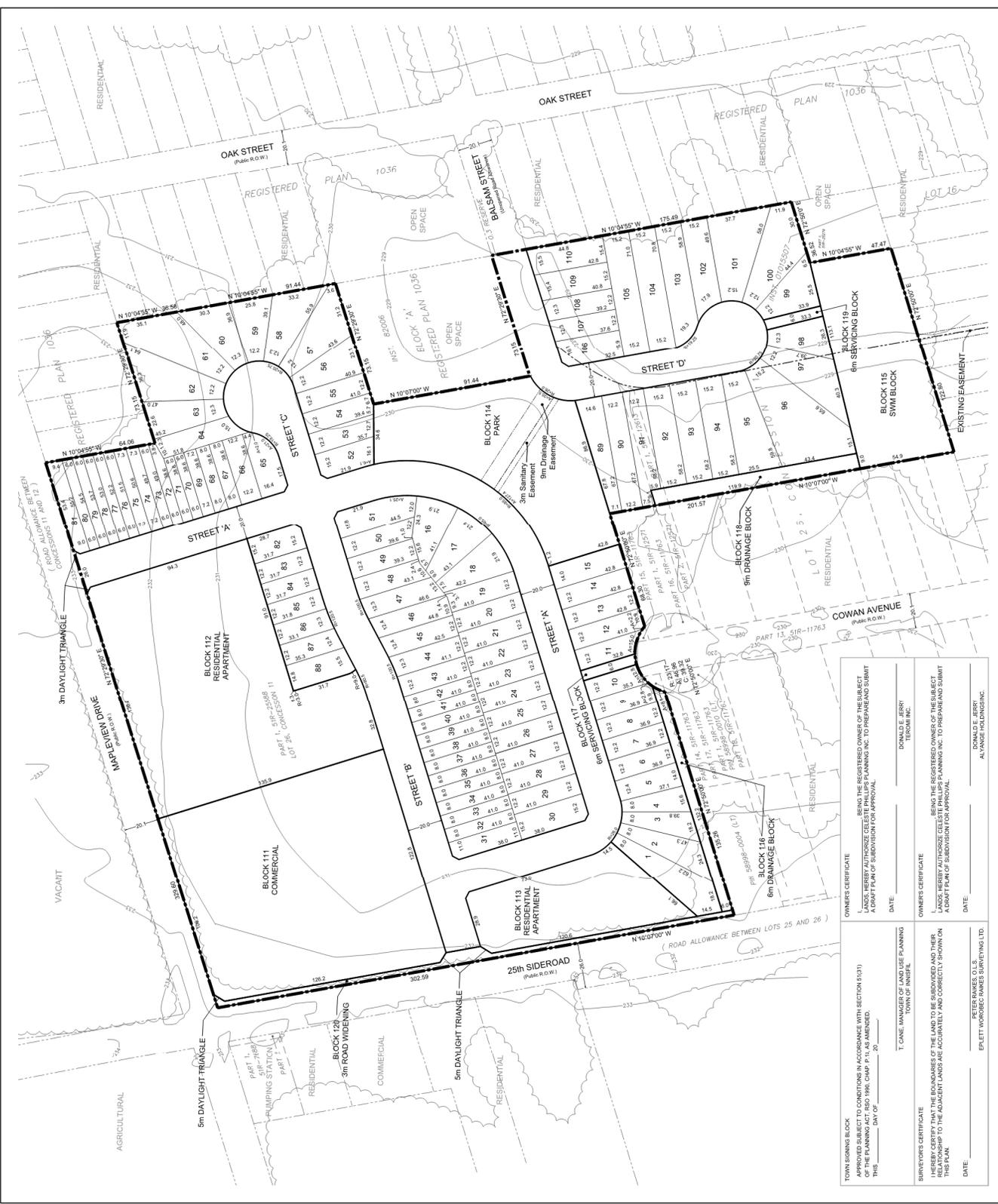
PART OF LOT 26, CONCESSION 11,  
 (GEOGRAPHIC TOWNSHIP OF INNISFIL)  
 TOWN OF INNISFIL,  
 COUNTY OF SIMCOE

Stamp



Scale: 1:10,000  
 Date: February  
 Drawn By: AM  
 Checked By: CP

85 Bayfield Street, Suite 300,  
 Barrie, ON L4M 5A7  
 T: 705.730.8867  
 F: 705.730.8860  
 celeste@cpplan.ca  
 celeste PHILLIPS  
 PLANNING INC.



**TOWN SIGNING BLOCK**  
 APPROVED SUBJECT TO CONDITIONS IN ACCORDANCE WITH SECTION 5(3)1  
 OF THE PLANNING ACT, RSO 1990, CHAP. P11, AS AMENDED.  
 THIS PLAN OF SUBDIVISION IS APPROVED ON BEHALF OF THE TOWN OF INNISFIL.

