

Planning Justification Report



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1.0 Introduction

Brutto Consulting has been retained to provide this Planning Justification Report in support of the utilization of the Subject Properties situated at 173, 201, and 225 Big Bay Point Road in the Town of Innisfil for a golf course expansion project. This Report is a requirement set out in the Pre-submission Meeting Response letter of September 25th, 2017. We have prepared the Report based on the factual findings and on a without bias and unfettered basis.

This report is set out as follows:

1. Introduction.
2. Applicable Land Use Planning Policies.
3. Town of Innisfil Comprehensive Zoning By-law 080-13
4. Planning Justification Analysis
5. Conclusion.

The following activities were undertaken in the preparation of this Planning Justification Report:

- a. Review Relevant Background Material.
- b. Discussions with the Town of Innisfil and County of Simcoe.
- c. Attend a Site Visit to identify Physical Characteristics of Property.
- d. Undertook wind shield survey of property context and surrounding area.
- e. Retrieve and review relevant Provincial Planning land use policies.
- f. Retrieve and review applicable County of Simcoe municipal land use policies.
- g. Retrieve and review applicable Town of Innisfil land use policies.
- h. Review and implement findings of Project Team consultants as required.
- i. Preparation of Planning Justification Report.

The Subject Property at 173, 201 & 225 Big Bay Point Road consists of three vacant lots totaling approximately 40.276 acres (16.299 hectares) and is located in the Town of Innisfil within the County of Simcoe (*See Figure 1 - Site Context*). The Site is generally rectangular in shape and is relatively flat. The Site contains wooded areas, open field areas, a prominent paved road on the west and a walking trail. The main intersection of this property is Big Bay Point Road and West Street. The assembly of the Subject Lands was purchased beginning approximately 65 years ago for the explicit purpose of expanding the existing Big Bay Point Golf and Country Club situated to the immediate north.

The Subject Property at 173, 201 and 225 Big Bay Point Road can be characterized as deep and rectangular in shape (*See Figure 1*). The three lots have a combined frontage of 373.43 metres (1225.16 feet) on Big Bay Point Road and a depth of approximately 502.07 metres (1647.21 feet) going southerly.



Figure 1 – Aerial View of Site (Source: Simcoe Interactive Maps, 2018)

The Subject Site is located within the Kempenfelt Bay/Big Bay Point community of the Town of Innisfil.

The following describes the surrounding land uses:

- **North:** The existing Big Bay Point Golf and Country Club.
- **East:** Adjacent to a residential community of single family detached dwellings.
- **South:** Immediately south is a portion of the Friday Harbour Resort, a large all seasons resort currently under construction.
- **West:** Adjacent to the Friday Harbour Resort development.



Figure 2 – Site Context (Source: Google Maps, 2018)

The proposed expansion (*See Figures 3 and 4*) consists of an expansion of the Big Bay Point Golf & Country Club which is northeasterly from the Subject Site. The proposal is for a nine-hole expansion on part of the three vacant lots. The golf course expansion will be accessible via a private (non-paved) cart path extending from the current golf course. The pathway will be constructed on the north-east corner to readily connect to the Big Bay Point Golf and Country Club.

The utmost of care will be taken to avoid the total removal of the forest portion of the Subject Site. The most sensitive environmental features will be taken into consideration for preservation. Restoration and compensation will be recommended by the Ecologist on the team, Riverstone Environmental Solutions Inc. (Riverstone). A sensitive golf routing plan has been prepared by Marton Smith Landscape Architects (MSLA). Environmental mitigation and enhancement measurements will be proposed by the project ecologist and landscape architect.

No new buildings or parking lots are to be constructed on site. The existing clubhouse will continue to serve the expanded Country Club. No hard surfaces are to be constructed on the expansion of the golf course.

The application consists of a County of Simcoe Official Plan Amendment, Town of Innisfil Official Plan Amendment, and a site-specific Zoning By-law Amendment. The proposal requires these amendments to permit the proposed 9-hole executive style golf course on the subject property.



Figure 3 – Golf Course Expansion Layout

2.0 Applicable Land Use Planning Policies

It is important to note that the owners of the Next Nine lands have been on record of seeking permissions to develop the site as a golf course. To that extent the solicitor for Next Nine has inputted to the Town that Next Nine should enjoy grandfathering status. Nonetheless a policy review follows on what we consider to be natural development and not development in an urban sense of the word.

The following section of the Report reviews and provides commentary on how the proposed golf course expansion meets the intent of the applicable Provincial policies, the County of Simcoe land use policies, and the Town of Innisfil land use policies. The report of the team Ecologist, Riverstone Environmental Solutions Inc., addresses in detail the specific environmental policies applicable to the proposed expansion.

2.1 Provincial Policy Review

This section evaluates the proposed expansion in the context of the objectives, guiding principles and policies of the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2017), and the Lake Simcoe Protection Plan.

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) (2014) provides the overall policy direction on matters of provincial interest and provides the policy foundation for planning and regulating the use and development of land. The PPS applies to all planning and development in Ontario, therefore all matters of land use planning and development in the Province must be consistent with the PPS.

The proposed golf course expansion conforms specifically to promoting economic and employment opportunities as well as conserving natural lands within rural areas. The applicable policies and how the proposal meets their intent is outlined below.

The Subject Site is located outside of the Settlement Area of the Town of Innisfil and is designated “Greenlands” under the County Official Plan, and as “Natural Heritage System” and “Natural Environmental Area” under the Town Official Plan. As such, policy *1.1.4 Rural Areas in Municipalities* is most relevant to the justification for the use of the subject parcel.

Section 1.1.1 of the PPS states that “healthy, livable and safe communities are sustained by: c) avoiding development and land use patterns which may cause environmental or public health and safety concerns.” The respective environmental studies and reports advise of how environmental impacts associated with the expansion of the Country Club on the Subject Lands will be addressed. The existing woodlot and wetlands will survive the careful placement of nine executive style golf holes with proper mitigation.

