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# P L A N N I N G JUSTIFICATION REPORT

NORTH TOWN DEVELOPMENTS LTD.  
GILFORD SUBDIVISION [SHORES ACRES DRIVE]  
TOWN OF INNISFIL

SEPTEMBER 2019  
FILE #9382

# TABLE OF CONTENTS

- 1. Introduction . . . . . 4
- 2. History of Planning Applications . . . . . 6
- 3. Description of Development Proposal . . . . . 10
- 4. Supporting Materials . . . . . 14
  - 4.1 Functional Servicing Report and Stormwater Management Report. . . . . 15
  - 4.2 Preliminary Environmental Noise and Vibration Report . . . . . 16
  - 4.3 Scoped Environmental Impact Study . . . . . 16
  - 4.4 Transportation Impact Study. . . . . 17
  - 4.5 Reasonable Use Assessment Report . . . . . 17
  - 4.6 Hydrogeological Study . . . . . 18
- 5. Planning Policy Framework . . . . . 20
  - 5.1 Provincial Policy Statement, 2014 . . . . . 21
  - 5.2 Growth Plan for the Greater Golden Horseshoe, 2019 . . . . . 22
  - 5.3 County of Simcoe Official Plan, 2013 Consolidation . . . . . 25
  - 5.4 Town of Innisfil “Our Place” Official Plan, 2019 . . . . . 25
- 6. Draft Zoning Bylaw Amendment . . . . . 38
- 7. Planning Analysis . . . . . 40
- 8. Conclusion . . . . . 42

# LIST OF FIGURES

Figure 1: Air Photo of Subject Property . . . . .	5
Figure 2: Proposed Draft Plan of Subdivision . . . . .	12
Figure 3: Schedule B10 – Land Use (Gilford) of the Town of Innisfil Official Plan . . . . .	26
Figure 4: Schedule C – Transportation Plan of the Town of Innisfil Official Plan . . . . .	27
Figure 5: Schedule A - Municipal Strategy of the Town of Innisfil Official Plan . . . . .	29
Figure 6: Context Air Photo . . . . .	34



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# 1. INTRODUCTION

Weston Consulting is the planning consultant for North Town Developments Ltd., the registered owner of the property legally described as Part of Lots 21 and 22, Concession 15, (Geographic Township of West Gwillimbury) Town of Innisfil (the "subject property"). The subject property is located on the south side of Shore Acres Drive in the hamlet of Gilford. It has an area of approximately 14 hectares (34.6 acres) with approximately 657 metres of frontage along Shore Acres Drive (Figure 1).

The site generally consists of farmland and woodland as well as the White Birch Creek which traverses the property at the extreme north-west corner.

This Planning Justification supplementary report will provide an overview of the revised development proposal, address some comments of the Town, County, other internal departments and external commenting agencies, where appropriate as well as demonstrate conformity with the updated planning policies contained in the new Growth Plan for the Greater Golden Horseshoe (2019) as well as the Town's new Our Place Official Plan. This Report will supplement the planning rationale and findings of the Planning Justification Report prepared by Paul A. King, former planning consultant for the original applicant that accompanied the first submission of this application dated July 9, 2017, as most of the evaluated policies and analysis remain applicable and have been based on good planning principles.



Figure 1: Air Photo of Subject Property



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## 2. HISTORY OF PLANNING APPLICATIONS

Submissions for a Zoning By-law Amendment and Draft Plan of Subdivision were submitted to the Town in July 2017 to permit the construction of a residential subdivision comprising of 25 residential lots for single-detached dwellings on a newly constructed public right-of-way cul-de-sac extending from existing Shore Acres Drive. An environmental protection block was also incorporated in the subdivision plan that includes a watercourse, associated wooded areas, and lands identified as hazard and being located within the floodplain delineation boundary. It is recognized that an application for Site Plan Approval will be required to be submitted at a later date in order to fully implement the development proposal.

A Planning Justification Report prepared by Paul A. King, former planning consultant for the original applicant, accompanied the first submission along with the supporting reports, plans and studies identified as required at the Pre-Application Consultation Meeting. The Planning Justification Report outlined the nature of the proposed development and evaluated the proposal in the context of the policies of the Growth Plan for the Greater Golden Horseshoe (“GGH”), the Lake Simcoe Protections Plan, the County of Simcoe Official Plan, the Town of Innisfil Community Strategic Plan, the Town of Innisfil Official Plan, the Town of Innisfil Zoning By-law No. 080-13 and other applicable policies, studies and regulations that apply to the subject property.

A Notice of ‘Complete’ Application was issued by Staff on November 23rd 2017 in accordance with Section 34 and 51 of the Planning Act. Following the submission of the Zoning By-law Amendment and Draft Plan of Subdivision applications to the Town, Planning and Development Staff issued correspondence that provided preliminary technical comments and clarified specific resubmission expectations. Since receipt of Staff’s comments, North Town Developments Ltd. and their consultants have been engaged in ongoing dialogue and correspondence with Planning, Engineering and LSRCA Staff addressing comments and resolving a number of issues relating to various components of the development plan. Based on these discussions, and in response to the formal comments and feedback received, the conceptual site plan and redevelopment proposal has been modified.

In addition to the above, on February 13th 2019, North Town Developments Ltd. and their consultants attended a meeting with Planning Staff to discuss the proposed development, understand the current status of the planning applications and receive some feedback on the development plan. A number of changes and modifications were implemented to the subdivision plan as a result of issues and concerns raised during that meeting, including the implementation of an on-site stormwater detention facility to service the site. These discussions further identified issues that required response as part of a full resubmission of planning application materials.

It is also recognized that since the submission of the Zoning By-law Amendment and Draft Plan of Subdivision Applications, the Town of Innisfil has adopted a new Official Plan which implemented a number of new policies that seek to build upon and enhance place-making and guide development to the year 2031. Additionally, the new Growth Plan for the Greater Golden Horseshoe 2019 was released on May 2, 2019 and came into effect on May 16, 2019 replacing the Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan changes aim to bring new housing supply to the market in part through a number of policy amendments that open up more land to accommodate forecasted growth. It is noted that the previously submitted Planning Justification Report did not address these new policies, some of which have bearing on the subject property.

The subject property is currently split zoned Agricultural General (AG) Zone and Environmental Protection (EP) Zone in By-law 054-04. In order to implement the proposed development, an amendment to the current zoning is proposed to provide for the lands to be zoned “Residential One” (R1) Zone with site specific exceptions as well as an Open Space (OS) Zone to accommodate a stormwater management facility and lands identified for floodplain and engineering works. A draft By-law of the proposed zone standard exceptions are submitted under separate cover of this report and forms part of the application resubmission.

The Draft Plan of Subdivision Application is required to subdivide the subject property into thirty-five (35) single-detached residential lots as well as additional blocks which will contain the future 20 metre wide public road and stormwater management facility block required to service the proposed development, an environmental protection block and a 1.5 metre road widening block along the frontage of Shore Acres Drive.

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## 3. DESCRIPTION OF DEVELOPMENT PROPOSAL

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The revised development proposal contemplates a residential subdivision comprised of 35 single-detached residential lots. The lots are to be established on a newly constructed 20-metre public right-of-way extending from Shore Acres Drive which has been designed in accordance with the the Town of Innisfil's Engineering Design Standards for urban local roads. The proposed lotting pattern and street alignment is preferred to the original development scenario as it utilizes the property's existing Shore Acres Drive frontage and optimizes the efficient use of the lands.

The proposed lots have frontages that range from approximately 30.48 metres to 47.28 metres and depths of approximately 59.0 metres to 76.1 metres. The proposed layout incorporates an overall site design that allows for a consistent and uniform lotting pattern similar to the existing surrounding residential areas located on the north-side of Shore Acres Drive and the north-side of Gilford Road. The large lots seek to preserve and enhance the areas semi-urban setting and maintain the areas local rural character.

The revised development proposal implements an on-site stormwater management facility located at the north-east quadrant of the site, which is outside of the natural heritage features and their associated buffers. The location of the retention pond has been situated to capture the sites natural drainage flows which travel towards the southeast as a result of the sites natural topography and grade differential.

The proposed development will be serviced and accessed from Shore Acres Drive and a 20-metre public right-of-way, Street 'A', extending from Shore Acres Drive towards the eastern limit of the property boundary. Street 'A' provides internal access and circulation for units 13 to 35 and terminates into a proposed cul-de-sac that has been designed to accommodate emergency and service vehicle turning and maneuvering. This internal road connection has been established recognizing that the lots fronting onto Shore Acres Drive will have individual accesses onto the existing public right-of-way. A proposed 1.5 metre road widening along Shore Acres Drive has been provided which is consistent with the widenings taken on the west and east sides.

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The proposed lots have frontages that range from approximately 29.4 metres to 47.28 metres and depths of approximately 59.0 metres to 76.1 metres. The proposed layout incorporates an overall site design that allows for a consistent and uniform lotting pattern similar to the existing surrounding residential areas located on the north-side of Shore Acres Drive and the north-side of Gilford Road. The large lots seek to preserve and enhance the areas semi-urban setting and maintain the areas local rural character.