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR  
 RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON  
 THIS PLAN.

DATE: \_\_\_\_\_  
 PETER RANKS O.L.S.  
 EPRETT WARRIOR LANDS SURVEYING LTD.

**OWNERS CERTIFICATE**  
 I, BEING THE REGISTERED OWNER OF THE SUBJECT  
 LANDS, HEREBY AUTHORIZE CELESTE PHILLIPS PLANNING INC. TO PREPARE AND SUBMIT  
 A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: \_\_\_\_\_  
 DONALD E. JERRY  
 AL WOOD INDUSTRIES INC.

**OWNERS CERTIFICATE**  
 I, BEING THE REGISTERED OWNER OF THE SUBJECT  
 LANDS, HEREBY AUTHORIZE CELESTE PHILLIPS PLANNING INC. TO PREPARE AND SUBMIT  
 A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: \_\_\_\_\_  
 DONALD E. JERRY  
 AL WOOD INDUSTRIES INC.

# CONCEPT PLAN

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

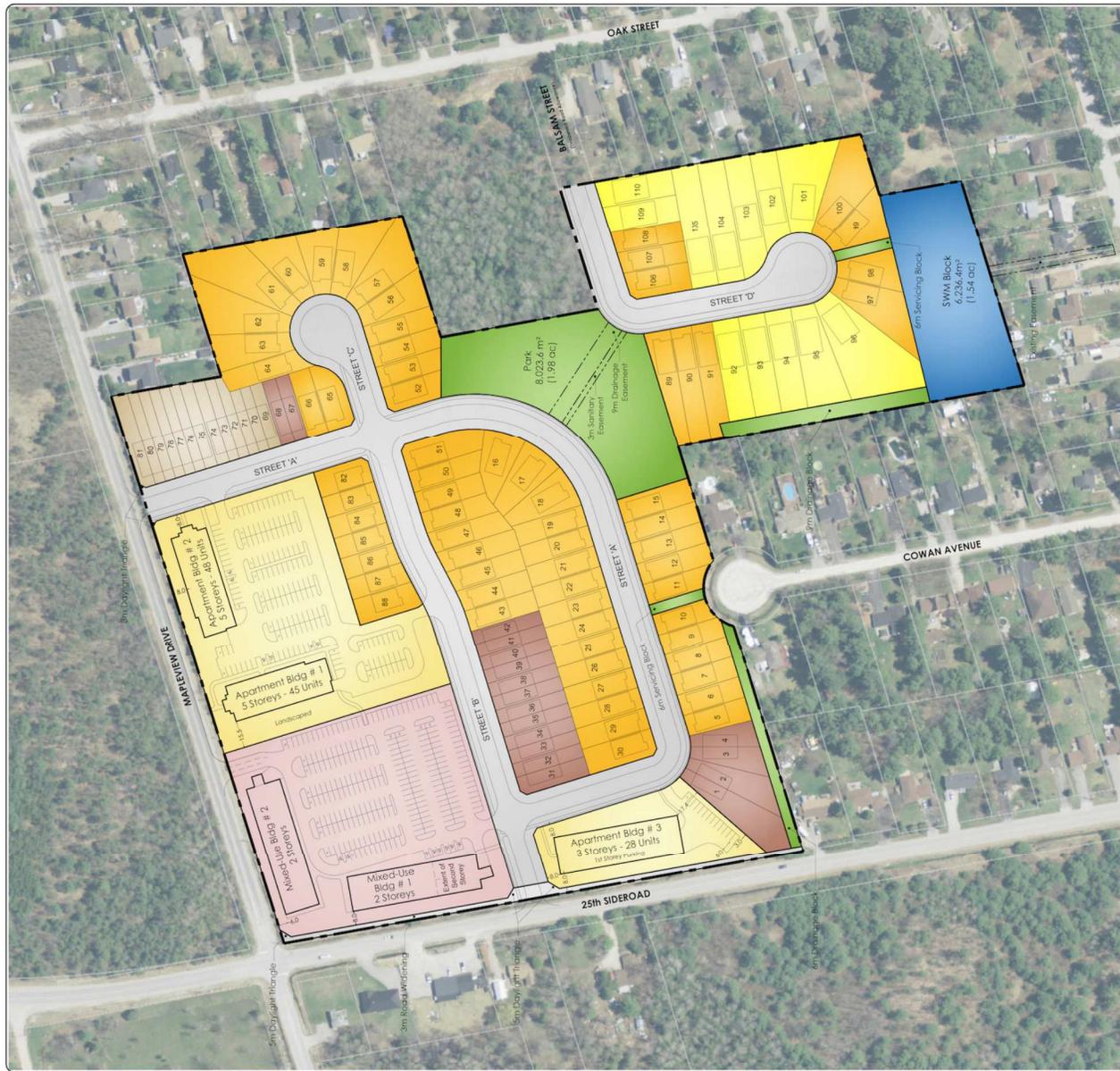
## Legend

- Subject Lands**  
Area: 1,39,838.9m<sup>2</sup> (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.