Section 1.1.5.3 of the PPS promotes recreational, touristic and other economic opportunities in rural lands, and Section 1.1.5.4 supports development that rural services can sustain and that is compatible with the rural landscape. Golf courses represent an existing character in the community. Also, policy 1.7.1 notes that long-term economic prosperity shall be supported by promoting opportunities for sustainable tourism development while minimizing negative impacts and considering the ecological benefits provided by nature. The expansion of the golf course promotes improved recreational opportunities in an environmentally sensitive manner.

The Subject Lands contain trees as well as field areas, a paved road, walking trails and some environmentally sensitive features as determined by the County of Simcoe, the Town of Innisfil, and the Lake Simcoe Protection Plan. The golf course expansion represents a green proposal that will incorporate the existing forest features into the route of play. Most importantly, no urban expansion will occur from the approval of the proposed expansion as no buildings or structures will be constructed. The project intends to maintain and preserve the natural character of the Subject Lands, while utilizing its full recreational and touristic potential. It is our perspective that the golf course expansion does not constitute urban development which is to be avoided.

Section 2.1.2 encourages the maintenance, restoration and improvement of the long-term biodiversity and ecological function of natural heritage systems. Section 2.1.4 and 2.1.5 do not permit development or site alteration in significant wetlands and significant coastal wetlands, significant woodlands, significant wildlife habitat, areas of natural and scientific interest unless it is demonstrated that no negative impacts will occur on these features. Further, Section 2.1.8 states that development and site alteration shall only be permitted once it is demonstrated that ecological function of natural heritage features will not be harmed.

Also, Section 3.1 states that development shall be generally directed outside of hazardous lands.

The environmental report advises on the ecological features and functions of this site and how they can be maintained, enhanced and where necessary recommendations on the provision of compensation while still accommodating the golf course expansion.

The proposed golf course expansion on the Subject Property will add to the long-term economic, social, and environmental viability of the Kempenfelt Bay/Big Bay Point community by preserving most of the natural features on-site and incorporating the new golf course within the existing landscape. It will make better use of an underutilized parcel of land in an efficient manner without burdening the municipality with added infrastructure costs. The expanded golf course intends to serve its members and the public by providing an attractive, age-friendly and green recreational alternative to the area. The proposal will also support the rich and natural character presented along this portion of Big Bay Point Road including the existing Big Bay Point Golf and Country Club and expansion thereto. The proposal will also enable the woodlot and wetlands to be sustained as every attempt has been made to avoid those features.

Places to Grow: Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe was released on May 18, 2017 and came into effect on July 1, 2017. The Growth Plan for the Greater Golden Horseshoe is a long-term plan to manage growth, build complete communities, curb sprawl and protect the natural environment. The applicable policies from this municipal document are outlined below.

The Growth Plan guides municipalities to support the long-term protection of natural heritage and biodiversity (policy 4.2.2). As of February 9, 2018, the Subject Lands are included in the Regional Natural Heritage System mapping as part of the “Growth Plan Natural Heritage System.” Section 4.2.2.3(a) of the Growth Plan states that development or site alteration in the Natural Heritage System must demonstrate the following:

v. with respect to golf courses, the disturbed area will not exceed 40 per cent of the total developable area; and

The proposed golf course will not exceed more than 40 percent of the total land area, and every attempt has been made to avoid fall disturbance or removal of all key natural and hydrological features.

It is our opinion that the proposed expansion conforms to the applicable Growth Plan policies related to golf courses. As listed above, Section 4.2.2.3(a)(v) permits golf courses in Natural Heritage Systems as long as the alteration is less than forty percent of the area. The proposed golf course will conform with these policies and will not have negative impacts in key natural and water features and will avoid the removal of such where possible. The majority of the Subject Lands will not be affected. The proposal intends to preserve and maintain the natural landscape and its key environmental features. The report of Riverstone Environmental provides a detailed analysis of the policy provisions.

Lake Simcoe Protection Plan (LSPP)

The Subject Site is within the Lake Simcoe watershed and is under jurisdiction of the policies of the Lake Simcoe Protection Plan which applies to the Subject Lands. We consider the expansion of the golf course to be as per Policy 6.23 DP noted below:

(h) Low-intensity recreational uses that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to the following:

- i. non-motorized trail use;*
- ii. natural heritage appreciation;*
- iii. unserviced camping on public/institutional land; and*
- iv. accessory uses to existing buildings or structures.*

This policy does not specifically exclude the type of low intensity recreational use intended for the site.

Also, a Natural Heritage Evaluation has been carried out according to MNR guidelines and shall:

- a. Demonstrate that the development/site alteration will have no adverse impacts on the key natural/hydrological feature, Lake Simcoe, the VPZ or related ecological functions;
- b. Identify planning/design/construction practices that maintain and improve or restore (if feasible) the health, diversity, and size of the key environmental features as well as their connectivity with other natural heritage systems (Provincial Plans, LSRCA or MNR)
- c. Demonstrate how connectivity will be maintained between key natural/hydrological features and improved where possible during and after construction;
- d. Determine if the VPZ is sufficient to protect ecological functions of the Subject Lands, specifically water and wildlife features;
- e. Determine if the VPZ is sufficient to protect adjacent areas to existing features that would assist in restoring and re-naturalizing ecological functions of the features;
- f. Protect the function of features or opportunities for feature enhancement if the VPZ is not sufficient (specifying dimensions).