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## 4. SUPPORTING MATERIALS

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## 4.1 Functional Servicing Report and Stormwater Management Report

A.M. Candaras Associates Inc. was retained to prepare a Functional Servicing Report for the proposed development. The report evaluates site grading, floodplain analysis, storm drainage, water quality controls, and sanitary drainage and water supply.

### Existing Drainage Area

At present, the majority of the site drains in a south-easterly direction via overland route to an existing woodlot that outlets to a ditch and culvert along Gilford Road that discharges into Lake Simcoe through the Cooks Bay Marina. The balance of the site drains to the north-west, into an existing watercourse identified as the White Birch Creek.

### Water Supply

The water supply for the development will be provided by the existing 200mm watermain on Shore Acres drive with two proposed 200mm connections on either side of the proposed development, in order to provide a looped system. More specifically, there will be a connection at the intersection of proposed Street 'A' and Shore Acres Drive as well as a block within the west portion of the development and also connecting to Shore Acres Drive. Single water service connections will be provided to each unit having a water meter.

### Sanitary Servicing

Sanitary servicing is proposed to be provided by individual private septic systems for each of the proposed residential dwelling units. Each of these systems will provide tertiary treatment which will reduce the strength of sewage effluent. Because of this, the leaching bed sizing can be reduced to up to one half of what a conventional system would require. This tertiary treatment approach has been implemented in order to protect the receiving waters from excess nutrients (i.e. concentrations of phosphorous or nitrogen) which are reduced through biological and chemical processes. A Reasonable Use Policy Assessment Report prepared by Azimuth Environmental (Section 4.5) provides additional analysis for the evaluation of discharge and effluent from the proposed residential subdivision in compliance with statutory requirements.

### Stormwater Management

Stormwater management for the site will be facilitated via a 5-year storm sewer system. The overland major system will convey the 100-year storm flow to the sites low point, adjacent to the SWM block, and into the propose SWM facility. Additionally, there is a proposed ditch on the south side of Shore Acres Drive which will also drain into the storm sewer network via a DCIB and will discharge into the proposed SWM facility. Part of the downstream drainage works includes a 450mm storm sewer east along Shore Acres Drive. The sizing of this storm sewer has been based on conveying the 100-year controlled flow from the wetland facility. The quality control component will ne provided by means of an orifice 160mm plate located within the control structure at the northeast corner of the SWM facility.

## 4.2 Preliminary Environmental Noise and Vibration Report

Jade Acoustics Inc. was retained by North Town Developments Ltd. to prepare a Preliminary Noise and Vibration Report in support of the proposed residential subdivision. Their analysis was based on an evaluation of primary noise sources including transportation sources, road sources and rail sources in accordance with the acceptable sound limits for both indoor and outdoor space as outlined by the environmental noise guidelines for transportation sources of the Ministry of Environmental, Conservation and Parks (MECP).

Based on the results of their analysis, it was found that with appropriate mitigative measures, all residential lots will meet the noise guidelines. No special window, exterior door and exterior wall construction above typical building practices will be necessary for any of the proposed lots. Due to the separation distance of approximately 200m, railway ground borne vibration will be insignificant for the proposed residential lots.

## 4.3 Scoped Environmental Impact Study

Azimuth Environmental was retained to prepared an updated Environmental Impact Study for the proposed development in order to address the impacts of the residential plan of subdivision on the identified natural heritage features located on the subject property as well as to address preliminary technical comments received from the Lake Simcoe Region Conservation Authority dated March 27, 2018.

Their investigations concluded that the development will have no negative impacts on natural heritage features or functions within or beyond the development footprint if the appropriate mitigation measures are followed. The proposed use appears consistent with the residential use of adjacent lands. The existing natural heritage features and functions, wildlife habitat, and vegetation communities in the area will remain unaffected post development.

The proposed development is consistent with provincial, county and municipal policies in that it does not affect the habitat of any known SAR; and does not impact upon designated provincially significant wetland, ANSIs, valley land or significant wildlife habitat, fish habitat, or significant environmentally sensitive areas.

## 4.4 Transportation Impact Study

A Transportation Impact Study was prepared by NexTrans Consulting Engineers which concluded that the proposed development is anticipated to generate 30 two-way trips (8 inbound and 22 outbound) during weekday AM peak hour and 37 two-way auto trips (23 inbound and 14 outbound) during the weekday PM peak hours. The trip generation forecasts for the proposed development are low and not typically associated with traffic operational issues to the surrounding road network. Site generated traffic is expected to travel eastbound and westbound along Shore Acres Drive, but due to the low number of anticipated trips, the proposed development will have minimal impact on existing traffic conditions.

Additionally, an AutoTURN analysis was undertaken by NexTrans to confirm and demonstrate the accessibility of an 11.5-metre-long truck through the proposed development site. This analysis demonstrated that emergency service vehicles and municipal/private waste collect trucks can safely and effectively maneuver through the subject development.

## 4.5 Reasonable Use Assessment Report

Azimuth Environmental Consulting Inc. was retained by North Town Developments Ltd. to undertake a Reasonable Use Assessment for the proposed development in order to assess the groundwater on subject property, evaluate adjacent sources of contaminants and establish the limits on the discharge of contaminants from the proposed residential subdivision and its sanitary sewage facilities in accordance with statutory requirements.

Based on the results of their analysis, it is concluded that the sites existing environmental conditions will allow for the development of up to 35 residential lots in compliance with the Ministry of Environment and Conservation and Parks (MECP) without adverse impact to the ground water regime and adjacent water supplies. These conclusions and recommendations are contingent upon the use of tertiary treatment technology for sewage treatment which is sufficient to protect the natural environment and will not result in any negative impacts on the ground water quality.

## 4.6 Hydrogeological Study

Terraprobe Inc. was retained by North Town Developments Ltd. to conduct a Hydrogeological Study in support of the proposed residential subdivision. Their assessment included the review of all available background information, a subsurface investigation which included the drilling of twenty-five (25) boreholes and the installation of eight (8) monitoring wells, the measurement of ground water levels, in-situ hydraulic conductivity tests, Guelph permeameter tests, water quality analysis and a feature water balance assessment of pre and post development infiltration rates.

The results of their study indicated the following:

- i. The majority of existing wells in the study area have been drilled for domestic purpose and are completed in an overburden aquifer;
- ii. The subject property is situated in a hydrological-sensitive area given its proximity to the White Birch Creek and Lake Simcoe;
- iii. The subject property is underlain with relatively consistent soils comprising of surficial topsoil layer followed by a zone of weathered/disturbed soils and finally, native soils extending to the full depth of the investigation. The groundwater table was identified at approximately 1.0 to 4.3 m below grade. The average background nitrate levels at the subject property were confirmed to be 8.1mg/L. The groundwater at the site has concentrations of nitrate above PWQO standards.
- iv. Water balance objectives have been developed to maintain similar volume and spatial distribution of infiltration at the site under the post development conditions. The proposed measures may include: reducing site grades to maximize contact time of run-off and maximize infiltration, directing roof leaders to overland flow, provision of bio-retention swales to encourage infiltration and increasing topsoil thickness in landscape areas.

- v. There is sufficient ground water supply available for individual wells.
- vi. The property can be serviced with individual septic tank and tile field systems. The use of tertiary treatment systems is required to minimize potential impact to local surface water features.

Based on these considerations, the proposed 35 residential lot development are feasible with individual septic systems and municipal water.

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## 5. PLANNING POLICY FRAMEWORK

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## 5.1 Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) is a provincial planning policy document authorized by the Planning Act to provide policy direction on matters of provincial interest regarding land use planning and development. The PPS encourages efficient land use planning and growth management to create and maintain communities and a healthy environment while encouraging economic growth over the long term. The PPS also encourages the efficient use of infrastructure and public service facilities and requires that municipalities plan for an appropriate range and mix of land uses throughout the Province.

As outlined in the original Planning Justification Report, the proposed development is consistent with all applicable policies of the PPS, specifically as they relate to the provisions of managing land use, housing, transportation, redevelopment, sewage and wastewater management and natural heritage features. A summary is provided below:

- The subject lands are located within the Built Boundary of a designated Settlement Area. The PPS supports development in such locations that have consideration for compatibility with surrounding land uses, supports the efficient use of land, optimize municipal and transportation infrastructure.
- The proposed development will allow for the redevelopment of a vacant and underutilized site and redevelop the lands for a residential subdivision. The proposed development will provide an appropriate housing type that will provide for additional housing supply in Gilford.
- The proposed development will take advantage of proximity to existing transportation corridors and major public road systems in the area. No changes to the existing road system would be required for normal operations and the increase in traffic volumes will have no appreciable impacts on the adjacent road systems.
- The proposed development is located in an area in which appropriate infrastructure is available and upgrades to public service utilities are planned.
- The proposed development can address stormwater management principles and can sufficiently maintain

the maximum flow requirements in a 100-year event storm. The proposed stormwater management plan as designed by A.M. Candaras, will manage pre and post construction conditions to meet the Towns requirements.

