

AMENDMENT No. _____
TO THE
OFFICIAL PLAN FOR THE
TOWN OF INNISFIL
1326 INNISFIL BEACH ROAD

The attached explanatory text, and Schedule 'B' constitutes Amendment No. __ to the Official Plan of the Town of Innisfil for Part of the South Half of Lot 22, Concession 8, known municipally as 1326 Innisfil Beach Road, in the Town of Innisfil, and the County of Simcoe, which was adopted by the Council of the Corporation of the Town of Innisfil by By-law No. _____-20 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, on this ___ day of _____, 2020.

MAYOR,

CORPORATE SEAL
OF TOWNSHIP

CLERK,

AMENDMENT No.____
TO THE
OFFICIAL PLAN FOR THE
TOWN OF INNISFIL
1326 Innisfil Beach Road

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 'B' which constitutes Amendment No.____ 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.

PART A – THE PREAMBLE

1.0 PURPOSE

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

To redesignate the subject lands from the Neighbourhood Commercial Area and Residential Medium Density designations; to the Downtown Commercial Area designation, on the Town of Innisfil Official Plan Schedule B1 Land Use: Alcona, and shown more precisely on Schedule 'B' attached hereto to facilitate the future development of these lands for a mixed-use development.

2.0 LOCATION

The lands affected by this Amendment are located in the Alcona Settlement Area as defined by the Town of Innisfil Official Plan. The lands are located along Innisfil Beach Road, known municipally as 1326 Innisfil Beach Road, which herein will be referred to as the 'subject lands'. The lands are shown more precisely on Schedule 'B' attached to this Amendment.

3.0 BASIS

The subject lands have an approximate area of 1.3 hectares (3.3 acres) with 114 metres (374 feet) of frontage on Innisfil Beach Road. The lands currently contain one single detached residential dwelling, referred to as the "heritage house" by the subject application.

The lands are currently designated 'Neighbourhood Commercial Area' and 'Residential Medium Density' by the Town of Innisfil Official Plan Schedule B1: Alcona. An Amendment is required to redesignate the lands to 'Downtown Commercial Area', to permit the proposed development.

The subject lands are currently zoned 'Mixed Use 1 (Alcona) Zone (MU1)' and 'Mixed Use 1 (Alcona) – Exception 3 Zone (MU1-3)' in the Zoning By-law. A Zoning By-law Amendment is not required for the subject application, as the MU1 zone will be retained and met.

The Planning Act

Key objectives and policies of the Planning Act integrated into the subject application includes the orderly development of safe and healthy communities, the efficient use of transportation, services and land, and the provision of a full range of housing. The protection of public health and safety, the appropriate location of growth and sustainable development, the promotion of well-designed built form and the contribution to vibrant public spaces has also been incorporated. Economic opportunities and retaining businesses in the community are offered in accordance with the Planning Act.

The Provincial Policy Statement (2020)

The Provincial Policy Statement has been reviewed relative to this proposal with specific attention paid to:

Section 1.1.1	Healthy, Livable and Safe Communities
Section 1.1.3	Settlement Areas
Section 1.3	Employment
Section 1.4	Housing
Section 1.6.6	Sewage, Water and Stormwater
Section 1.7	Long-Term Economic Prosperity
Section 1.8	Energy Conservation, Air Quality and Climate Change
Section 2.0	Wise Use and Management of Resources

A general conformity review is presented below.

Section 1.1 promotes the efficient development and land use patterns, accommodating a range and mix of housing options, the efficient use of resources and services, with the public's interests and safety in mind. The proposed development will also provide and support a mix of commercial, office, and residential uses.

Section 1.1.3 of the PPS states that settlement areas will be the focus of growth and development. The proposed application is located within the Alcona settlement area and are appropriate for such a use.