The LSPP recognizes that golf courses may have the potential to impact the Lake Simcoe through stormwater runoff or accidental spills. While the golf course expansion lands are far removed from the Lake, the owners intend to participate in environmentally sustainable practices through programs such as the Audubon Sanctuary System which helps golf courses protect the environment. For this we will consider policies 7.16-SA and 7.17-SA noted below:

***Policy 7.16-SA:** Owners and operators of marinas, golf courses and other recreational businesses in collaboration with recreational associations should develop and implement programs that promote best management practices and sector-led initiatives to help protect and restore the ecological integrity of Lake Simcoe and its watershed.*

***Policy 7.17 –SA:** MOE with the support of interested recreational associations, municipalities and other partners will monitor and promote environmental certification for marinas, golf courses and other recreational businesses.*

As part of the Lake Simcoe watershed the proposed golf course expansion intends to achieve environmentally sustainable recreational practices. Key Natural Heritage Features, Key Hydrological Features, Vegetation Protection Zones and any existing sensitive feature will be preserved, maintained, and re-established where possible as per LSPP policies. The proposal achieves a balance of recognizing the Next Nine lands as part of the Big Bay Point Golf Course expansion area and provides measures for long term environmental protection.

The proposed golf course will avoid altering these key natural features. In order to pursue a water-conserving protocol minimal irrigation is anticipated. Water-conserving technologies such as timed irrigation systems, drought resistant grasses, directing rainwater to the grass and shade areas will be used

to reduce the need for irrigation. An investigation will be undertaken to provide for an on-site where water may be drawn as one option in addition to redirecting some of the irrigation water from the existing golf course to the expansion lands in times of severe drought. These irrigation investigations will be undertaken by the team at the time of Site Plan Approval Application.

2.2 County of Simcoe Official Plan

The County of Simcoe Official Plan was adopted by the County Council on November 25, 2008 and is under appeal at the OMB. On April 19, 2013 the OMB granted partial approval of the text and schedules of the County Official Plan. The Official Plan of the County of Simcoe provides a policy framework for municipalities, agencies and other levels of government to balance community building, economic development and environmental conservation in the rapidly growing County.

As previously mentioned, the Subject Site is within the Lake Simcoe watershed and is therefore subject to Section 3.13 *Lake Simcoe Protection Plan* of the County Official Plan. This policy requires decisions to conform with the applicable LSPP policies listed in the previous section.

The Subject Lands are situated within the “Greenlands” designation of the County Official Plan (*See Figure 5*). This designation, under policy 3.8.15, permits agricultural uses, agricultural related uses, on-farm diversified uses, forestry on public lands or in County forests, mineral aggregate operations, outdoor passive recreational uses, and residential dwelling units on lots that were approved prior to the date of policy approval (May 9, 2016). The “Greenlands” designation does not specifically permit golf course development, and a minor County Official Plan Amendment will be required to permit the proposed golf course expansion.

As noted earlier in this report, the owners of Next Nine have sought permissions for expanding the golf course by way of recognition in the County and Town Official Plans. This would have avoided the necessity of addressing continuously changing land use permissions over the years of their ownership.

The application to amend the County Official Plan seeks to introduce “golf courses” as a site-specific permitted use in section 3.8.15 of the “Greenlands” designation (*See Appendix 1 – County of Simcoe Official Plan Amendment*). This site-specific amendment will include restrictions limiting the size of the golf course to no more than 40 percent of the Site area as well as prohibiting the erection of buildings or the introduction of hard surfaces thereto. An Environmental Impact Study (EIS) has been prepared in accordance with policy 3.8.22 of the County Official Plan to demonstrate how the applicable County Official Plan polices as well as the relevant policies of the Town of Innisfil Official Plan are dealt with. Additional work on the EIS is on-going. The new site-specific policy will be compliant and consistent with the PPS, the Growth Plan, and the LSPP policies.