- The Natural Heritage Environmental Impact Study prepared by Azimuth Environmental identifies that the proposed development would result in no negative impacts to any natural heritage features or hydrologic functions located on the subject property.

In our opinion, for the reasons noted above, the proposed development and subject applications are consistent with the applicable policies of the PPS.

## 5.2 Growth Plan for the Greater Golden Horseshoe, 2019

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) provides direction on the development and growth of communities within the Greater Golden Horseshoe (“GGH”). The new Growth Plan came into effect on May 16, 2019 and replaces the Growth Plan for the Greater Golden Horseshoe, 2017 that took effect on July 1, 2017.

Although much of the policies of the Growth Plan (2107) have remained the same, the changes to the new Growth Plan (2019) are intended to address potential barriers to increasing the supply of housing, creating jobs and attracting investments. The overarching objectives of the Growth Plan (2019) continue to support the achievement of complete communities that are healthier, safer, and more equitable. Additionally, the Growth Plan prioritizes the better use of land and infrastructure by directing growth through a hierarchy of settlement areas and prioritizing infill opportunities and redevelopment to areas based on an evaluation of the appropriateness of their location. In consideration of the proposed development, key policies related to directing population and employment growth to rural settlements has remained consistent with the Growth Plan 2017 and are summarized and analysed below.

### Managing Growth

Section 2.2.1 of the Growth Plan provides a framework to guide and prioritize population and employment growth. It also implements a strategy for the allocation of growth in order to meet Provincial forecasts through to the year 2041. The Plan’s key policies for wide-scale population allocation are highlighted below:

#### **2. Forecasted growth to the horizon of this Plan will be allocated based on the following:**

- a. the vast majority of growth will be directed to settlement areas that:
  - i. have a delineated built boundary;
  - ii. have existing or planned municipal water and wastewater systems; and
  - iii. can support the achievement of complete communities.
  
- b. growth will be limited in settlement areas that:

- i. are rural settlements;
  - ii. are not serviced by existing or planned municipal water and wastewater systems; or
  - iii. are in the Greenbelt Area;
- c. within settlement areas, growth will be focused in
    - i. delineated built-up areas;
    - ii. strategic growth areas;
    - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,
    - iv. areas with existing or planned public service facilities;
  
  - d. development will be directed to settlement areas, except where the policies of this Plan permit otherwise;
  
  - e) development will be generally directed away from hazardous lands; and
  
  - f) the establishment of new settlement areas is prohibited.

#### **3. Upper- and single-tier municipalities will undertake integrated planning to manage forecasted growth to the horizon of this Plan, which will:**

- a. establish a hierarchy of settlement areas, and of areas within settlement areas, in accordance with policy 2.2.1.2;
- b. be supported by planning for infrastructure and public service facilities by considering the full life cycle costs of these assets and developing options to pay for these costs over the long-term;
- c. provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form;
- d. support the environmental and agricultural protection and conservation objectives of this Plan; and,
- e. be implemented through a municipal comprehensive review and, where applicable, include direction to lower-tier municipalities.

The hamlet of Gilford is identified a 'settlement area' within the Provincial Growth Plan, and is located in a built-up area. Within the Town of Innisfil, there are a variety of categories of settlements each reflecting its own unique hierarchy of size, function, mix of uses, infrastructure and growth prospects (i.e. Alcona, Cookstown, Gilford, Churchfield, Lefroy, Sandy Cove, Stroud). Although the primary focus of growth is intended to be directed to primary settlement areas, such as Alcona, there are several other smaller Rural Settlement Areas that generally function as secondary settlement areas in the Town and are intended to accommodate growth in 'limited' forms. In this regard, it is important to recognize the unique character of these smaller settlements and their ability to accommodate controlled growth and function as complete small communities, which includes a range of permitted uses and a land use structure within which they are guided.

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.

### Rural Areas

Section 2.2.9 of the Growth Plan (2019) addresses growth management and the determination of how and where growth should be directed and planned for in Rural Areas. The purpose of this section of the Growth Plan is to provide direction to manage growth in rural settlements in a manner which optimizes land, recognized existing land uses and seeks to preserve and protect agriculture and resource-based recreational uses. This section consists of the following policies that are relevant to the proposal:

#### Section 2.2.9

1. *Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.*
2. *Public service facilities in rural settlements should be co-located and integrated in community hubs, and*

*priority should be given to maintaining and adapting existing public service facilities in community hubs to meet the needs of the community, where feasible.*

3. *Subject to the policies in Section 4, development outside of settlement areas may be permitted on rural lands for:
 
  - a. *the management or use of resources;*
  - b. *resource-based recreational uses;*
  - c. *other rural land uses that are not appropriate in settlement areas provided they:
 
    - i. *are compatible with the rural landscape and surrounding local land uses;*
    - ii. *will be sustained by rural service levels; and*
    - iii. *will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.***
4. *Where permitted on rural lands, resource-based recreational uses should be limited to tourism-related and recreational uses that are compatible.*
5. *Existing employment areas outside of settlement areas on rural lands that were designated for employment uses in an official plan that was approved and in effect as of June 16, 2006 may continue to be permitted. Expansions to these existing employment areas may be permitted only if necessary, to support the immediate needs of existing businesses and if compatible with the surrounding uses.*
6. *New multiple lots or units for residential development will be directed to settlement areas, but may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006.*
7. *Notwithstanding policy 2.2.8.2, minor adjustments may be made to the boundaries of rural settlements outside of a municipal comprehensive review, subject to the following:
 
  - a. *the affected settlement area is not in the Greenbelt Area;*
  - b. *the change would constitute minor rounding out of existing development, in keeping with the rural character of the area;**

- c. *confirmation that water and wastewater servicing can be provided in an appropriate manner that is suitable for the long-term with no negative impacts on water; and,*
- d. *Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied.*

The Growth Plan (2019) makes a clear distinction between urban settlements with full municipal water and wastewater systems and rural settlements (small towns, villages, and hamlets) that depend on private or communal wells as a source of water and on septic systems for wastewater disposal.

The proposed development provides for a residential subdivision consisting of 35 single-detached lots serviced by individual septic systems and municipal water. The proposed development is supported by Hydrogeological and Geotechnical reports that were used in the formulation of the Functional Servicing Report which outlines the ultimate servicing strategy for the residential subdivision. The conclusion of the Functional Servicing Report is that the development can be supported by private sanitary services with no impact to water resources in accordance with Section 2.2.9.7a of the Growth Plan and based on the Ministry of Environment, Conservation and Parks ('MECP') Reasonable Use Guidelines.

Within its current settlement boundary, Gilford is defined as a built-up area by the Growth Plan, and therefore, growth and development in this area would assist in achieving the required intensification target of the municipality, which currently requires that 33% of all growth be directed within the built up areas as per the Growth Plan general intensification policies.

### Summary

The Growth Plan directs growth to both urban and rural Settlement Areas and promotes development through infill and intensification generally throughout the built-up areas. The proposed development is consistent with the policies of the Growth Plan as it:

- Provides for a supply of residential land in a rural Settlement Area that is sufficient to accommodate

the projected demand for the anticipated growth over the planning horizon in consideration of limited opportunities for infill development within the Town.

- Implements a development scenario that would constitute a minor rounding out of existing development in keeping with the rural character of the hamlet of Gilford.
- Directs the expansion of residential development into an appropriate area in recognition of the availability of municipal services, soil conditions, topographic features and environmental constraints.
- Provides an orderly and scaled expansion of residential uses in the Town in a form which can be integrated with established land use patterns.

### 5.3 County of Simcoe Official Plan, 2013 Consolidation

The County of Simcoe Official Plan was adopted by Council on November 25, 2008, and is under appeal to the Ontario Municipal Board ('OMB'). An updated version of the Plan was endorsed by County Council in January 2013. On April 19, 2013, the OMB granted partial approval of the Official Plan including text and schedules with a number of site-specific appeals still remaining; none of which apply to the subject property. The County Official Plan, is in part the County's growth management strategy which is closely linked with its strategies for conservation, natural, and cultural resources, and economic development.

As outlined in the original Planning Justification Report, Gilford is designated as a 'Settlement' on Schedule 5.1 – Land Use Designations of the County of Simcoe Official Plan. In accordance with Section 3.5 of the Official Plan, Settlements are intended to be "the focus of population and employment growth". In addition, development forms and patterns which promote the efficient use of lands including the availability of servicing and minimize land consumption are to be promoted.

Within the County there are limited opportunities for development and intensification, and the County encourages infill and intensification within the existing built boundary/built-up area wherever feasible and appropriate. By the year 2031 the County and local municipalities is expected to grow by 53% with the majority of population growth being allocated to the Town of Innisfil. The subject property is within the Gilford settlement area and is designated for residential uses in the corresponding lower tier Official Plan. Therefore, the development of the subject property for residential uses conforms with the goals and objective of the County Official Plan.