Per Section 1.1.3, planning authorities are directed to identify appropriate locations for development to take place. The proposed application is supported by Policy 1.1.3.2 which states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.
- Efficiently use land and resources.
- Support active transportation.
- A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Further, Policy 1.1.3.3, states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated, promote opportunities for transit-supportive development, taking into account existing building stock or areas, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.3 directs planning authorities to promote economic development and competitiveness by providing for an appropriate range and mix of employment uses, providing opportunities for a diversified economic base, and ensuring the

necessary infrastructure is provided to support current and projected needs. The proposed development will provide opportunities for economic investment and the needs of current and future businesses. This policy encourages compact, mixed-use development that incorporate compatible employment uses to support liveable and resilient communities.

Section 1.4 of the PPS relates to housing, and Section 1.4.1 notes that an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area shall be provided. This includes support for residential redevelopment and intensification.

Section 1.6.6 and policies 1.6.6.1 and 1.6.6.2 guides planning for sewage and water services. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, where feasible. Municipal services are provided in Alcona.

Section 1.7 relates to long-term economic prosperity. This is supported by providing housing supply and a range of housing options for a diverse workforce, optimizing the long-term availability and use of land, and promoting well-designed built form. By promoting mixed-use developments, a diversity of housing supply and economic opportunities are provided.

Section 1.8 governs energy conservation, air quality and climate change. Land use patterns or developments such as the subject application are supported that are a compact built form and support active and public transportation. Energy efficient design and green features are all supported, which will be explored through the detailed design stage.

Section 2.0 of the PPS speak to the wise use and management of resources. The subject lands are located within a settlement area where resources can be utilized, and natural and environmental features will not be impacted.

The application is consistent with the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe (2019) was prepared and approved under the Places to Grow Act, 2005. The Growth Plan provides a framework for the planning horizon until 2041. The plan builds on the PPS together with other Provincial plans to inform decision-making regarding growth management and environmental protection, particular to the GGH. As the Region continues to grow, the Plan provides policy direction to address the challenges of growth.

The Growth Plan has been reviewed relative to this application with particular emphasis placed on the following:

Section 1.2.1	Guiding Principles
Section 2.2.1	Managing Growth
Section 2.2.5	Employment
Section 2.2.6	Housing
Section 6	Simcoe Sub Area

The lands are located within the Primary Settlement Area of Alcona. Section's 1.2.1 and 2.2.1 provides guiding principles for municipalities to build compact, vibrant and complete communities. Complete communities meet people's need for daily living throughout an entire lifetime. Higher density development and intensification is directed to settlement areas such as Alcona, to make efficient use of land, infrastructure and servicing. Providing flexibility to capitalize on new economic and employment opportunities as they emerge is important for long term economic success of communities. Supporting transit viability and accessibility, supporting a range and mix of housing options to serve all sizes, incomes, and ages of households are all guiding principles. The Growth Plan recognizes the diversity of communities such as Alcona and providing for different approaches to manage growth, including mixed-use developments.

Section 2.2.5 provides direction, principles and policies for employment. Making more efficient use of underutilized lands with employment opportunities and increasing employment densities is key to for economic development and competitiveness in the Greater Golden Horseshoe, supported by the proposed development.

Section 6 of the Growth Plan provides specific direction to lands within the Simcoe Sub-area, which includes the Town of Innisfil and Alcona. Development is directed to communities with a focus on settlement areas, where growth improves the range of opportunities for people to live, work and play in their communities. A common goal is to ensure that growth is planned and managed to be effective and sustainable. Residential development and intensification is supported in Alcona, where it can accommodate and manage growth.

The proposed applications conforms with the policies of the Growth Plan for the Greater Golden Horseshoe.

County of Simcoe Official Plan (2016)

The Official Plan focuses development to settlement areas such as Alcona, where they are developed at higher densities and servicing is more economical. The higher density of settlements means that more resource lands and environmentally valuable lands can be conserved. The wide range of land uses in Alcona provides an opportunity for people to live, work, shop, and find recreation in one compact community. Settlements are also more suitable for accommodating long-term growth.

Applications such as the development proposed are encouraged and supported in settlement areas as it contributes to the supply of housing, provides for commercial and employment opportunities and maximises land use. Alcona is designated as a Primary Settlement Area, where higher density development and intensification is expected and supported by the County's Official Plan.

The proposed development conforms to the County of Simcoe Official Plan.