Drawn by: A.M. Date: February 26, 201



## SITE STATS

### Single Detached Lots (15.24m)

Zone: R1  
No. of Lots: 12  
Min. Lot Area: 636.5m<sup>2</sup>  
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: 386.6m<sup>2</sup>  
Min. External Lot Area: 474.0m<sup>2</sup>  
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: 308.9m<sup>2</sup>  
Min. External Lot Area: 443.2m<sup>2</sup>  
Min. Front Yard Setback: 4.5m  
Min. Rear Yard Setback: 7.5  
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: 231.7m<sup>2</sup>  
Min. End Unit Lot Area: 278.1m<sup>2</sup>  
Min. External Lot Area: 505.5m<sup>2</sup>  
Min. Front Yard Setback: 4.5m  
Min. Rear Yard Setback: 7.5  
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: 16,168.4m<sup>2</sup>  
Retail Commercial GFA: 3,090.4m<sup>2</sup>  
Personal Service GFA: 2,501.7m<sup>2</sup>  
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: 20,054.1m<sup>2</sup>  
Total Apartment Units: 121  
Front Yard Setback: 8m  
Exterior Side Yard Setback: 8m  
Rear Yard Setback: 15.5m  
Parking Required: 212  
Parking Provided: 213  
Landscaped: 39.6%  
Coverage: 33.6%

**AMENDMENT NO. XX  
TO THE  
OFFICIAL PLAN FOR THE  
TOWN OF INNISFIL**

**TEROMI INC. AND ALYANGE HOLDINGS INC.**

**PART OF LOT 26, CONCESSION 11**

**TOWN OF INNISFIL**

**DRAFT**

**THE CORPORATION OF THE TOWN OF INNISFIL**

**BY-LAW NUMBER NO. XXX-18**

**A By-law of The Corporation of the Town of Innisfil to adopt Amendment No. XX  
to the Official Plan of the Town of Innisfil  
Teromi Inc./Alyange Holdings Inc., Part Lot 26, Concession 11, Town of Innisfil**

The Council of The Corporation of the Town of Innisfil, in accordance with Sections 17, and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, hereby **ENACTS AS FOLLOWS:**

1. Amendment No. XX to the Official Plan of the Town of Innisfil for Teromi Inc./Alyange Holdings Inc., Part Lot 26, Concession 11, Town of Innisfil constituting the attached explanatory text, and Schedule "A", is hereby adopted.
2. The Corporation of the Town of Innisfil makes application to the County of Simcoe for approval of said Amendment.
3. The Clerk is hereby authorized, and directed to make such application on behalf of the Corporation, and to execute under the Corporate Seal such documents as may be required for the above purposes.

**READ A FIRST, AND TAKEN AS READ A SECOND, AND THIRD TIME, AND  
FINALLY PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

\_\_\_\_\_  
**Gord Wauchope, Mayor**

\_\_\_\_\_  
**Lee Parkin, Clerk**

**AMENDMENT NO. XX**  
**TO THE**  
**OFFICIAL PLAN FOR THE**  
**TOWN OF INNISFIL**

**TEROMI INC./ ALYANGE HOLDINGS INC.,**  
**PART OF LOT 26, CONCESSION 11, TOWN OF INNISFIL**

The attached explanatory text, and Schedule "A" constitutes Amendment No. XX to the Official Plan of the Town of Innisfil for Teromi Inc./Alyange Holdings Inc., Part Lot 26, Concession 11, Town of Innisfil, which was adopted by the Council of The Corporation of the Town of Innisfil by By-law No. XXX-18 in accordance with Sections 17, and 21 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, on the \_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
**Gord Wauchope, Mayor**

\_\_\_\_\_  
**Lee Parkin, Clerk**

**AMENDMENT NO. XX TO THE  
OFFICIAL PLAN FOR THE  
TOWN OF INNISFIL**

**TEROMI INC./ ALYANGE HOLDINGS INC.,  
PART OF LOT 26, CONCESSION 11, TOWN OF INNISFIL**

**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.

**AMENDMENT NO. XX**  
**TO THE**  
**OFFICIAL PLAN FOR THE**  
**TOWN OF INNISFIL**

**TEROMI INC./ ALYANGE HOLDINGS INC.,**  
**PART OF LOT 26, CONCESSION 11, TOWN OF INNISFIL**

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- 2. Purpose .....
- 3. Scope.....
- 4. Details of Amendment .....
- 5. Implementation .....
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DRAFT

## **PART A - THE PREAMBLE**

### **1. PURPOSE**

The purpose of this Amendment is to change the land use designation of the Teromi/Alyange (“Teromi”) lands from Future Urban to Residential Low Density One, Residential Medium Density, and Open Space, to increase the maximum height from three to five storeys for condominium/apartment buildings within the Medium Density designation and to permit professional offices as a permitted use in the Neighbourhood Commercial designation.

