



**NOTICE OF COMPLETE APPLICATION
AND PUBLIC MEETING**

**Draft Plan of Subdivision: D12-2017-002
Zoning Bylaw Amendment: D14-2017-020**

There is a development application on a property in your neighbourhood. There is a sign placed on the subject property.

Ask questions and provide comments.

When and where?

Public Open House

November 20, 2019

5:30 pm

Committee Room A

2101 Innisfil Beach Road

Public Meeting

November 20, 2019

6:30 pm

Town Hall Council Chambers

2101 Innisfil Beach Road

<i>Purpose</i>	To receive comments on the Planning Act applications submitted on the subject property to permit a plan of subdivision consisting of 35 single detached dwelling lots fronting on Shore Acres Drive and a proposed internal public road. The proposal includes a stormwater management block, environmental protection block, an open space block, and a road widening block across the Shore Acres Drive frontage.
<i>Effect</i>	<p>The Plan of Subdivision (D12-2017-002) would permit the proposed subdivision of the lands for the development of 35 single detached dwellings and various blocks.</p> <p>The Zoning By-law Amendment (D14-2017-020) would rezone the subject lands from "Agricultural General (AG) Zone" to "Residential One Exception Hold (R1-XX(H)) Zone", "Open Space Exception (OS-XX)" and "Environmental Protection (EP) Zone".</p> <p><i>A reduced copy of the proposed Draft Plan of Subdivision is enclosed with this notice</i></p>
<i>Subject Lands</i>	1291 Shore Acres Drive Concession 15, Part Lots 21 & 22 Town of Innisfil <i>Key Map is enclosed with this notice</i>
<i>Who to contact?</i>	Chris Cannon Email: ccannon@innisfil.ca Phone: 705.436.3740 x3318

WHAT HAPPENS AT THE OPEN HOUSE?

Staff will be there to give you details about the proposal and to review the submitted plans. There will be no formal presentations so you can drop-in at any time to speak to staff and consultants and ask questions. No decisions will be made at the Open House.

WHAT HAPPENS AT THE PUBLIC MEETING?

There will be a formal presentation providing details about the applications. The public will be able to ask questions and make comments. Council will also be able to make comments and ask questions. No decisions will be made at the Public Meeting.

WHAT HAPPENS AFTER THE PUBLIC MEETING?

Staff will consider all comments from the Public Meeting, along with any written submissions, before preparing a final recommendation report to Council at a future date. Please leave your name and contact information on the sign in sheet at the public meeting to be advised when the matter returns to Council.

HOW DO I SUBMIT COMMENTS IF I CAN'T MAKE IT TO THE OPEN HOUSE OR PUBLIC MEETING?

Email: Chris Cannon, Placemaker/Planner at ccannon@innisfil.ca

Mail: Town Clerk: Lee Parkin, 2101 Innisfil Beach Road, Innisfil, Ontario L9S 1A1

Visit: Town Hall during regular business hours

Phone: 705.436.3740 x3318

Website: <https://www.getinvolvedinnisfil.ca/>

WHAT ELSE SHOULD I KNOW?

- i. The Public Meeting is statutory in accordance with the Ontario Planning Act.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Innisfil before this matter is passed, the person or public body is not entitled to appeal the decision of the Town of Innisfil to the Local Planning Appeal Tribunal (LPAT).
- iii. If a person or public body does not make oral submissions at a public meeting or make written submission to the Town of Innisfil before this matter is passed, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless in the opinion of the LPAT, there is reasonable grounds to do so.
- iv. If a person or public body would otherwise have an ability to appeal the decision of Council for the Town of Innisfil to the LPAT but the person or public body does not make oral submissions at a public meeting or make written submissions to Town of Innisfil before the by-law is passed, the person or public body is not entitled to appeal the decision.
- v. If you wish to be notified of the decision of Town Council in respect to this matter, you must make a written request to the Town Clerk: Lee Parkin, 2101 Innisfil Beach Road, Innisfil, Ontario L9S 1A1 or send an email to Chris Cannon at ccannon@innisfil.ca
- vi. For more information about these matters, including preserving your appeal rights, please contact Planning Services at ccannon@innisfil.ca or 705.436.3740 x3318 in person at 2101 Innisfil Beach Road, Innisfil, Ontario during regular business hours.

Dated at the Town of Innisfil this 31st day of October, 2019.

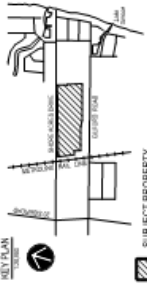
Lee Parkin, Clerk
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, Ontario
L9S 1A1

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



DRAFT PLAN OF SUBDIVISION

PART OF LOTS 21 AND 22
 CONCESSION 15
 GEOGRAPHIC TOWNSHIP OF WEST GUILMILIBURY
 TOWN OF BRADFORD WEST GUILMILIBURY
 COUNTY OF SIMICOE



OWNER'S CERTIFICATE
 I authorize Weston Consulting Group Inc. to prepare and submit this plan for staff approval.

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

ADDITIONAL INFORMATION
 [Section 51(17) of the Planning Act, R.S.O. 1990, c. F. 13, as amended, requires that the following information be included in all plans of subdivision filed on or after January 1, 2019.]