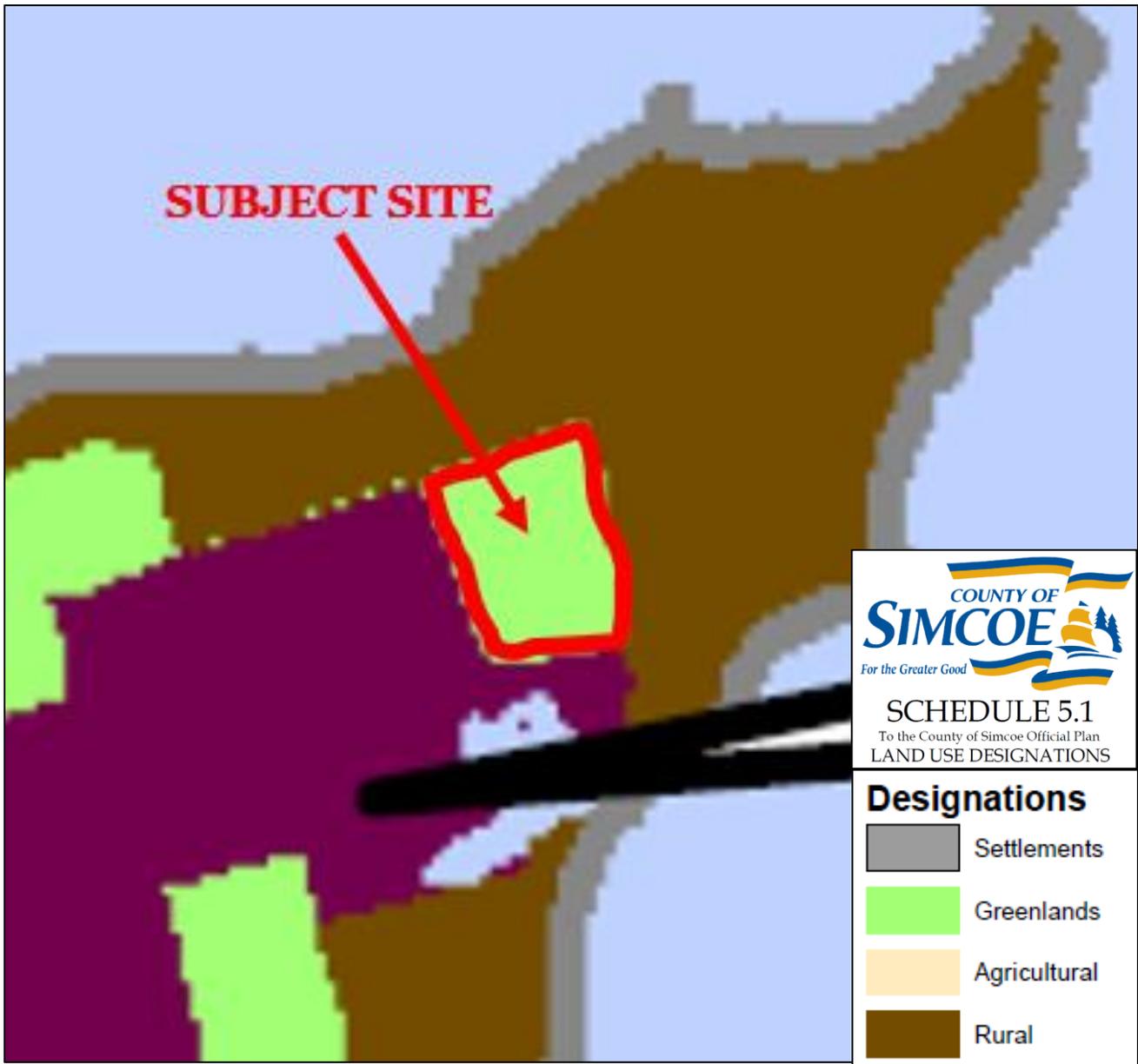


Figure 5 – Schedule 5.1 Land Use Designations - County of Simcoe Official Plan

2.3 Town of Innisfil Official Plan (January 2018)

The Town of Innisfil Official Plan (January 2018), entitled “Our Place”, is a municipal document that outlines and guides development in the Town of Innisfil. It was adopted by Town Council in January 17, 2018 and referred to the County of Simcoe for its approval and adoption. Until County approval, the same land use designations as the previous Official Plan (April 2011) remain in place. Development proposals within the Town are required to meet and conform to its Official Plan. This document has been formulated for the purpose of guiding development that enhances place making, sense of place, social connections and community character.

Schedule A – Land Use of the Town Official Plan (April 2011) designates the Site as “Natural Heritage System” and a small portion of #225 as “Countryside” (See Figure 6). Also, Schedule B11 – Land Use: Kempenfelt Bay/Big Bay Point Shoreline (See Figure 7) designates the Subject Property as “Natural Environmental Area” and a small portion of #225 as “Rural Area”. The “Natural Environmental Area” designation permits passive recreational uses but excludes golf courses. This designation does not permit the proposed golf course, and a local Official Plan Amendment will be required to facilitate the proposal and make it consistent with the land use designation for the existing golf course. Again, it is well recorded that the owners of the Next Nine lands have been seeking as-of-right permissions to expand the existing golf course.

The amendment to the Town Official Plan seeks to re-designate the Subject Lands to “Parks and Open Space” to permit the proposed golf course (*Please see Appendix 2 – Proposed Town of Innisfil Official Plan Amendment*). The new designation will be the same as the existing Big Bay Point Golf and Country Club, which represents the long-intended use of the Subject Lands as part of the golf course expansion. The “Parks and Open Space” designation permits golf courses as per policy 3.10.1 in Section 3.10 of the Town Official Plan and considers them to be contributive to place making in the community.

The draft Policy 18.4.4 of the new Town of Innisfil Official Plan (2017) describes golf courses as a rural use that is compatible with the rural landscape, contributes to rural character, and can be sustained by municipal rural service levels. As such, we believe the proposed golf course is a suitable, efficient, and reasonable use for the Subject Lands and represents good planning. Most importantly, the proposed land use designation will also be compatible with the County Official Plan Amendment, the PPS, the Growth Plan and the LSPP.