### **2. LOCATION**

The Teromi lands are located on the south side of Maplevue Drive, east of the 25th Sideroad, in the Sandy Cove Settlement Area. The lands, consisting of approximately 14 hectares, are legally described as Part of Lot 26, Concession 11, Town of Innisfil. The location of the Teromi lands is shown more precisely on Schedule “A” attached hereto.

### **3. BACKGROUND**

The Teromi property is located within the “Settlement Boundary” of Sandy Cove in the Town of Innisfil and is designated Future Urban in the Town’s in force Official Plan. It is noted that the landlocked parcel of land, Alyange Holdings Inc., is already designated for residential use. The Teromi lands are zoned Agricultural (AG) and Future Development (FD) in Zoning By-law 080-13.

The intent of the Official Plan Amendment is to designate the lands to implement a draft plan of subdivision, consisting of a variety of residential uses as well as a neighbourhood commercial area and open space lands.

The surrounding lands include the following:

**North:** Vacant lands

**East and South:** Existing residential areas, consisting of single detached dwellings.

**West:** 25<sup>th</sup> Sideroad, including a variety of uses including commercial, low density single detached residential uses, and vacant open space lands, all located outside the Sandy Cove Settlement boundaries.

## 4. BASIS

### 4.1 Introduction

The land is currently vacant and designated Future Urban in the Town's Official Plan, Schedule B5 Land Use: Sandy Cove. Policy 10.7 of the Official Plan sets out the parameters for development as follows:

#### *"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)."*

An application for subdivision approval has been submitted to the Town of Innisfil, along with supporting technical documents, as required by Official Plan Policy 10.7. A total of 231 residential dwelling units are proposed with an overall density of 16.5 units per hectare. The distribution of units is as follows:

- Twelve (12) single detached lots with 15.2 m. frontages
- Sixty seven (67) single detached lots with 12.2 m. frontages
- Eighteen (18) semi detached lots with 8 m. frontages
- Thirteen (13) townhouse lots with 6 m. frontages
- One hundred twenty one (121) residential apartment units

Additionally, the plan proposes a mixed use commercial area, a new neighbourhood park and a stormwater management block. Three vehicular access points to the development are proposed: from the 25<sup>th</sup> Sideroad, Mapleview Drive and Balsam Street (currently an unopened road allowance).

The Teromi lands are within the Service Areas as shown on Schedule D of the Town of Innisfil Official Plan. A proposed Phasing Plan has been provided as part of the application package.

#### **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 in Ontario. All planning decisions made in the Province of Ontario are required to be consistent with the Provincial Policy Statement.

The proposed redesignation of the Teromi lands and subdivision plan approval 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.

#### **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).

The Official Plan Amendment to redesignate the Teromi lands from Future Urban to Residential Low Density One, Residential Medium Density, Neighbourhood Commercial and Open Space, to permit professional offices in the Neighbourhood Commercial designation and to allow for a height of 5 storeys in the Medium Density designation is in conformity with the Provincial Policy Statement and the Provincial Growth Plan for the Greater Golden Horseshoe.

### 4.3 County of Simcoe Official Plan

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

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.

Relevant policies from the County of Simcoe Official Plan are summarized as follows:

- 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).

The proposed development is consistent with the policies of the County of Simcoe Official Plan.

#### **4.4 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. 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.

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”.

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. This Official Plan Amendment requests a site-specific policy for the subject lands to allow for two 5 storey condominium/ apartment buildings. Two five storey buildings are proposed to be located within the Medium Density Block that fronts onto Mapleview Drive. The location, opposite vacant lands to the north (located outside the settlement area) and internal to the subdivision plan in terms of neighbours to the south, west and east, is suitable for intensified development of 5 storeys rather than the maximum permitted 3 storey height limitation.
- 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 plan of subdivision proposes a new neighbourhood park.

- Permitted uses in the Neighbourhood Commercial designation are described in Section 3.4.2 of the Town of Innisfil Official Plan. While the uses are to serve the day to day convenience needs of surrounding residents, professional offices are not identified as a specific permitted use. An allowance for professional offices (such as dental, medical, chiropractic, naturopathic offices) is entirely appropriate within the Neighbourhood Commercial designation and this Amendment proposes an allowance for such uses on the Teromi/Alyange lands.