### 5.4 Town of Innisfil "Our Place" Official Plan, 2019

The Our Place Official Plan (OP) was adopted by Town Council on January 17, 2018. On October 9, 2019, the County of Simcoe Council approved the new Our Place Official Plan subject to a number of modifications. The County of Simcoe has received seven appeals to its Decision to approve the Town of Innisfil's "Our Place" Official Plan none of which pertain to the Schedules and polices related to the subject property. The Official Plan is in full force and effect except those sections, policies and schedules which are under appeal.

The new "Our Place" contains updated planning principles and policies to enhance place making and guide how the Town of Innisfil grows over the next 20 years.

The subject property is designated *Hamlet Residential and Key Natural Heritage Features and Key Hydrologic Features* in accordance with Schedule B10 – Land Use (Gilford) of the Town of Innisfil Official Plan.

#### Village and Hamlet Residential Area

Section 10.5 of the Official Plan contains the Village and Hamlet Residential Area Urban policies. It is recognized that these areas will accommodate new residential development on private or partial services, where appropriate.

Permitted uses on lands designated Village and Hamlet Residential Area include:

- i. Single detached dwellings;
- ii. Accessory second dwellings units;
- iii. Home occupations;
- iv. Bed and breakfast establishments;
- v. Parks; and,
- vi. Community hubs including existing schools, places of worship and other local community uses.

The development proposal implements the Our Place vision for this designation as it proposes a permitted use and built form in keeping with the surrounding area and context. The proposed development is considered an appropriate form of development within the Village and Hamlet Residential Area and is similar to, and is generally consistent with, the intensity and type of residential uses contemplated for this area.

Section 10.5.3 states that “the lots density of the Village and Hamlet Residential Area should generally be in the range of 2.5 units per net hectare, but specific density should be confirmed through a hydrogeological study that assess the assimilative capability of the soils. Large lot sizes may be required for servicing purposes, environmental conservation considerations, or to fit with existing development or the lot pattern in the vicinity.”

Section 10.5.6 outlines the development guidelines and criteria for considering new residential infill development. It states that:

*“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: outlines the development guidelines and criteria for considering an application for rezoning lands within an Urban Employment Area designation:*

- i. *Direct access is provided to an open and maintained public road;*
- ii. *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 soil and confirms sufficient ground water supply;*
- iii. *Confirmation of sufficient reserve sewage system capacity within the Towns sewer treatment systems for hauled sewage from private systems or partial services;*
- iv. *Where municipal water service is provided, confirmation of sufficient capacity;*
- v. *The density policies of Section 10.5.3 and 10.5.4 are addressed; and,*
- vi. *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.*

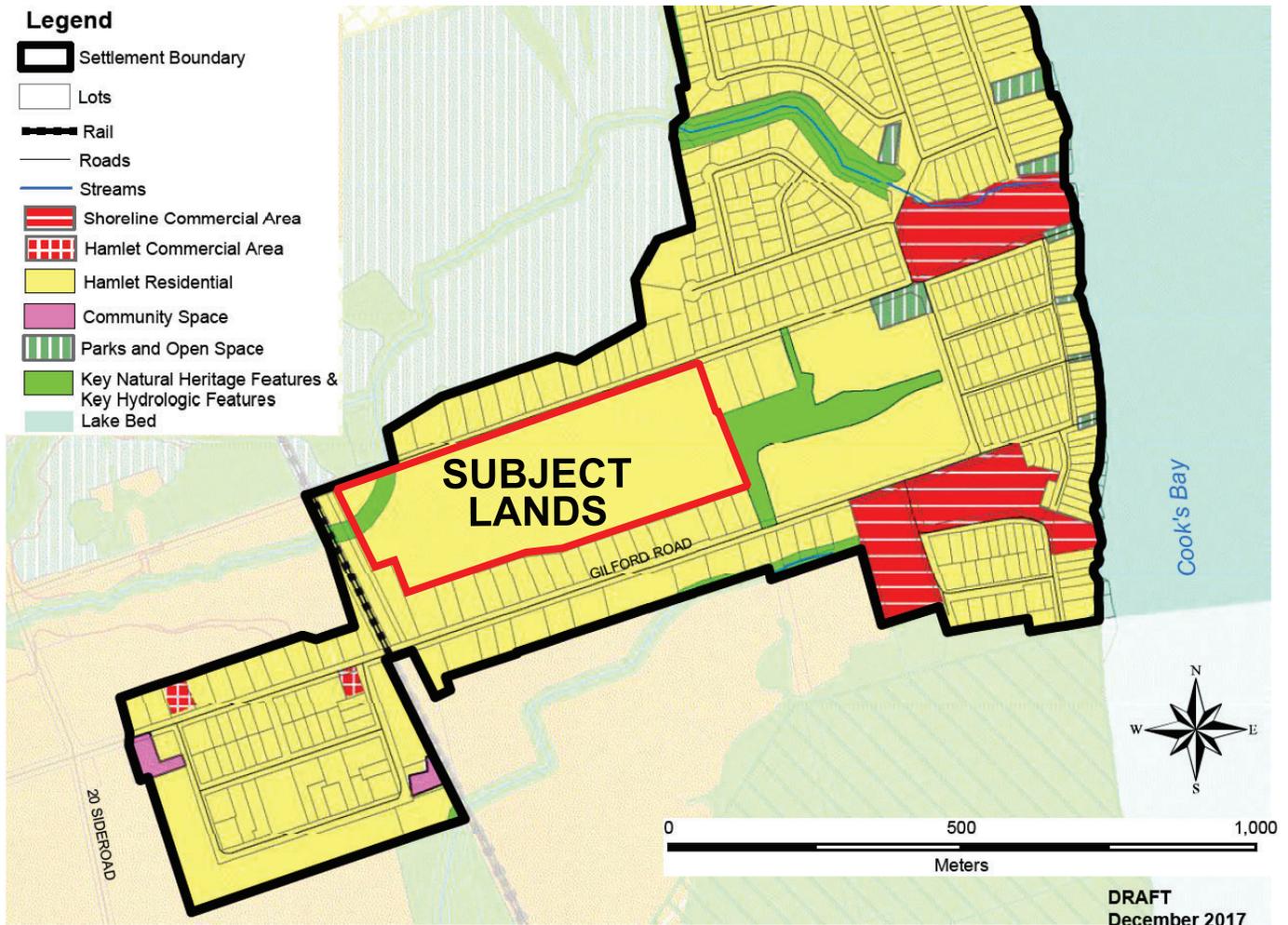


Figure 3: Schedule B10 – Land Use (Gilford) of the Town of Innisfil Official Plan

The proposed development supports the development guidelines set out in Sections 10.5.6 by:

- Providing frontage and access onto Shore Acres Drive, a public owned arterial road with an ultimate right-of-way width of 30 metres (See Figure 4) with the remaining lots having frontage on a new public road.
- Based on the results of hydrogeological analysis, it has been concluded that given the existing conditions and through the use of tertiary septic systems, the proposed development will not adversely impact the ground water supply and/or adjacent water supplies;
- The water supply for the development will be provided by the existing 200mm watermain on Shore Acres Dr. with two proposed 200mm connections on either side of the proposed development, in order to provide a looped system. Single water service connections will be provided to each proposed lot with each unit having a water meter. Additionally, the InnServices Lakeshore Water Treatment Plant was just upgraded to increase supply for future growth.
- The proposed development satisfies the density requirements and approved built form policies of Section 10.5.3 and 10.5.4 of the Innisfil Official Plan. Based on a net density of 4.0 UPH, the proposed development exceeds the gross density minimums of the Official Plan.