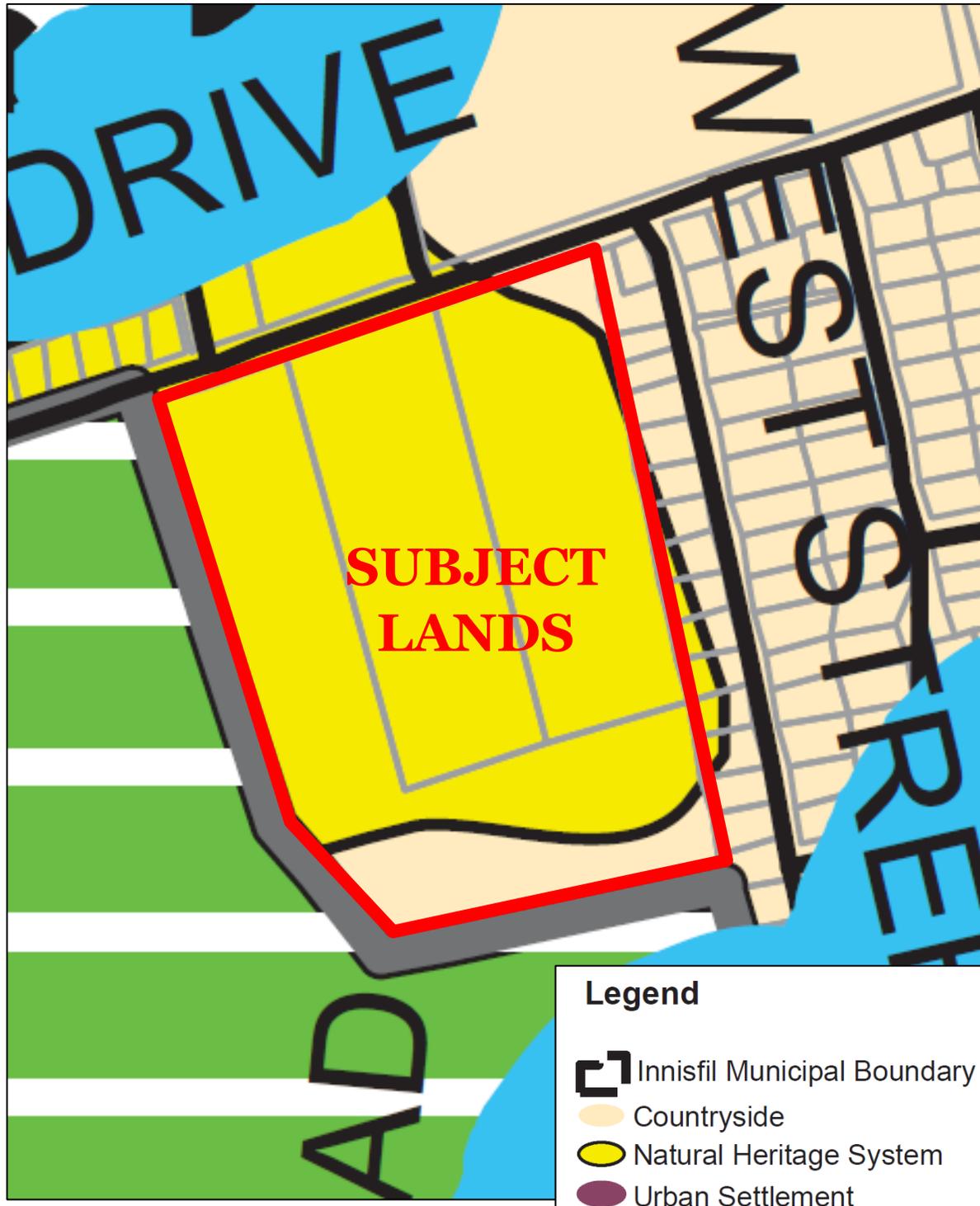


Figure 6 – Schedule A: Municipal Structure (Town of Innisfil Official Plan) – April 2011



Figure 7 - Schedule B11 Land Use: Kempfenfelt Bay/Big Bay Point Shoreline (Town of Innisfil Official Plan) – April 2011

3.0 Town of Innisfil Zoning By-Law 080-13 (with amendments up to end of April 2017)

The Town of Innisfil Comprehensive Zoning By-law 080-13 contains provisions regulating the lands. The Subject Lands are currently zoned “Agricultural General Zone (AG)” (See Figure 8), which permits a broad range of agricultural and agricultural related uses but does not permit golf courses. A new site-specific zoning by-law will be required to reflect the site -plan that will be pursued as part of the planning approval process. The site-specific zoning by-law and site plan will be compliant and consistent with both the new County Official Plan designation and the new Town Official Plan designation, which will permit the golf course expansion.

The Zoning By-law Amendment application seeks to rezone the Subject Lands to “Open Space” to permit the proposed golf course (*See Appendix 3 – Zoning By-law Amendment*). Uses permitted in Open Space zones include conservation use, outdoor recreation use, parks, passive recreation, public uses, and accessory buildings and structures. Section 2.153 of By-law 080-13 includes golf courses as part of an outdoor recreational use. The proposed expansion is generally consistent with the OS zone requirements including minimum lot frontage, side yard, and rear yard setbacks. As the existing Big Bay Point Golf and Country Club is also zoned “Open Space” the expansion would seek zoning to be consistent to the existing golf course.

The Subject Lands are also partly covered by “Hazard Lands” (*See Figure 8*) which are regulated by the Lake Simcoe Region Conservation Authority (LSRCA) and subject to Section 3.20 of Zoning By-law 080-13. These lands are susceptible to flooding or erosion and no buildings or building expansion as well as placement or removal of fill is permitted unless a permit is issued by the Conservation Authority. As previously stated in this Report, no buildings or structures will be erected as part of the golf course expansion. A permit from the LSRCA will be pursued prior to site alteration and all applications will be circulated to the LSRCA and approval will be subject to the LSRCA polices and guidelines.