The land use planning proposal for the Teromi lands is consistent with the policies of the Town of Innisfil Official Plan, to focus development within existing Settlement Areas and to accommodate a variety of lifestyles by encouraging a broad range of housing types, with compact urban form, and to provide neighbourhood commercial and office uses. .

#### **4.5 Implementing Zoning By-law**

The lands are currently zoned Agricultural (AG) and Future Development (FD) on Maps 44 and 46 to the Town of Innisfil Zoning By-law 080-13. A Zoning By-law Amendment is required, and has been submitted, to provide for zone categories to facilitate the proposed development.

### **PART B - THE AMENDMENT**

#### **1. Introduction**

All of this part of the document entitled “Part B – The Amendment,” which consists of the following text and Schedule “A,” constitutes Amendment No. XX to the Official Plan for the Town of Innisfil.

#### **2. Purpose**

The purpose of this Amendment is to change the designation of the Teromi/Alyange (“Teromi”) lands from Future Urban to the Residential Low Density One, Residential Medium Density, Neighbourhood Commercial and Open Space designations as shown on the attached Schedule A, to increase the maximum height from three to five storeys for condominium buildings within the Medium Density designation (located adjacent to Mapleview Drive) and to allow professional offices to located within the Neighbourhood Commercial designation.

#### **3. Scope**

The lands, consisting of approximately 14 hectares, are located at the southeast corner of Mapleview Drive and the 25<sup>th</sup> Sideroad. The legal description is Part of Lot 26, Concession 11, Town of Innisfil. The location of the Teromi lands is shown more precisely on Schedule “A’ attached hereto.

#### **4. Details of the Amendment**

The Town of Innisfil Official Plan is amended as follows:

1. Schedule B5 Land Use: Sandy Cove is amended to reflect land use designations as shown on Schedule A attached.
2. Section 3.3.7.3 of the Town of Innisfil Official Plan is amended to indicate that notwithstanding a maximum height of 3 storeys, that lands designated Residential Medium Density adjacent to Mapleview Drive shall be permitted a height of 5 storeys.
3. Section 3.4.2.1 of the in-force Official Plan is amended to provide a site specific exemption to permit professional offices within the Neighbourhood Commercial designation on the Teromi/Alyange lands.

#### **5. Implementation**

This Amendment to the Official Plan for the Town of Innisfil shall be implemented by Amendment to the Town's Comprehensive Zoning By-law, passed pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, and through the approval of a Plan of Subdivision, pursuant to Section 51 of the *Planning Act*, R.S.O. 1990, c.P. 13.

#### **6. 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 as may more specifically be set out or implied within the 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