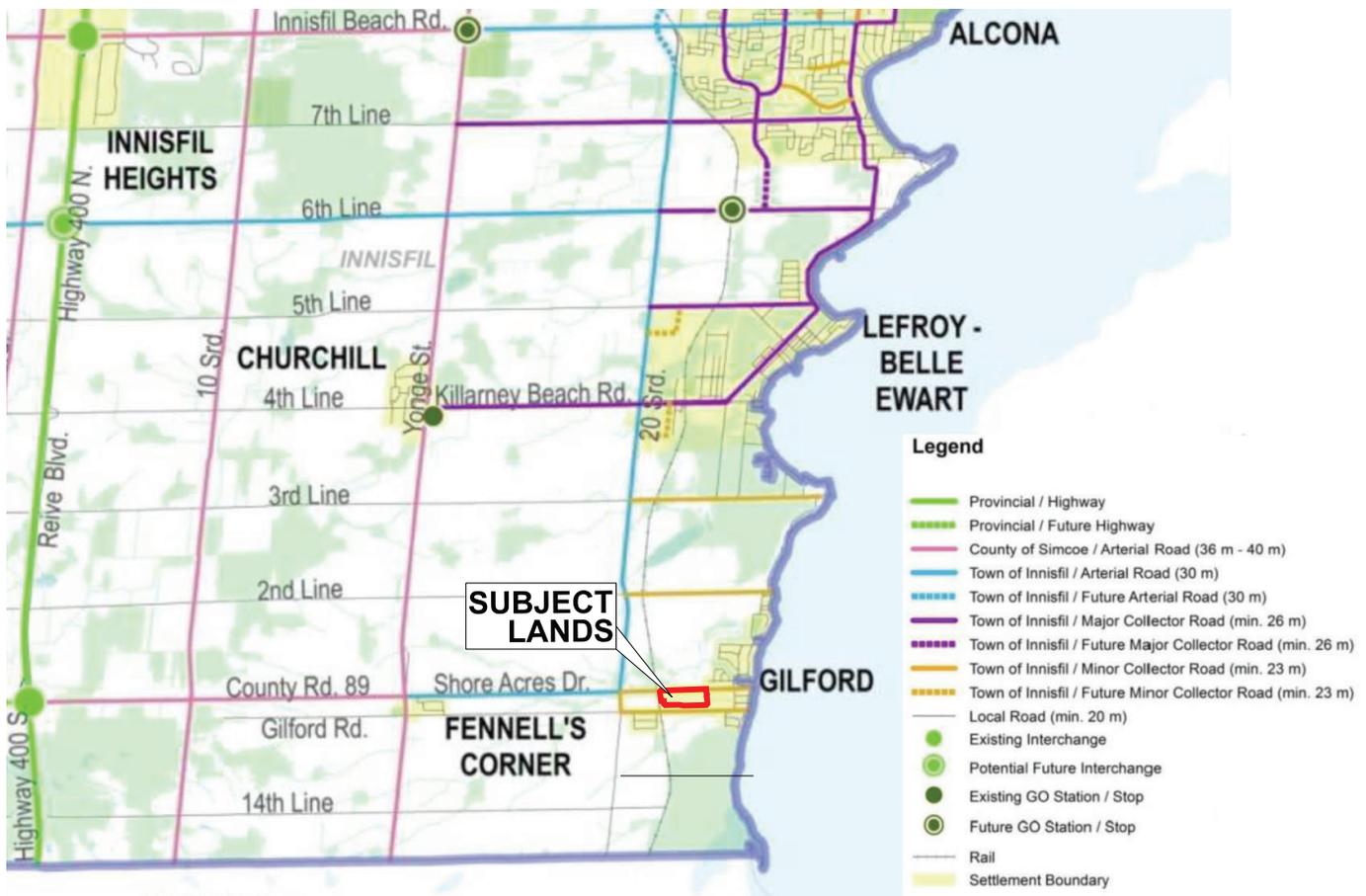


Figure 4: Schedule C – Transportation Plan of the Town of Innisfil Official Plan

## Natural Heritage System

Section 17.1, Natural Heritage System contains the policies related to significant environmental systems/linkages and key hydrologic features located in the Town and outside of the Greenbelt Area. The function of these designations is to protect, maintain and where possible, enhance the significant natural heritage features in conformity with the Lake Simcoe Protection Plan and the County of Simcoe Official Plan. Key natural features include:

- i. *Significant habitat of endangered species and threatened species;*
- ii. *Provincially significant wetlands;*
- iii. *All wetlands 2.0 ha or larger in area, including by not limited to evaluated wetlands;*
- iv. *Wetlands within the Lake Simcoe Watershed;*
- v. *Significant woodlands;*
- vi. *Significant valleylands;*
- vii. *Significant wildlife habitat;*
- viii. *Significant life science areas of natural and scientific interest (ANSI);*
- ix. *Fish habitat;*
- x. *Savannahs and tallgrass prairies; and*
- xi. *Natural areas abutting Lake Simcoe.*

In accordance with Section 17.1.5 of the Official Plan, key Hydrologic Features include:

- i. *Permanent stream and intermittent streams;*
- ii. *Lakes including the lake bed of Lake Simcoe;*
- iii. *Seepage areas and springs;*
- iv. *Provincially significant wetlands;*
- v. *all other wetlands 2.0 ha or larger in area, including but not limited to evaluated wetlands; and,*
- vi. *wetlands within Lake Simcoe Watershed.*

Policy 17.1.8 stipulates the permitted uses and development policies for the *Key Natural Heritage Features* and *Key Hydrologic Features* designation.

Development and site alteration shall not be permitted in Key Natural Heritage Features and Key Hydraulic Features in the Natural Heritage System, except for the following:

- a) *Forestry, fish and wildlife management;*
- b) *Conservation and flood erosion control projects;*
- c) *Infrastructure authorized under an environmental assessment process;*
- d) *Passive low intensity recreational uses;*
- e) *Existing building and structures;*
- f) *Existing agricultural uses, building and structures; and,*

- g) *Small-scale structures for recreational purposes including boardwalks, footbridges, fences, docks, picnic facilities if measures are taken to minimize negative impacts.*

Section 17.1.11 states that, “development and site alteration shall not be permitted on adjacent lands to Key Natural Features and Key Hydraulic Features unless the ecological function of the adjacent lands have been evaluated through a natural heritage evaluation, and it is demonstrated that there will be no negative impacts on these features or their ecological functions.”

As demonstrated on Schedule B10 – Land Use (Gilford) of the Town of Innisfil Official Plan (Figure 3) the subject property has portions of lands identified as located within the *Key Natural Features* and *Key Hydraulic Features* designation. These features are associated with a Woodland area located at the south-east and the White Birch Creek Tributary at the extreme north-west. It is the intent of the Official Plan to conserve existing woodlands and watercourses and prohibit the development of incompatible land uses that deter from their long-term benefits.

The proposed development is consistent with the policies of Section 17.1.4 and 17.1.5 of the Town of Innisfil Official Plan as it proposes to use lands identified as “*Key Natural Heritage Features* and *Key Hydrologic Features*” for conservation uses and for their long-term preservation and protection. All proposed site development and alteration is directed towards the *Hamlet Residential* designated areas of the subject property with appropriate buffers to protect the NHS lands.

An Environmental Impact Assessment (EIS) was prepared by Azimuth Environmental to assess the sites natural heritage features, watercourse and wildlife habitat. Through their identification and evaluation of the wooded areas on the subject property, it has been concluded that the woodland communities do not meet the test of ‘significant’ under the relevant policy given their small size and the lack of specialized function. No measurable impacts to the terrestrial or ecological functions of the wooded area will result from the proposed development. A proposed 10 metre buffer from the staked limit of the woodland feature to any proposed site development has been implemented in order to ensure that these features will be retained in their entirety, post development.

Similarly, based on layout and composition of the proposed development, the tributary of the White Birch Creek will remain unaltered. No structures or alteration to grade are

proposed within 30 metres of the identified watercourse. The EIS concluded that if standard mitigation measures are implemented during construction, no significant impacts to fish or fish habitat are anticipated.

For the reasons stated above, it is our opinion that the proposed residential development is consistent with the *Key Natural Features* and *Key Hydraulic Features* policies of the Official Plan and will have no negative impacts on natural heritage features or functions within or beyond the development footprint.

General Settlement Policies

Section 9.1 sets out the policy framework to direct growth, urban land uses and activity in the Town. Settlement areas are intended to distinguish between areas intended for future urban development and areas where agriculture or other rural uses are intended to remain predominant over the long term. Typically, Settlement Areas are contemplated to be the focus of future growth, which typically consists of infill, intensification and redevelopment. In this regard, the Official Plan implements the guiding principles and policies to detail the particular scale and function of the Town's various settlement categories including built form standards and streetscape design principles.

Policies 9.1.2, 9.1.3 and 9.1.4 provide direction on a number of urban design criteria and on how new development should maintain local character, promote a sense of place for the residents in that community and establish a high-quality built form that creates attractive and vibrant streetscapes.

Policy 9.1.7 and 9.1.8 articulate the Town's vision for the creation and maintenance of a public realm including programmed parks and parkettes to enhance the sense of place and community which respond to and preserve the rural character of the Town.

In accordance with Section 9.1 of the Town of Innisfil Official Plan, the proposed development is wholly compatible with its surroundings and does not cause any adverse impacts to the surrounding agricultural, rural residential, conservation, active recreation and natural heritage uses in the immediate vicinity. The proposed development recognizes the settlement hierarchy in the Town (i.e. Primary Settlement Area, Urban Settlement Area, Village Settlement Area, Hamlet) and focuses a contextually appropriate and limited development which is suitable in scale, size, location and physical characteristics in the context of the existing and established community.



Figure 5: Schedule A - Municipal Strategy of the Town of Innisfil Official Plan

## Hamlets

Section 9.5 of the Official Plan expresses the Towns expectations for development in the core areas of Villages and Hamlets and contextualizes the different conditions and characteristics of the Hamlet settlement area designation.