Lake Simcoe Protection Plan (LSPP)

The Lake Simcoe Protection Plan is a provincial plan that seeks to protect and restore the ecological health of Lake Simcoe and its watershed. The subject lands fall under the LSPP watershed boundary. The proposed development is subject to a future Site Plan Control Application. This application will include detailed engineering reports and plans, evaluating stormwater management and other aspects outlined in the LSPP.

The Official Plan Amendment meets the objectives of the Lake Simcoe Protection Plan.

Town of Innisfil Official Plan (2018)

The Town of Innisfil Official Plan is a land use planning document to guide the overall growth and development in the Town of Innisfil. The subject lands are located within Alcona, the Town's Primary Settlement Area.

The Official Plan Amendment will redesignate the subject lands to the 'Downtown Commercial Area' designation.

Applicable sections and policies of the Official Plan have been reviewed for conformity, discussed in detail in the Planning Justification Report by IPS submitted with the application. Applicable sections include but not limited to are:

Section 2	Place Making Strategy
Section 3.1	Key Place Making Destinations
Section 4.2	Culture and Heritage
Section 9	Settlements & Growth Management
Section 10.1	Residential Design
Section 11.1	Commercial Design and Placemaking
Section 11.2	Downtown Commercial Area
Section 22.1	Amendments to the Plan
Section 22.7	Height & Density Bonus Provisions

According to the Official Plan, the Downtown Commercial Area designation represents the commercial heart of the Town's primary settlements, including Alcona. Downtown Commercial Areas are where people come to shop, work

and gather. They provide destinations for year-round gathering places and provide the broadest range of retail and services. The Downtown Commercial Areas are intended to evolve into Mixed Use areas and to accommodate high density residential intensification, such as the proposed development.

The Town of Innisfil Official Plan outlines the objectives and policies for settlements and growth management in Section 9, which include directing the vast majority of growth and development to the Primary Settlement Area's. These areas have existing and planned municipal water and wastewater systems available. Development and growth in settlement areas are supported where they are planned and designed to enhance place making, facilitate social interaction and reinforce sense of place within each community. Intensification is encouraged in Alcona, as higher density developments such as the proposed development can be accommodated.

The Official Plan directs a significant portion of anticipated population growth and population-related employment growth to Alcona through intensification, proposed by the subject application. This assists the Town in meeting employment, population and growth targets. Developments such as proposed are supported as it contributes to the development of complete communities, provides compact urban form, efficiently uses land, resources, services and infrastructure. Alcona is planned to contain the widest variety of land uses, along with the supply of a range of housing types and densities.

Cultural and historical past is also an important component throughout the Official Plan. The proposed development will integrate the heritage house into the development, used as the focal point and for visual appeal. This will recognize the history of Alcona and serve as a monument to the past.

The proposed Official Plan Amendment is supported by the Town of Innisfil Official Plan.

Town of Innisfil Zoning By-law 080-13

The subject lands are zoned 'Mixed Use 1 (Alcona) Zone (MU1)' and 'Mixed Use 1 – Exception-3 (Alcona) zone (MU1-3)'. The intent of the MU1 zone is to provide for a mix of residential, commercial and institutional uses in the core area's of Alcona.

The MU1 zone permits a wide variety of land uses. The land uses proposed by the development proposal are permitted in the MU1 zone and will meet the requirements of the Zoning By-law.

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

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

‘Schedule B1 Land Use: Alcona’ to the Innisfil Official Plan is amended as shown of ‘Schedule B’ to this Amendment (Amendment No. ____), to redesignate the lands subject to this amendment from the ‘Neighbourhood Commercial Area’ and ‘Residential Medium Density’ designations; to the ‘Downtown Commercial Area’ designation.

2.0 IMPLEMENTATION

This Amendment to the Official Plan for the Town of Innisfil shall be implemented by Amendment to the Town’s Official Plan, as amended, passed pursuant to Section’s 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, and through the approval of Application(s) for Site Plan Control Approval, pursuant to Section 41 of the *Planning Act*, *Planning Act*, R.S.O. 1990, c.P.13.

3.0 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 ‘B’.