THE CORPORATION OF THE TOWN OF INNISFIL  
**SCHEDULE 'A' OPA NO. XX**

## **PART C – THE APPENDICES**

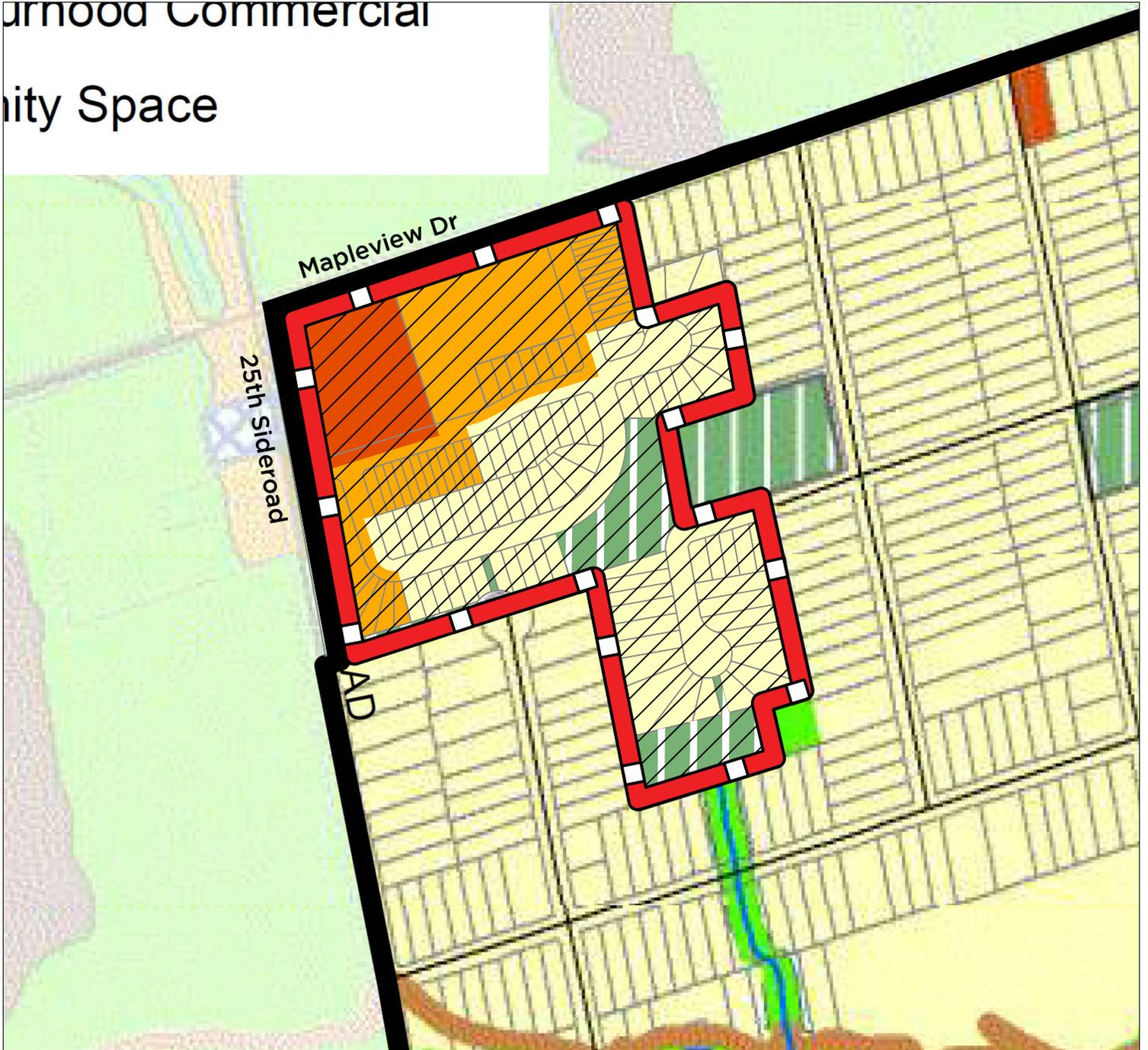
The following reports were prepared in support of the Amendment:

- Planning Justification Report, prepared by Celeste Phillips Planning Inc., April 2018.
- 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.

DRAFT

THE CORPORATION OF THE TOWN OF INNISFIL  
SCHEDULE 'A' OPA NO. XX

urnood Commercial  
nity Space



Existing Future Urban Area



From "Future Urban" to "Residential Low Density One"



From "Future Urban" to "Residential Medium Density"



From "Future Urban" to "Neighbourhood Commercial"



From "Future Urban" to "Parks & Open Space"



**THE CORPORATION OF THE TOWN OF INNISFIL**

**BY-LAW NO. XXX-18**

**A By-law of The Corporation of the Town of Innisfil to amend Zoning By-law No. 080-13, as amended, by rezoning the lands legally described as Part of Lot 26, Concession 11, in the Town of Innisfil, and known municipally as 3275 25 Sideroad.**

**WHEREAS** the Council of the Corporation of the Town of Innisfil deems it desirable to approve an application to rezone the property described as Part of Lot 26, Concession 11 in the Town of Innisfil from “Agricultural General (AG) Zone” and “Future Development (FD) Zone” to “Residential 1 Hold (R1(H)) Zone”, “Residential 2 Hold (R2(H)) Zone”, “Residential Semi Detached Hold (RS(H)) Zone”, “Residential Townhouse Hold (RT(H)) Zone”, “Residential Apartment Hold (RA(H)) Zone”, “Residential Apartment Exception Hold (RA-X(H)) Zone”, “Commercial Neighbourhood Hold (CN(H)) Zone” and “Open Space (OS) Zone”; and,

**WHEREAS** the authority to pass this By-law is provided pursuant to Section 34 and 36 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 of Innisfil enacts as follows:

1. Schedule “A” attached forms part of this By-law.
2. Schedule A - Map No. 44, 45 and 46 to Zoning By-law 080-13, is hereby further amended by rezoning those lands as shown on Schedule “A” attached hereto from “Agricultural General (AG) Zone” and “Future Development (FD) Zone” to “Residential 1 Hold (R1(H)) Zone”, “Residential 2 Hold (R2(H)) Zone”, “Residential Semi Detached Hold (RS(H)) Zone”, “Residential Townhouse Hold (RT(H)) Zone”, “Residential Apartment Hold (RA(H)) Zone”, “Residential Apartment Exception Hold (RA-X(H)) Zone”, “Commercial Neighbourhood Hold (CN(H)) Zone” and “Open Space (OS) Zone”.
3. Section 4.3.9 “Residential Apartment Zone (RA)” of Zoning By-law No. 080-13 is hereby amended by adding the following after Section 4.3.9.X:

**“4.3.9.X RA-X(H) (XXX-18) – Map No. 45 and 46**

Notwithstanding any other provisions of this By-law, the maximum **building height** of an **apartment dwelling** shall be 5 storeys.”