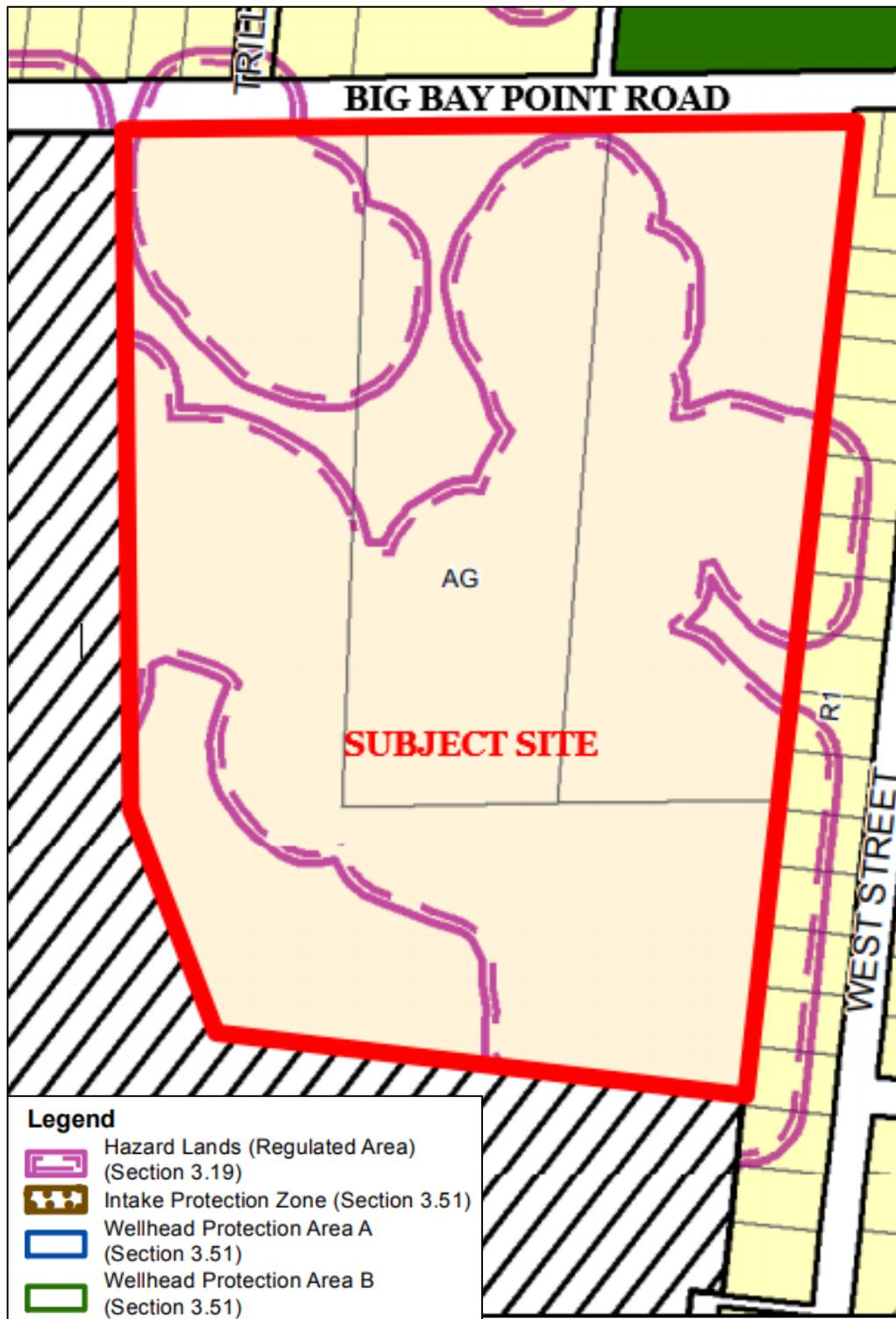


Figure 8 – Schedule “A” – Map 53 - Town of Innisfil Comprehensive Zoning By-law 080-13

4.0 Planning Justification Analysis

This Planning Justification Analysis provides an overview of the applicable land use policies pertaining to the Subject Site and will demonstrate the suitability of the proposed expansion based on the information that has been collected and on our professional opinion.

The Subject Properties are designated as “Greenlands” in the County Official Plan and as “Natural Heritage System” and “Natural Environmental Area” in the Town of Innisfil Official Plan. Also, Zoning By-law (080-13) zones the land as “Agricultural General Zone”. Neither the Official Plan designations or the zoning allow the proposed golf course expansion. As such, an amendment to the County Official Plan and Town Official Plan as well as a rezoning and a future site plan application will be required in order to permit the proposed golf course expansion. It is notable to advise that the owners of the existing Big Bay Point Golf Club have been consistent in seeking recognition of the Next Nine lands for an expanded golf course and some weight needs to be placed on this request as akin to a legal non-conforming use. Previous iterations of the Official Plan and Zoning By-law should have acknowledged the Next Nine proposal.

It is our opinion that the Official Plan designations of the Subject properties do not reflect the historical importance of the Country Club and the lands intended for the golf course expansion as a key place in the community. It is important to consider that the long-intended use of the Subject Lands, which is the property of selective members of the Big Bay Point Golf and Country Club, was for the future expansion of the existing golf course. The proponent has sought to work with the County of Simcoe, the Town of Innisfil and Lake Simcoe Conservation Authority to achieve the necessary land use changes.

We believe that the County and Town OPA, the rezoning and the future site plan should receive formal support from the Town of Innisfil as the proposal conforms to the PPS, the Growth Plan, and the LSPP and meets the requirements for site alteration on the Subject Lands. The proponent was seeking these permissions by way of participating in the planning process. The proposed expansion predates all of the noted policy documents discussed herein. The solicitors for Next Nine have opined that the subject property should have been appropriately designated and zoned by the County and the municipality.

Our submissions as well as those of our consulting team members demonstrate that the proposal represents good planning as it integrates well within the existing community and surrounding uses. The existing Big Bay Point Golf and Country Club north of the Subject Properties has been operational for approximately 90 years and is an important part of the Kempenfelt Bay/Big Bay Point community fabric, providing a recreational amenity to its members and the public. The Subject Lands have been in the ownership of the Country Club for approximately 65 years with the intention to be utilized as an expansion of the existing golf course to the north. The current land use designations prevent this historical intention and negatively impact the Site. The current designations lack the proper detailed analysis and have not considered the clearly expressed objective of the owners.

The Subject Lands are surrounded by urban type development. On the east by a residential subdivision, on the north by the Big Bay Point Golf and Country Club, and on the west and south by the Friday Harbour Resort and its recent request for an increase in 1000 residential uses. This surrounding context clearly demonstrates a historical trend of permitting urban development in the surrounding area, especially by the recent development of Friday Harbour. The proposed golf course is not an urban type of development and should not be treated as such. It is environmentally-friendly and will adapt to the existing natural features on-site. With the appropriate environmental guidance, a golf-course can be well integrated into this site without significant environmental compromise to complement the existing course.

Based on the surrounding land uses, the expansion of the existing Golf Club will incorporate well within the community. The most sensitive environmental features will be identified and protected and the majority of the exiting forest will not be altered. Also, the existing clubhouse north of the Subject Lands will serve the expansion area. The natural character of the Site will be respected and enhanced. The proposed expansion will be an attractive, age-friendly, and outdoor recreational option for its members and the public.

5.0 Conclusion

The review contained in this report has led to the preparation of a County Official Plan Amendment, a Town of Innisfil Official Plan Amendment, and a Zoning By-law Amendment in support of the re-designation and rezoning of the Subject Site for a golf course expansion that addresses the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Lake Simcoe Protection Plan.

The most important factor in arriving at this opinion is that the PPS, the Growth Plan, and the LSPP contain policies that permit the proposed golf course as long as all key natural, hydrological, and vegetation features are protected and enhanced where possible. The proposal also demonstrates that it can be well integrated into the existing community without impacting on the Site's natural character. There will be no negative impacts on the existing surrounding community. Key natural heritage features, hydrological features, hazard areas, and all other environmentally-sensitive features on site will be protected where possible while still permitting the executive style golf course. Less than 40% of the site will form part of the course of play. There will be no buildings or hard surfaces introduced to the site. A sensitive approach for irrigation infrastructure is anticipated. The respective environmental studies and well thought out routing plan illustrate strategies to effectively and efficiently utilize the site for its intended purpose and for maximizing and enhancing its key natural features.