Section 9.5.1 states that:

*“Hamlets will primarily be comprised of large lot single detached dwellings on partial services, small scale, local serving commercial uses, churches, schools and other local institutional uses and parks, open space and recreational uses.”*

Section 9.5.2 of the Official Plan recognizes the growth in Hamlets, albeit limited to residential infill within the boundaries of the settlement area and in an orderly manner that maintains local character and supports the limitations of private servicing.

Section 9.5.3 maintains that each Hamlet shall contain at least one place making destination that is designed and programmed to be a vibrant year-round public space for the residents of the Hamlet.

The development proposes a residential subdivision comprised of thirty-five (35) single-detached homes on large, deep lots of approximately 29.4 metres by 60.0 metres in size. The effect is an estate style development located near existing amenities that is compatible with the generally preferred density range of the Hamlet Residential designation. Furthermore, the lack of municipally-maintained sanitary services complements the proposed built form as sufficient land area is available to ensure private septic systems can be located underground without impacts to soils or nearby water sources. The proposed development represents a unique opportunity for moderate growth in Gilford through the development of a former agricultural parcel in a largely built-up area where growth is intended to be directed.

The development also contemplates the dedication of environmentally significant lands to the appropriate public authority for public use. Approximately 1.28 hectares of lands have been identified with significant natural heritage features and their associated buffers. These natural areas are intended to be conveyed into public ownership in order to ensure the long-term protection and preservation of these environmentally significant assets. These spaces will also serve the community for various passive recreational pursuits as well as stand to reinforce the Towns rural character.

## Residential Design

Section 10.1 emphasizes the importance on the proper design, layout and pattern of residential lots in relation to the local street systems in order to promote walkability to existing services and amenities and to provide an active streetscape with a high-quality aesthetic.

All the policies of Section 10.1 have been considered in the preparation of this report; however, the following sections have been highlighted based on their applicability in the context of the proposed development. A summary of the most relevant planning policies and an evaluation of the proposed development in light of Section 10.1 of the Town Innisfil Official Plan is provided below:

*10.1.1 Place making can be achieved through resident socialization in the neighbourhood. The design of new neighbourhoods and infill within existing neighbourhoods should include neighbourhood focal areas, and amenities within a comfortable pedestrian walking distance from the edges of the neighbourhood. These focal areas act as neighbourhood gathering places that strengthen our sense of place within a neighbourhood. The majority of neighbourhood residents should be within approximately 400 metres, or a 5-minute walk, of focal areas and amenities such as parks, schools and convenience commercial establishments.*

The proposed development is located on a remnant agricultural parcel in an area that is largely built-out and surrounded by residentially designated lands. The immediate area is comprised of a number of existing public service facilities including but not limited to, convenience retail uses, places of worship, community parks, active recreational facilities and restaurants. The proposed development is situated in an area that will allow for seamless integration into the community and will encouraged the use of local resources and contribute to strengthen the local economy.

*10.1.6 Neighbourhoods should generally be structured to have higher densities around the neighbourhood focal areas, with generally lower densities at the rural and agricultural edges of settlement areas. This arrangement of densities is encouraged to promote walkability and transit efficiency.*

The proposed development is located in a rural hamlet where population is not concentrated but dispersed at a low density. The immediate area is characterized as

being more rural in nature and serving a small population. The proposed development deploys a density that is contextually appropriate and is implemented in a manner that is compatible with the existing community and other surrounding land uses.

*10.1.7 As part of the development approval process, new residential areas shall include sidewalks on all local roads.*

The proposed development contemplates a 20-metre road width that has been designed to accommodate sufficient space for a 1.5 metres sidewalk on both sides of street.

*10.1.9 Each village and hamlet should contain at least one central community space that provides for outdoor interaction and socialization year-round. Where such spaces do not currently exist, new residential developments should be reviewed to determine if they could provide a community space through parkland dedication to increase social connections.*

The immediate area consists of a number of community spaces and facilities including the Orm Membery Memorial Park, Gilford Community Hall, the Harborview Golf and Country Club and the South Innisfil Arboretum. These existing spaces facilitate community interaction by being in central locations which are easily accessed from across the neighbourhood.

*10.1.11 Street and block alignments for grade-related dwellings should be designed within 25-degrees of geographic east-west to maximize solar orientation of buildings.*

The development proposes a north-south orientation for buildings in order to maximize solar access, orientation, daylighting and passive ventilation.

*10.1.12 Neighbourhoods are to be designed with a modified grid street pattern that provides for a high degree of permeability and connectivity, and which directs pedestrians out to collector and arterial roads through a fine grid of local streets and frequent local street connections along the collector or arterial roadways.*

The proposed development incorporates a right-angle publicly-owned local road with a T-cross intersection to Shore Acres Drive in order to optimize operational and road safety performance.

*10.1.13 Our street system shall also reflect the context of local existing street grids where appropriate and shall be configured to promote retention of views, significant land forms and other natural and heritage features.*

The proposed development replicates the existing linear street pattern found throughout the community in order to preserve prominent lake views and significant natural features.

*10.1.16 Driveways along arterial and collector roads shall be minimized to promote continuous, uninterrupted on or off-road multi-use trails. Commercial and residential uses fronting onto collector roads shall be accessed by vehicle, to the greatest extent possible, from rear lanes or the surrounding local road network through the use of slip lanes, hybrid local roads, mutual drives and flankage lots. Pedestrian access will be required to the road frontage. Window streets shall also be used on arterial roads to achieve the desired streetscape, where appropriate, but the width of window streets shall be minimized through reduced boulevard widths, one-way streets and/or reduced pavement widths.*

The proposed development has been redesigned to utilize existing frontage onto Shore Acres Drive as well as the new proposed Street "A". The orientation of the lots is consistent with the prevailing lotting fabric in order to maintain and enhance local character. The lots have been organized to align with of the existing dwellings on the north side of Shore Acres Drive for continuity.

*10.1.17 Reverse lotting shall not be permitted except where the Town agrees that there are no other feasible options.*

The streetscape has been designed to articulate building frontage onto Shore Acres Drive. This design feature will assist in enclosing the street space and creating a more pedestrian friendly public realm which promotes pedestrian use and enhance public safety by providing "eyes on the street".

*10.1.18 The use of cul-de-sacs should be minimized, except where necessary due to grading and topography or at view terminus sites. Where cul-de-sacs are used for reasons other than grading and topography, a pedestrian and/or bicycle through connection shall be provided, except where the centre of the bulb of the cul-de-sac is less than 60 metres away from the intersection of the road.*

A cul-de-sac is proposed to be located at the west terminus of proposed Street 'A'. Environmental features associated with a woodland area have been identified at the western limits of the subject property and the cul-de-sac has been established to create an appropriate separation between sensitive natural features and the internal roadway. Further, the turning circle allows for emergency/service vehicles to safely manoeuvre and exit a dead-end street in a forward manner, eliminating the need to reverse or back-out.

*10.1.20 Neighbourhoods shall include a range of housing densities and types to promote diversity within settlements and accommodate all sectors of the population thus promoting social integration. The range of housing types may include single-detached, semi-detached, townhouse and multiple unit housing types.*

The proposed built form, consisting exclusively of single detached residential dwelling units, is considered the most appropriate type of development within the Village and Hamlet Residential Area. The buildings are complimentary to the intensity and type of development contemplated for this area and compatible to existing surrounding land uses. The land consumptive nature of private individual sanitary systems required to service the lands, precludes the development from supporting other building forms and typologies.

*10.1.22 Urban design guidelines and architectural control shall require a diversity of housing and lot types in a balanced fashion to avoid the predominance of a single house model or lot type within blocks.*

The proposed development will incorporate a number of architectural models and elevations in order to avoid monotony and repetition and promote variety, visual diversity and a sense of place within the streetscape. Additionally, the plan incorporates a variation of lot frontages, depths and areas.

*10.1.25 Neighbourhoods shall be designed to promote connectivity and visibility of parks and the natural heritage system to ensure their prominence and accessibility within the neighbourhood. Frequent visual openings to parks and natural features shall be created through open frontages along parks, window streets, openings between lots and at road ends.*

The residential subdivision has been designed to be integrated with adjacent lands. The proposed lots have been sized to ensure that casual overlook of public spaces and open areas is maintained. Existing views and vistas, particularly of the environmental areas situated at the south-east and north-west will be protected and enhanced through the placement of buildings.

*10.1.37 Generally, the front facades of buildings will align with development on neighbouring lots to define a continuous streetscape. Houses should be designed to frame the street edge with a consistent setback, and have front doors, windows, and entry features facing all road frontages.*

Building setbacks will be established to align buildings and create a visually consistent streetscape interface. All building unit entrances are designed to be street-orientated to activate and enhance the public realm.

*10.1.40 Building height, massing and architectural features of infill development and intensification shall respect and fit in to the context of the local character of the Primary, Urban and Village Settlements in which they are located.*

The Hamlet of Gilford is largely characterized as a low-density rural settlement area with availability to some municipal infrastructure, services and amenities. The proposed development articulates the vision of the Hamlet character by reinforcing its residential function while providing for limited residential development with an appropriate level of density and built form that will contribute to the existing character and charm of the Town.