4. Notwithstanding any other provisions of By-law No. XXX-18, for lands zoned R1(H), R2(H), RS(H), RT(H), RA(H), RA-X(H) and CN(H), on Schedule ‘A’, attached hereto,

until the H symbol is removed, the only permitted uses shall be those uses that were existing at the time of the passing of this By-law. The Holding (H) Symbol shall not be removed until sewer and water allocation for the subject lands have been granted by the Council of the Corporation of the Town of Innisfil, and a Subdivision Agreement has been entered into with the Town of Innisfil.

5. 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 XXth DAY OF XXX, 2018.**

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**Gord Wauchope, Mayor**

---

**Lee Parkin, Clerk**

**SCHEDULE 'A'**  
**BY-LAW NO. XXX-18**



Part of Lot 26, Concession 11, and known municipally as 3275 25 Sideroad, Innisfil.



**From:** Helena.Targosinski@HydroOne.com  
**Sent:** September-07-18 10:27 AM  
**To:** Steven Montgomery  
**Subject:** Innisfil - 3275 25 Sideroad - D12-2018-003

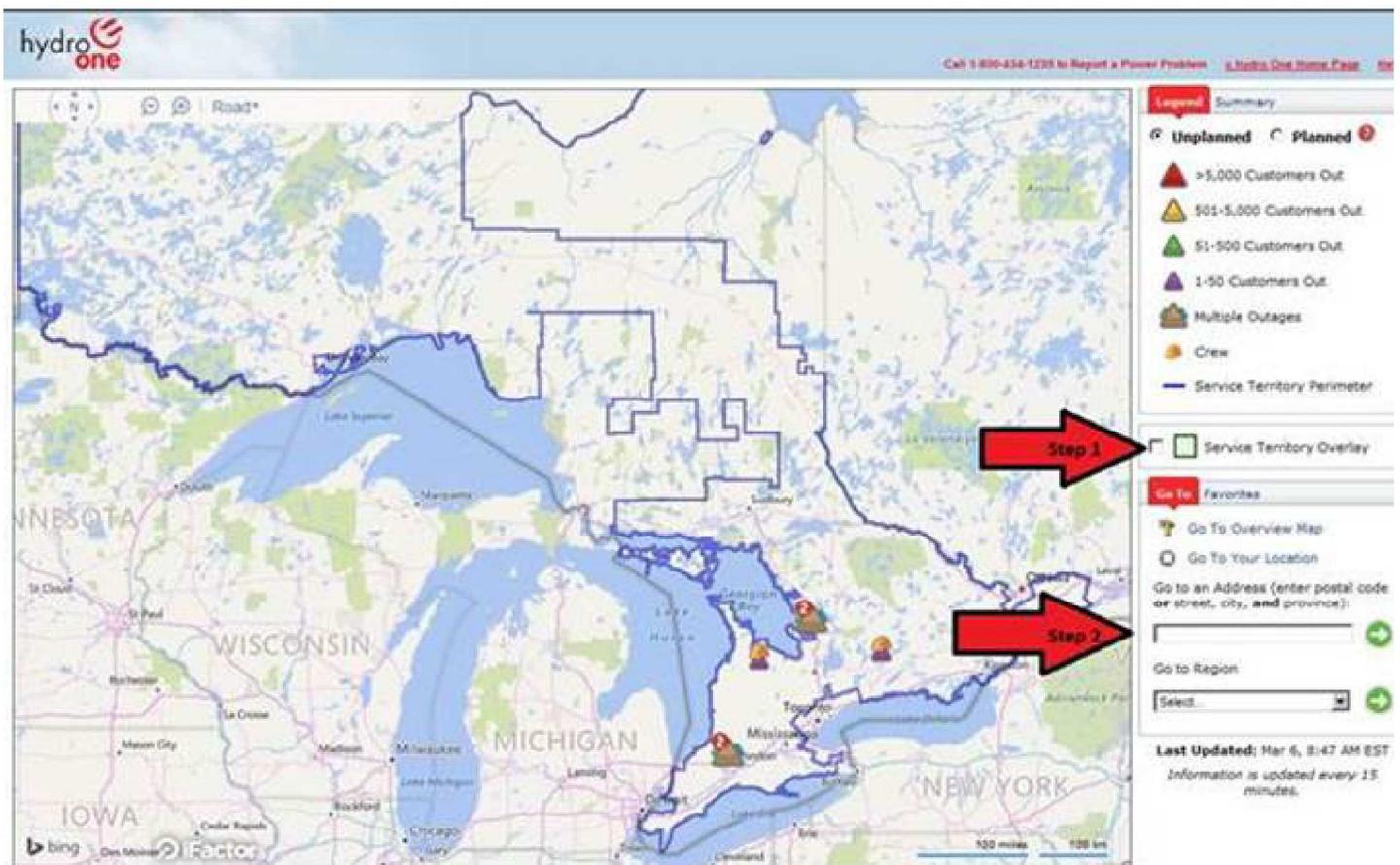
Hello,

We are in receipt of your Plan of Subdivision application, D12-2018-003 dated August 30, 2018. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One’s 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:  
<http://www.hydroone.com/StormCenter3/>

