



TOWN OF INNISFIL STAFF REPORT

STAFF REPORT NO: DSR-186-19

DATE: November 20, 2019

To: Mayor, Deputy Mayor and Members of Council

From: Tim Cane, Manager of Land Use Planning

Subject: Public Meeting Report – 1291 Shore Acres Drive ('North Town Developments Ltd. Subdivision')
Proposed Draft Plan of Subdivision (D12-2017-002)
Zoning By-law Amendment (D14-2017-009)

RECOMMENDATION:

That Public Meeting Report DSR-186-19 for applications for Draft Plan of Subdivision (D12-2017-002) and Zoning By-law Amendment (D14-2017-020) North Town Developments Ltd. be received.

BACKGROUND:

Weston Consulting, on behalf of the owner, North Town Developments Ltd. has submitted Draft Plan of Subdivision and Zoning By-law Amendment applications for the subject lands, which are legally described as Part Lots 21 and 22, Concession 15, in the Town of Innisfil, and known municipally as 1291 Shore Acres Drive. The applicant is proposing a 35 unit residential subdivision on the subject lands, with eleven (11) of the lots having frontage on Shore Acres Drive and twenty-four (24) of the lots having frontage on an internal public road. Additionally, the proposal includes two (2) environmental blocks, an open space block, a stormwater management block and a road widening block along the Shore Acres Road frontage.

The subject lands are located within the settlement area of Gilford, on the south side of Shore Acres Drive and immediately east of the Metrolinx railway tracks. The subject lands are approximately 13.92 ha in area with approximately 654m of frontage on Shore Acres Drive. A Key Map showing the location of the subject lands is Attachment 1.

To the north of the subject lands are single detached dwellings and Harbourview Golf Club. To the west of the subject lands are the Metrolinx rail line as well as a woodlot and a stream. To the south of the subject lands are single-detached dwellings. To the east of the subject lands are single detached dwellings.

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

The Zoning By-law Amendment proposes to rezone the subject lands from “Agricultural General (AG) Zone” to “Residential 1 Exception Hold (R1-XX(H)) Zone”, “Environmental Protection (EP) Zone” and “Open Space Exception (OS-XX) Zone”.

The Plan of Subdivision would subdivide the lands for the purposes of development (Attachment 2).

The following is a list of attachments to this report:

- Attachment 1 - key map
- Attachment 2 - proposed draft plan of subdivision
- Attachment 3 - proposed draft Zoning By-law Amendment.

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

- Cover letter, Weston Consulting, September 18, 2019;
- Addendum Planning Justification Report, prepared by Weston Consulting, September 2019;
- Draft Zoning By-law Amendment and Schedule, September 2019;
- Draft Plan of Subdivision, September 14, 2019;
- Functional Servicing Report and Stormwater Management Report, A.M Candaras, September 2019;
- Site Servicing, Grading and Stormwater Management Plan, A.M. Candaras, September 2019; Existing and Post Development Floodplain Study, A.M. Candaras, September 2019;
- Preliminary Noise and Vibration Study, Jade Acoustics, September 2019;
- Transportation Impact Study, NexTrans, September 2019;
- Environmental Impact Study, prepared by Azimuth Environmental, September 2019;
- Reasonable Use Policy Assessment, Azimuth Environmental, June 2019
- Hydrogeological Study and cover letter, Terraprobe, dated July 12, 2019;
- Phase 1 Environmental Site Assessment, Stragis Environmental Services, May 2017;
- Phase 2 Environmental Site Assessment, Stragis Environmental Services, May 2017.

The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications have been circulated internally to Staff, as well as other commenting agencies.

Notice for this Public Meeting was provided to required agencies, and all landowners within 120m of the subject lands on October 31, 2019, and signs were posted on the property, in accordance with the Ontario Regulations. Notice was also provided in the newspaper and on the Town website. Information on the development was also posted on the Town’s getinvolvedinnisfil.ca website for review and commenting.

A Public Open House was held at the Town Hall prior to tonight’s Public Meeting between 5:30 and 6:30 to provide more information and receive questions from the public.

ANALYSIS/CONSIDERATION:

Details of Proposed Plan of Subdivision

The following **Table A** is a land use breakdown of uses proposed:

Table A: Land Use Breakdown

Proposed Use	Proposed Area	Proposed No. of Units/Blocks
Single-detached lots	7.132 ha	35 units
Environmental Protection	3.196 ha	2 blocks
Open Space (Parkette)	1.91 ha	1 block
Road Widening	0.084 ha	1 block
Stormwater Management	0.505 ha	1 block
Total	13.921 ha	35 units / 5 blocks

A total of eleven (11) single-detached dwelling lots are proposed to front onto Shore Acres Drive. The balance of the single detached dwelling lots (24) front onto an internal public road (refer to Attachment 2).

Lots fronting onto Shore Acres Drive

- 10 lots with a frontage of 29.4m and depth of 64m;
- 1 lot (exterior) with a frontage of 36.4m and depth of 64m.

Lots fronting onto the Internal Public Road

- 10 lots with a frontage of 29.4m and depth of 64m;
- 1 lot (exterior) with a frontage of 36.4m and a depth of 64m;
- 1 lot (exterior) with a frontage of 38m and a depth of 85.6m;
- 3 lots with a frontage of 30.48m and a depth of 59m to 60.1m;
- 1 lot with a frontage of 30.48m and a depth of 65.3m;
- 6 lots with a frontage of 30.48m and depth of 74.4m to 76.1m.