For the reasons stated above, it is our opinion that the proposed residential development is consistent with the policies of Section 10.1 of the Official Plan.

## Parks

Section 7 of the Official Plan recognizes the importance of parks, recreational facilities and trails and the benefits they provide. The Town of Innisfil Official Plan implements policies to ensure that parkland and recreational areas and amenities are aligned with the current and future needs of residents by requiring all new development to contribute to the expansion and enhancement of its parks and open space system. It is the policy of the Official Plan that:

7.4 All new residential development or redevelopment shall be conditional on a parkland dedication of 5% of the developable land area or the equivalent of 1 hectare for every 300 units, whichever is the greater and all new non-residential development shall be conditional on the provision of 2% of the developable area for parkland purposes.

7.5 Where the parkland dedication requirement for a proposed development does not meet the size requirement for parks in Policy 7.2 or the locational requirements of Policy 7.6, Innisfil Council may accept cash in lieu of parkland, at its discretion, at a rate equivalent to 1 hectare per 500 units. The value of the parkland shall be determined by a qualified appraiser undertaken by the applicant and based on the value of the land on the day before the first building permit is issued.

7.6 The location of the land to be dedicated for parkland shall be to the satisfaction of the Town and shall be based on the following principles:

- i. *securing and consolidating waterfront public open space on Lake Simcoe;*
- ii. *linking and consolidating parks to provide for a continuous system of open space;*
- iii. *achieving the parkland size, function and distribution standards set out in Policy 7.2;*
- iv. *where possible, parks shall be located adjacent to school sites;*
- v. *locating parkland in locations central to a community or neighbourhood and in highly accessible locations with frontage on at least two public streets to promote public use and to function as place making destinations;*
- vi. *developing adjacent to existing watercourses, or man-made stormwater retention facilities that have potential for recreational amenity of aesthetic value, provided such recreational amenity does not*

*constitute a threat to human safety, environmental integrity, or increased municipal liability; and,*

- vii. *meets the acquisition criteria of the Town's Parks and Recreation Master Plan as updated from time to time.*

*7.8 We shall not accept as parkland dedication the following lands: hazard lands, Key Natural Heritage Features or Key Hydrological Features and/or associated buffers, residual lands or pedestrian walkways and bicycle routes. However, where hazard lands, Key Natural Heritage Features and Key Hydrological Features lands are dedicated to the Town or other public agency at no or minimal cost, these lands shall be subtracted from the gross development area for purposes of calculating parkland dedication.*

*7.9 The proponent of a development where cash in lieu of parkland is proposed must submit a study indicating how the cash in lieu verses land dedication meets the intent of the Town's Parks and Recreation Master Plan.*

The subject property is located immediately adjacent to a "Parks and Open Space" designated area associated with the Harborview Golf and Country Club. An undeveloped park block ('Block 21') associated the draft approved End Fields Subdivision is also located at the south-west corner of Shore Acres Drive and Neilly Road and within 400 metres of the subject property (See Figure 6). The proposed development is also supported by the Shore Acres Road lake access point approximately 700 metres east of the site. Despite the small size of the road-end area, these access points are scattered along the shores of Cooks Bay and are highly valued by local residents as they provide scenic vistas of Lake Simcoe while some of these locations facilitate passive recreation, swimming, and launching watercraft.

The proposed development incorporates a 0.46-hectare stormwater management facility to be located at the north-west limits of the property. Although, the primary function of this area serves to control and treat surface runoff prior to discharge, the facility will be enhanced with landscaped treatments and plantings and will provide visual green space for residents and visitors.

Lastly, notwithstanding the floodplain area to the west of the subject property, 1.44 hectares of protected woodlands will be accessible to the public from proposed Street 'A'. Although, these lands are not suitable for parkland dedication in accordance with Section 7.8 of the Official Plan, they will provide similar function to a park as a type of passive recreational feature.

Based on the above, there are currently a number of parks, open spaces, natural areas and recreational-related spaces located in the immediate vicinity of the development and within 400 – 600 metres and/or 5 to 7-minute walking distance. These areas are suitable in size, appropriately located and serve a range of recreational activities to

accommodate the proposed development and the needs of its residents in the long term. It should also be noted that a contribution of cash in lieu of parkland for the provision of park and recreational purposes may be applied to the development, as deemed to be appropriate, in order to satisfy the Town's park policies in accordance with Section 7.5. This approach has been applied elsewhere in the Town.

For the reasons stated above, it is our opinion that the proposed residential development is consistent with the policies of Section 7 of the Official Plan.



Figure 6: Context Air Photo

## Environmental Sustainability

Section 15 of the Official Plan provides a long-term guide and strategy for community, environmental and infrastructure sustainability and best practices. The following policies have been considered:

*15.3.1 Significant Groundwater Recharge Areas (SGRA), including ecologically significant groundwater recharge areas, shall be protected to ensure the ecological and hydrological integrity of the watershed. SGRAs are delineated in Appendix 4. For greater certainty regarding the location of these areas, the appropriate conservation authority or the South Georgian Bay Lake Simcoe Source Protection Plan should be consulted.*

*15.3.2 Major development and land uses that prohibit infiltration on-site shall be directed away from SGRAs and from HVAs.*

*15.3.5 The use of best management practices such as low impact development will be required for all developments to maintain pre-development recharge rates.*

*15.3.6 An application for major development or the preparation of a secondary plan shall be accompanied by a hydrogeological study and water balance study.*

*15.3.7 The hydrogeological studies required in Policy*

*15.3.6 must demonstrate that the quality and quantity of groundwater in the area and the function of the recharge area will be protected, improved, or restored. The studies must also demonstrate that there will be no negative impacts on the associated aquatic features and ecosystem that depend on the recharge areas including wetlands, watercourses, seeps and springs and fish habitat, as well as no net negative impacts to other water users. In particular, the hydrogeological studies shall but are not limited to the following:*

- i. characterize ground water system over four seasons (i.e., stratigraphy, aquifer zones, ground water flow, vertical hydraulic gradients, etc.);*
- ii. characterize shallow soils hydraulic conductivity and infiltration potential,*

- iii. characterize sensitivity to contamination;*
- iv. define recharge/discharge conditions;*
- v. identify ground water/surface water interactions (i.e. cold-water fisheries, wetlands, ponds fed by ground water);*
- vi. define the influence boundaries;*
- vii. identify groundwater depths;*
- viii. assess impact of proposed site development with water balance analysis (i.e. pre and post development scenarios) and propose suitable mitigation options. Supporting information demonstrating that the proposed mitigation options will work is to be included.*

*Prior to the preparation of any hydrogeological study, the qualified professional shall consult with the municipality and conservation authority in order to establish the proper terms of reference for the study. Based on the magnitude, scale and nature of the proposed development, the municipality in consultation with the conservation authority may scope the study.*

The subject property is situated in a hydrogeological sensitive area and the proposed development meets the definition of *major development* as per the criteria set out in the Official Plan and the Lake Simcoe Protection Plan ('LSPP'). The White Birch Creek traverses the extreme northwest corner of the property and Lake Simcoe is located approximately 600 metres east. The site is not identified as being located within any currently existing Wellhead Protection Areas or Intake Protection Zones, and is therefore not considered to be a vulnerable area for municipal drinking water supplies under the *Clean Water Act*.

Terraprobe was retained to prepare a Hydrogeological Study for the proposed development. The purpose of their report was to assess local and regional hydrogeological conditions and the potential impacts of the proposed development on the ground water system. Based on the findings of their analysis, Terraprobe provided the following summary and conclusions:

- No significant areas of groundwater recharge (such as depression or kettles) were identified on the subject property. Runoff at the property generally drains across the site by diffuse overland flow into Gilford Creek and Cooks Bay to the south-east. Similarly, runoff at the north-west portion of the property locally drains into White Birch Creek. No significant low-lying areas or closed depressions

have been evaluated on site which would allow for ponding and/or enhanced infiltration of ground water within the proposed development areas.

- The results of the subsurface investigation conducted at the property indicated that the property is underlain by relatively consistent soils comprising of a surficial topsoil layer underlain by a zone of weathered/disturbed soils which were in turn underlain by undisturbed native soils extending to the full depth of investigation. The groundwater table was identified at approximately 1.0 to 4.3 m below grade. Average background nitrate levels at the Property were confirmed to be 8.1 mg/L. The groundwater at the Site has concentrations of nitrate above PWQO standards.
- Water balance objectives have been developed to maintain similar volume and spatial distribution of infiltration at the site under the post development conditions. The proposed measures may include: reducing site grades to maximize contact time of run-off and maximize infiltration, directing roof leaders to overland flow, provision of bio-retention swales to encourage infiltration and increasing topsoil thickness in landscape areas.
  - a) From a hydrogeological perspective, the most significant consideration to property development will be the maintenance of groundwater recharge and baseflow to local tributaries.
  - b) Infiltration rates at the property can be maintained through the use of a variety of low impact development techniques. These include:
    - i. Lot grading
    - ii. Increased topsoil thickness
    - iii. Direction of roof leaders to overland flow
    - iv. Bio-retention swales
    - v. Permeable pavers
    - vi. There is sufficient ground water supply available for individual wells
    - vii. The property can be serviced with individual septic tank and tile field systems. The use of tertiary treatment systems is required to minimize potential impact to local surface water features.