Please select “ Service Territory Overlay” and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

**Helena Targosinski**

Special Services Support Clerk, Real Estate Department  
185 Clegg Road  
Markham, ON L6G 1B7

[Helena.Targosinski@HydroOne.com](mailto:Helena.Targosinski@HydroOne.com)

[www.HydroOne.com](http://www.HydroOne.com)

On behalf of,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department  
Hydro One Networks Inc.  
Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)

September 11, 2018

Lee Parkin

Town Clerk

2191 Innisfil Beach Road,

Innisfil, Ontario L9S 1A1

Dear Sir:

We are in receipt of your letter regarding Notice of Complete Application, Public Open House and Public Meeting concerning Zoning Bylaw Amendment D14-2018-011, Official Plan D09-2018-006, Plan of Subdivision D12-2018-003.

Unfortunately we will be unable to attend these meetings but wish to address our concern about the designated area SWM. This area falls directly behind my mother's (Mae Elliott) property on 3196 Oak Street. We don't really like the idea of open water directly behind her property. Perhaps some other solution for the water run off can be addressed. My mother is not opposed to the rest of the planned development.

We are also property owners on Cowan Avenue and have no objections to the proposed development in this parcel of land other than the open water area.

We would appreciate hearing from you the outcome of these meetings and any other future developments.

Regards,

Jean and Ed Sukman

33 Vanwart Drive

Scarborough, On M1G1G6

(416) 431-2150

jeansukman@gmail.com

Mae Elliott

3196 Oak Street



# **Simcoe County District School Board**

September 14, 2018

Mr. Steven Montgomery  
Senior Planner  
Town of Innisfil  
2101 Innisfil Beach Road  
Innisfil, ON  
L9S 1A1

FILE: D09-2018-006  
D14-2018-011  
D12-2018-003

Dear Mr. Montgomery:

PROPOSED OFFICIAL PLAN AMENDMENT  
PROPOSED ZONING BY-LAW AMENDMENT  
PROPOSED PLAN OF SUBDIVISION  
TEROMI INC. & ALYANGE HOLDINGS INC.  
3276 25<sup>TH</sup> SIDEROAD  
ALCONA, TOWN OF INNISFIL

Thank you for circulating a copy of the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision. The proposed draft plan of subdivision will permit a 79 single-detached dwellings, 18 semi-detached dwellings, 13 townhouses and 121 apartments. A commercial block, public park, stormwater management pond and four public roads are also included in the plan.

This application is being processed concurrently with an Official Plan Amendment application (D09-2018-006) and a Zoning By-law Amendment application (D14-2018-011). The Official Plan Amendment will redesignate the subject lands from "Future Urban" to "Residential Low Density 1", "Residential Medium Density", "Neighbourhood Commercial" and "Parks & Open Space". The Zoning By-law Amendment will rezone the subject lands from "Agricultural General (AG) Zone" and "Future Development (FD) Zone" to "Residential 1 Hold (R1(H)) Zone", "Residential 2 Hold (R2(H)) Zone", "Residential Semi-detached Hold (RS(H)) Zone", "Residential Townhouse Hold (RT(H)) Zone", "Residential Apartment Hold (RA(H)) Zone", "Residential Apartment Exception Hold (RA-X(H)) Zone", "Commercial Neighbourhood Hold (CN(H)) Zone" and "open Space (OS) Zone". and "Open Space (OS) Zone".

Planning staff have no objections to this application. The following conditions should be inserted into the draft plan conditions:

- That the owner agrees to include in all offers of purchase and sale, a statement that advises the prospective purchaser that the public schools on designated sites in the community are not guaranteed. Attendance at schools yet to be constructed in the area is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.

- That the owner agrees to include in all offers of purchase and sale a statement which advises the prospective purchaser that school busses will not enter cul de sacs and that pick up points will generally be located on through streets, suitable to the Board. Additional pick-up points will not be located within the subdivision until major construction activity has been completed.

Should you require additional information or clarification, please contact this office.

Yours truly,

A handwritten signature in black ink that reads "Holly Spacek". The signature is written in a cursive, flowing style.

Holly Spacek, MCIP, RPP  
Senior Planner