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

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.

The proposed subdivision is a greenfield development within the settlement area boundary of Gilford that is currently designated for residential uses in the Town Official Plan and designated “Settlement” in the County Official Plan.

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. Additionally, 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.

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. ‘Adjacent lands’ as per the Town Official Plan are lands within 120m of key natural heritage features and key hydrologic features, which is why an Environmental Impact Study (EIS) has been submitted (there is a watercourse and significant woodlands on the subject lands). The EIS is currently being peer reviewed by the Lake Simcoe Region Conservation Authority (LSRCA).

Places to Grow – Provincial Growth Plan (2019)

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 states the importance of planning for complete communities that feature a diverse mix of land uses in a compact urban form, including residential and employment uses, and convenient access to local stores, services, and public service facilities, improved social equity and overall quality of life, including human health, for people of all ages, abilities and incomes, and provision of a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of household sizes and incomes. The development proposes housing types of traditional single-detached dwellings on large lots with private septic systems (there is limited wastewater servicing capacity within Gilford) and Town water, and provides convenient access to local stores and services within the community. In accordance with Section 2.2 of the Growth Plan, the community of Gilford is anticipated to accommodate some growth and development in limited formats such as minor infilling and rounding out of the existing settlement area boundary and in a manner that is compatible with existing settlement patterns. The proposed development is consistent with this strategy in providing for a large lot subdivisions within the existing community limits.

Active transportation is also an important component of the Growth Plan policies, as well as provision of convenient access to parks, and a range of other transportation options. The proposal has links to active transportation, including existing and proposed trails and sidewalk connections.

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. Comments are pending 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.

The proposed development proposes single-detached dwellings, and incorporates open space lands. The potential trail connection to the sidewalk extension along Shore Acres Drive would connect to this development via proposed public road allowances. There are also potential connections to other trails, sidewalks, and other existing active transportation features in the area.

Town of Innisfil Official Plan

Staff note both the Our Place Town Official Plan designate the subject lands “Hamlet Residential” on Schedule B10. Section 10.5 provides the policy for lands within this designation. The Village and Hamlet Residential Area designation recognizes existing unserviced, partially serviced or limited services for residential development in Innisfil’s Villages and Hamlets, as well as limited new residential development on private or partial services where appropriate.

Among other things, the “Village and Hamlet Residential Area” single detached dwellings, accessory second dwelling units and home occupations. The lot density of the “Village and Hamlet Residential Area” should generally be in the range of 2.5 units per net hectare, but the specific density should be confirmed through a hydrogeological study that assesses the assimilative capability of the soils. Larger lot sizes may be required for servicing purposes, environmental conservation considerations, or to fit with existing development or the lot pattern in the vicinity. A Hydrogeological Study was submitted, along with a Reasonable Use Policy Assessment which are being reviewed by the LSRCA and Town staff.

New infill lots, on lands without municipal services, or with partial services may be permitted by severance or plan of subdivision subject to the following: direct access is provided to an open and maintained public road; the feasibility of a private water supply and/or sewage disposal system is demonstrated to the satisfaction of the Town through a hydrogeological study that assesses the assimilative capability of the soils and confirms sufficient ground water supply; where municipal water service is provided confirmation of sufficient capacity; the density policies in Policies 10.5.3 and 10.5.4 are addressed; and the applicant enters into an agreement with the Town to pay for eventual connection to a municipal water and / or sanitary system if such system is installed within the municipal road allowance abutting the property. These requirements have been addressed or will be addressed through the review of the processing of the applications.

Town Zoning By-law No. 080-13

The subject lands are currently zoned “Agricultural General (AG) Zone” in Town Zoning By-law No. 080-13. The subject lands are proposed to be rezoned to “Residential One Exception Hold (R1-XX(H)) Zone”, “Environmental Protection (EP) Zone” and “Open Space Exception (OS-XX) Zone” to permit the proposed subdivision. Attachment 3 is a copy of the draft Zoning By-law Amendment and Schedule ‘A’.

The subject lands proposed to be rezoned “Residential One Exception Hold (R1-XX(H)) Zone” will contain the permission of a maximum building height of 11m. The “Open Space Exception (OS-XX) Zone” is proposed to contain permissions for a stormwater management pond, along with permissions allowing for site alteration and engineering works including, but not limited to, grading, fill, and floodplain work to the satisfaction of the Town and the LSRCA.

A holding (H) provision is included in the Zoning By-law Amendment whereby no building permits can be issued until 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

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, water allocation, street naming, archaeological requirements, fencing, landscaping, tree preservation/compensation, parkland dedication requirements, report updates, and other matters.

Comments Received

As of the writing of this report, no comments have been received by Staff.

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.

A final report with a recommendation for Council decision is targeted to return as soon as possible, following a detailed review of all comments received, in accordance with the *Planning Act*.

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 all comments received and provide a recommendation as to whether the proposed Zoning By-law Amendment and Plan of Subdivision should be approved.

Staff Report DSR-186-19
1291 Shore Acres Drive
(North Town Developments Subdivision) – POS & ZBA – Public
Meeting Report

November 20, 2019

PREPARED BY:

Chris Cannon, Placemaker/Planner

APPROVED BY:

Tim Cane, Manager of Land Use Planning

Attachments:

1. Key Map
2. Draft Plan of Subdivision
3. Draft Zoning By-law Amendment