- a) - on key plan
- b) - on key plan
- c) - on key plan
- d) - on key plan
- e) - on key plan
- f) - on key plan
- g) - on key plan
- h) - on key plan
- i) - on key plan
- j) - on key plan
- k) - on key plan
- l) - on key plan
- m) - on key plan
- n) - on key plan
- o) - on key plan
- p) - on key plan
- q) - on key plan
- r) - on key plan
- s) - on key plan
- t) - on key plan
- u) - on key plan
- v) - on key plan
- w) - on key plan
- x) - on key plan
- y) - on key plan
- z) - on key plan

DEVELOPMENT STATISTICS

ASEA	7.132 ha
Residential (Lots 1-35)	3.198 ha
Environmental Land (Block 38-37)	0.505 ha
Storm Water Management (Block 38)	0.505 ha
Road Widening (Block 40)	1.024 ha
Open Space (Block 38)	1.943 ha
TOTAL	35 13.307 ha

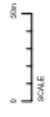
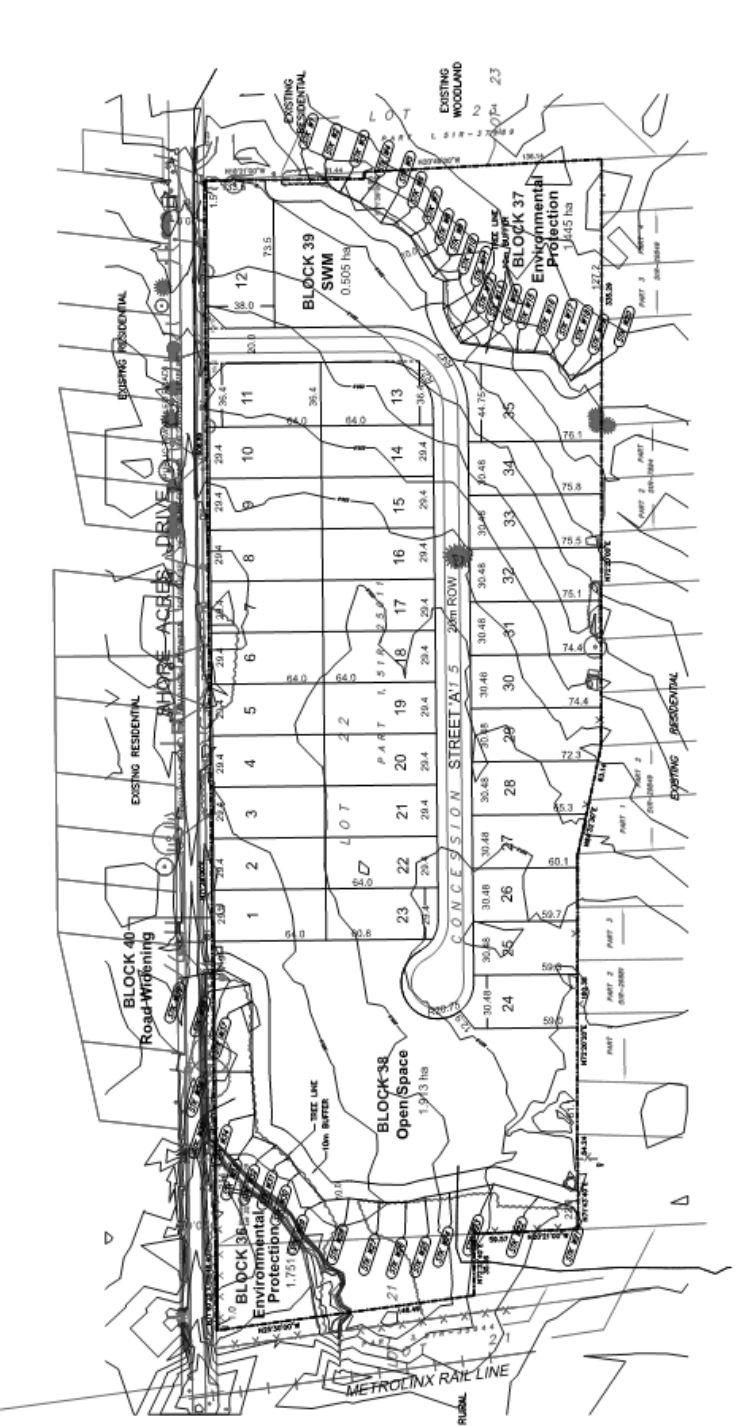
Net density: 3.26 UPMH

WESTON CONSULTING
 planning + urban design
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T2
 TEL: 416-291-1111 FAX: 416-291-1112
 WWW.WESTONCONSULTING.COM

SEPARATE LOTS

Lot No.	Area (ha)	Area (sq. ft.)
1	30.4	338,000
2	29.4	321,000
3	29.4	321,000
4	29.4	321,000
5	29.4	321,000
6	29.4	321,000
7	29.4	321,000
8	29.4	321,000
9	29.4	321,000
10	29.4	321,000
11	29.4	321,000
12	29.4	321,000
13	29.4	321,000
14	29.4	321,000
15	29.4	321,000
16	29.4	321,000
17	29.4	321,000
18	29.4	321,000
19	29.4	321,000
20	29.4	321,000
21	29.4	321,000
22	29.4	321,000
23	29.4	321,000
24	30.48	332,000
25	30.48	332,000
26	30.48	332,000
27	30.48	332,000
28	30.48	332,000
29	30.48	332,000
30	30.48	332,000
31	30.48	332,000
32	30.48	332,000
33	30.48	332,000
34	30.48	332,000
35	30.48	332,000

GOLF COURSE



D1
 METROLINX RAIL LINE