Based on these considerations, the proposed 35 residential lot development is feasible and can be serviced with individual septic systems and conforms to the relevant policies of Section 15 of the Official Plan.

#### Drainage and Stormwater

Section 16.2 of the Town of Innisfil Official Plan implements a framework that identifies storm drainage and stormwater management system requirements and control strategies. The goal of these policies is to establish alternative planning and design strategies to ensure that new development within the Town contributes to the protection or enhancement of water quality and quantity and limit the impacts of future flooding events through preferred design criteria. In this regard, the Town's overall objectives include:

1. To reduce future flooding events through proactive stormwater management.
2. To reduce stormwater runoff to pre-development conditions as close to the source as possible.
3. To ensure that development within the municipality contributes to the protection or enhancement of water quality and quantity through the implementation of Low Impact Development (LID) techniques.
4. To minimize changes in water balance through the infiltration of clean water.
5. To ensure that development within the municipality promotes a culture of water conservation including water re-use and rainwater harvesting.
6. To prevent increases in contaminant loads, including phosphorus, chlorides and suspended sediments, to Lake Simcoe and its tributaries by utilizing LID principles.
7. To promote aesthetic enhancements within the watershed through the use of green-roofs and other landscape architectural practices that are integrated with LID.

A.M. Candaras completed a Stormwater Management Report to outline the servicing requirements related to stormwater management associated with the proposed development and present a water management strategy to facilitate the residential subdivision. The following issues were considered in the preparation of a proposed stormwater management plan:

- Management of off-site discharge into Lake Simcoe through Cooks Bay Marina;
- Ensuring that the downstream conveyance system is not adversely impacted by increased flows caused by the proposed development;
- Potential flooding problems associated with the White Birch Creek located the at north-west quadrant of the site; and,
- Conveyance of external flows and drainage into areas into the existing ditch on the south side of Shore Acres Drive and runs from the east limit of the proposed development to Neilly Rd.

In summary, the Stormwater Management Report prepared by A.M Candaras demonstrates how the proposed residential development can be serviced and integrated into the existing community of Gilford, without imposing any adverse effects to the surrounding lands. The stormwater management design as described in the report, can be constructed and maintained as a functional method of capturing, storing, treating and conveying all stormwater run-off generated by the development.



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## 6. DRAFT ZONING BYLAW AMENDMENT

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The subject property is currently zoned Agricultural General 'AG' Zone and Environmental Protection 'EP' Zone based on the in-force and effect Town of Innisfil Zoning By-law No. 080-13.

A Draft Zoning By-Law Amendment has been prepared and is submitted under separate cover with this report.

Section 22.2 of the Official Plan provides the framework for a Zoning By-law Amendment to be applied as a planning instrument to rezone the subject property to the appropriate zones that would reflect the current Official Plan land use designations (i.e. Hamlet Residential).

Based on Gilford's existing context, built form and planned function of the area, and, in evaluation of the residential zone categories identified in the comprehensive zoning by-law, the Residential One 'R1' zone is the most appropriate zone for the development of the subject property for residential uses and will serve to facilitate the proposed subdivision development. Specifically, the 'R1' Zone provides for the development of single-detached dwelling on lots serviced by municipal water and private septic and on public roads. Additionally, a number of site-specific exceptions are being requested in order to modify some of the 'R1' development standards in order to implement the proposed development. The following exceptions are proposed to the current Town Zoning By-law:

Residential One 'R1' Zone Category – Town of Innisfil Zoning By-law 080-13		
Provision	Current Standard	Proposed Standard
Minimum Lot Area (Interior)	1,400 square metres	1,400 square metres
Minimum Lot Area (Exterior)	1,400 square metres	1,400 square metres
Minimum Lot Frontage (Interior)	17 metres	17 metres
Minimum Lot Frontage (Exterior)	17 metres	17 metres
Minimum Front Yard	8 metres	8 metres
Minimum Interior Side Yard	1.5 metres	1.5 metres
Minimum Exterior Side Yard	6 metres	6 metres
Minimum Rear Yard	6 metres	6 metres
Maximum Lot Coverage	35%	35%
Minimum Landscape Open Space	30%	30%
Maximum Building Height	9 metres	11 metres



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## 7. PLANNING ANALYSIS

The Growth Plan (2019) and the Town of Innisfil Official Plan are aligned in their support of the proposed development. The development proposal shows regulatory compliance with the Provincial and Local Planning Policy and Regulatory documents because:

*The proposed development represents an opportunity for appropriate infill and redevelopment within the Town of Innisfil and, therefore conforms to the Growth Plan and is consistent with the PPS.*

The proposed development is located on a vacant agricultural site with frontage onto a local arterial road (Shore Acres Drive). It is a prime location for limited forms of development in that it supports the objectives for intensification directed by the current Provincial and local policies. The development allows for an efficient use of land through a minor rounding out of existing development and provides for a contextually appropriate form of housing dispersed at a low density in keeping with the rural character. Lastly, the proposal fulfills the Growth Plans policy direction of focusing growth and development in Settlement Areas, and prioritizing growth in the Town's built-up areas.

The Town's Official Plan encourages housing intensification and recognizes that due to the municipality's fixed urban boundary and servicing limitations, the majority of future growth will be in the form of infill and redevelopment. It is also important to recognize that the development proposes a density of 3.88 units per hectare, which is consistent with the Official Plan's density policies and is an appropriate threshold given the size of the site and its current local context.

*The proposed development can be adequately serviced with private wastewater systems and sufficient municipal water connections in the area.*

The proposed development provides for a residential subdivision serviced by individual septic systems and existing municipal water. The proposed development is supported by Hydrogeological Assessment, Geotechnical Study, Reasonable Use Assessment Report and Functional Servicing Report which demonstrate that the development proposal can be supported by on-site private sanitary services with no impact to water resources. Existing conditions as well as the implementation of tertiary technology will allow for the development of 35 new residential lots in compliance the Provincial regulations without any adverse impacts to the ground water regime and adjacent water supplies.

Additionally, the redevelopment proposal comes forward at a time when the Town is in the process of expanding its water supply and sewage treatment capacities in order to manage flow requirements and capacity for future development and growth.

*The proposed development is compatible with the surrounding land uses.*

The proposed development is wholly compatible with its surroundings and does not cause any adverse impacts to the surrounding agricultural, rural residential, conservation, active recreation and natural heritage uses in the immediate vicinity. The proposed development recognizes the existing settlement hierarchy in the Town and focuses a contextually appropriate and limited development which is suitable in scale, size, location and physical characteristics for the purpose.

*The proposed development implements a sustainable community design.*

The residential subdivision has been designed with a pedestrian focus in order to promote walkability and active recreation. The development deploys a lotting pattern and street configuration that activates the streetscape and provides a high-quality aesthetic while maintaining the rural character of the area. The development can be seamlessly integrated into the existing community with access to a number of existing public service facilities that will encourage the use of local resources and contribute to strengthen the local economy.

*The proposed development recognizes the importance of protecting natural heritage systems, locally significant features, wildlife habitat areas and ecological functions for the long term.*

Based on the EIS, the results of the impact assessment indicate that the proposed development can be achieved with no negative direct, indirect or cumulative impacts to the watercourse or the key natural heritage features identified on the subject property. The proposal focuses redevelopment away from sensitive ecological areas and implements appropriate setbacks and buffers in order to protect and preserve these features in the long-term.



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# 8. CONCLUSION

This is a supplemental report to the previous Planning Justification Report prepared by Paul A. King, former planning consultant for the original applicant, as part of the Draft Plan of Subdivision and Zoning By-law Amendment applications that were submitted to the Town of Innisfil in July 2017.

This report was prepared in response to the revised development concept and its conformity to the new Growth Plan (2019). The proposed development supports economic prosperity, protects the environmental and contributes to the creation of a complete community. It is our opinion that the proposed development conforms to the policies of the Growth Plan for the Greater Golden Horseshoe.

The report also evaluates the proposed development in light of the new Town of Innisfil Official Plan. Based on our review and assessment of the development proposal in the context of the new Innisfil Official Plan, the development meets the planning, design and environmental principals outlined in the document and conforms to the overall vision and goals of the Official Plan.

In the balance of considerations, it is our opinion that the proposed development represents good planning, is a desirable and appropriate form of development for the subject property, and will not generate any adverse impact on the existing surrounding neighbourhood. We request that the Applications for Zoning By-law Amendment and Draft Plan of Subdivision proceed through the planning approvals process.



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