We conclude that permitting the expansion of the existing golf club onto the Subject Site will enable the preservation of the natural character of the Subject Lands and serve to recognize the historic role of the Country Club and its intentions to expand on the Subject Site. This proposal has been well articulated to the Town for decades and should have been reflected in the current policy documents as of right. Notwithstanding this, the applications to facilitate the expansion of the Big Bay Point Golf and Country Club are submitted and represent good planning.

Appendix 1

Draft County of Simcoe Official Plan Amendment

Amendment No. XXX
to the Official Plan for the
County of Simcoe

The following text hereto constitutes Amendment No. XXX.

Schedule '1' is a map showing the Subject Lands and the surrounding area, with the lands affected by this Amendment outlined in red.

PART I: THE PREAMBLE

AMENDMENT STRUCTURE

PART I – THE PREAMBLE is included for information purposes and is not an operative part of this Official Plan Amendment.

PART II – THE OFFICIAL PLAN AMENDMENT provides specific amendments to the County of Simcoe Official Plan as affected by Official Plan Amendment XXX and is the operative part of this Official Plan Amendment.

PURPOSE

The purpose of this Amendment is to introduce “golf courses” into Section 3.8.15 – Development Control of the County of Simcoe Official Plan to permit the development of a nine-hole golf course on the Subject Lands attached hereto in Schedule ‘1’.

LOCATION

The lands affected by this Amendment are located in the Town of Innisfil within the Simcoe County and are known municipally as 173, 201, and 225 Big Bay Point Road.

BASIS

The purpose of this Amendment is to permit a golf course on the lands located in 173, 201, and 225 Big Bay Point Road.

The Subject lands are designated “Greenlands” on Schedule 5.1 Land Use Designations of the County of Simcoe Official Plan. Greenlands policy 3.8.15 permits a variety of uses but does not include golf courses.

The proposal to include “golf courses” as a site-specific permitted use in Section 3.8.15 of the “Greenlands” designation is to allow the development of a golf course on the Subject Lands.

The proposed Official Plan Amendment is acceptable from a planning perspective and should be approved for the following reasons:

1. The proposed development of the Subject Lands meets the intent of the Provincial Policy Statement (PPS) with respect to the provision of opportunities for sustainable and diversified tourism while conserving and enhancing significant natural features. The PPS tolerates site alteration or development in natural heritage systems as long as it is proven that there will be no negative impacts on key natural heritage and ecological features.
2. The proposed development meets the intent of the Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan for the Greater Golden Horseshoe allows golf course development in the Natural Heritage System if it is demonstrated that the golf course will alter less than 40 percent of the total land area and that there will be no negative impacts in the functions of key natural heritage features and key hydrological features.
3. The Lake Simcoe Protection Plan policy 6.40-DP allows *major developments* such as golf courses if the Environmental Impact Study demonstrates how groundwater and recharge will be protected, improved, and restored. Key Natural heritage Features, key hydrological features, Vegetation Protection Zones and other sensitive features will not be altered as per policy 6.23-DP. It should be noted that this golf course given its limited size and protection of more than 60% of its environmental features should not be considered major. It is deemed to be a minor golf course expansion of an existing executive golf course.
4. The proposed golf course represents a sustainable and environmentally-friendly type of development. A sensitive golf routing plan will demonstrate how the most sensitive features on-site will be avoided.

PART II – THE AMENDMENT

1. Introduction

This section entitled Part II - The Amendment, consisting of the following text, constitutes Amendment XXX to the County of Simcoe Official Plan.

2. Details of the Amendment

The County of Simcoe Official Plan is amended as follows:

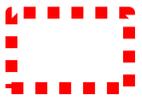
- 2.1 By adding the following paragraph to Section 3.8.15 “DEVELOPMENT CONTROL”:
- i) Golf courses
- 2.2 The following provisions shall apply to the lands shown as “Subject Lands” on Schedule ‘1’:
- a) New development or site alteration shall demonstrate the following:
 - i) The disturbed area for golf courses shall not exceed 40 percent of the site;
 - ii) Within the golf course, the permitted uses shall be limited to a nine-hole golf course;
 - iii) No buildings or expansions of existing buildings shall be permitted.

3. Implementation

It is intended that the policies of the County of Simcoe Official Plan pertaining to the Subject Lands will be implemented by way of an amendment to the Town of Innisfil Comprehensive Zoning By-law 080-13, and Site Plan Approval, pursuant to the Planning Act.

4. Interpretation

The provisions of the County of Simcoe as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



SUBJECT LANDS

THIS IS SCHEDULE '1'

FILE NO.:

RELATED FILE NO.:

LOCATION: 173, 201 & 225 BIG BAY POINT ROAD

APPLICANT: BRUTTO PLANNING CONSULTANT LTD.

COUNTY OF SIMCOE

Appendix 2

Draft Town of Innisfil Official Plan Amendment

Amendment No. XXX
to the Town of Innisfil Official Plan

The following text hereto constitutes Amendment No. XXX.

Schedule '1' is a map showing the Proposed Land Use on the Subject Lands and the surrounding area, with the lands affected by this Amendment outlined in red.

PART I: THE PREAMBLE

AMENDMENT STRUCTURE

PART I – THE PREAMBLE is included for information purposes and is not an operative part of this Official Plan Amendment.

PART II – THE OFFICIAL PLAN AMENDMENT provides specific amendments to the Town of Innisfil Official Plan as affected by Official Plan Amendment XXX and is the operative part of this Official Plan Amendment.

PURPOSE

The purpose of this Amendment is to change the Land Use designation applying to the lands shown on Schedule 'B11' of the Town of Innisfil Official Plan and amend it from "Natural Environmental Area" to "Parks and Open Space" as shown on Schedule '1' attached hereto in order to permit the development of a golf course on the Subject Lands.

LOCATION

The lands affected by this Amendment are located in the Town of Inisfill within the Simcoe County and are known municipally as 173, 201, and 225 Big Bay Point Road.

BASIS

The purpose of this Amendment is to permit a golf course on the lands located in 173, 201, and 225 Big Bay Point Road.

The Subject lands are designated "Natural Environmental Area" on Schedule 'B11' Land Use Designations of the Town of Innisfil Official Plan and does not permit golf courses.

The proposal to replace Schedule 'B11' with Schedule '1' to re-designate the lands from "Natural Environmental Area to "Parks and Open Space" is to allow the development of a golf course on the Subject Lands.

The proposed Official Plan Amendment is acceptable from a planning perspective and should be approved for the following reasons:

1. The proposed development of the Subject Lands meets the intent of the Provincial Policy Statement (PPS) with respect to the provision of opportunities for sustainable and diversified tourism while conserving and enhancing significant natural features. The PPS tolerates site alteration or development in natural heritage systems as long as it is proven that there will be no negative impacts on key natural heritage and ecological features.
2. The proposed development meets the intent of the Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan for the Greater Golden Horseshoe allows golf course development in the Natural Heritage System if it is demonstrated that the golf course will alter less than 40 percent of the total land area and that there will be no negative impacts in the functions of key natural heritage features and key hydrological features.
3. The Lake Simcoe Protection Plan policy 6.40-DP allows *major developments* such as golf courses if the Environmental Impact Study demonstrates how groundwater and recharge will be protected, improved, and restored. Key Natural heritage Features, key hydrological features, Vegetation Protection Zones and other sensitive features will not be altered as per policy 6.23-DP. It should be noted that this golf course given its limited size and protection of more than 60% of its environmental features should not be considered major. It is deemed to be a minor golf course expansion of an existing executive golf course.
4. The proposed golf course represents a sustainable and environmentally-friendly type of development. A sensitive golf routing plan will demonstrate how the most sensitive features on-site will be avoided.

PART II – THE AMENDMENT

1. Introduction

This section entitled Part II - The Amendment, consisting of the following text, constitutes Amendment XXX to the Town of Innisfil Official Plan.

2. Details of the Amendment

The Town of Innisfil Official Plan is amended as follows:

- 2.1 Deleting Schedule ‘B11’ to the Town of Innisfil Official Plan and substituting with Schedule ‘1’ attached hereto.
- 2.2 That the Land Use designations applying to the lands shown in hatching on Schedule "1" and attached hereto and forming part of the Official Plan, are hereby amended from "Natural Environmental Area" to "Parks and Open Space”.
- 2.3 The following provisions shall apply to the lands shown as “Subject Lands” on Schedule ‘2’:
 - a) All of the Goals, Objectives, Permitted Uses, and General Policies from Section 3.10 Parks and Open Space.
 - b) New development or site alteration shall demonstrate the following:
 - iv) The disturbed area for golf courses shall not exceed 40 percent of the site;
 - v) Within the golf course, the permitted uses shall be limited to a nine-hole golf course;
 - vi) No buildings or expansions of existing buildings shall be permitted.

3. Implementation

It is intended that the policies of the Official Plan of the Town of Innisfil pertaining to the Subject Lands will be implemented by way of an amendment to the Town of Innisfil Comprehensive Zoning By-law 080-13, and Site Plan Approval, pursuant to the Planning Act.

4. Interpretation

The provisions of the Official Plan of the Town of Innisfil as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



THIS IS SCHEDULE '1'

PASSED THE __ DAY OF __, 2018

FILE NO.:

RELATED FILE NO.:

LOCATION: 173, 201 & 225 BIG BAY POINT ROAD

APPLICANT: BRUTTO PLANNING CONSULTANT LTD.

COUNTY OF SIMCOE



SUBJECT
LANDS

Appendix 3

Draft Zoning By-law Amendment

ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE TOWN OF INNISFIL

BY-LAW NO. XXX-18

A By-law of The Corporation of the Town of Innisfil to allow site specific provisions for a golf course on the lands located on Part of Lots 29 & 30, Concession 13, in the Town of Innisfil, known municipally as 173, 177, 225 Big Bay Point Road.

WHEREAS the matters hereinafter set out comply with the Official Plan in effect for the Town of Innisfil; and;

WHEREAS the Council of the Corporation of the Town of Innisfil deems it advisable to amend the provisions of Zoning By-law 080-13, as otherwise amended, as they apply to those lands described as Part of Lots 29 & 30, Concession 13 in the Town of Innisfil.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF INNISFIL HEREBY ENACTS AS FOLLOWS:

1. THAT the zoning categories applying to the lands shown in hatching on Schedule "1" and attached hereto and forming part of this By-law, are hereby amended from "Agricultural General Zone" to "Open Space Zone (OS-XX)"

1.XX OPEN SPACE (OS-XX) ZONE

1.XX.1 Uses Permitted

In addition to the uses permitted in Section 7, the lands zoned OS-XX on Schedule "1" may also be used for the following:

- a. Golf Course
2. Deleting Schedule 'A' - Map 53 and substituting therefore the Schedule 'A' - Map 53 attached hereto as Schedule '1'.
3. Schedule '1' shall be and hereby form part of this By-law.



THIS IS SCHEDULE '1'

PASSED THE __ DAY OF __, 2018

FILE NO.:

RELATED FILE NO.:

LOCATION: 173, 201 & 225 BIG BAY POINT ROAD

APPLICANT: BRUTTO PLANNING CONSULTANT LTD.

COUNTY OF SIMCOE



SUBJECT
LANDS

PASS THIS __ DAY OF _____, 2018

Gord Wauchope, Mayor

Lee Parkin, Clerk

DRAFT