

Summary of Comments

B-019, A-061 to A-070-2023 –3575

**Innisfil Beach Rd & 7267 5th
Sideroad**



COMMITTEE OF ADJUSTMENT MEMORANDUM (REVISED NOVEMBER 16, 2023)

APPLICATION NUMBER: B-019-2023

RELATED APPLICATION: A-061-2023, A-062-2023, A-063-2023, A-064-2023, A-065-2023, A-066-2023, A-067-2023, A-068-2023, A-069-2023 & A-070-2023

MEETING DATE: November 16, 2023

TO: Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment

FROM: Darren Ding, Development Planner

SUBJECT: Consent to sever 3575 Innisfil Beach Rd & 7267 5th Sideroad to create one new industrial lot.

PROPERTY INFORMATION:

Municipal Address	3575 Innisfil Beach Rd & 7267 5th Sideroad
Legal Description	INNISFIL CON 7 PT LOT 6 RP 51R20977 PART 2 PT PARTS 1 3
Official Plan	Employment Area (Schedule B6)
Zoning By-law	Industrial Business Park (IBP) Zone

RECOMMENDATION:

The Planning Department recommends approval of application B-019-2023, subject to the following conditions:

CONDITIONS:

- 1.) That Minor Variance Applications A-061-2023, A-062-2023, A-063-2023, A-064-2023, A-065-2023, A-066-2023, A-067-2023, A-068-2023, A-069-2023 & A-070-2023 are approved.
- 2.) That the Applicant/Owner shall convey to the Town, in fee simple, free and clear of all encumbrances and for nominal consideration, lands for a public road and stormwater management pond. The Owner's solicitor shall submit a title opinion on the Town's form for such transfer. The title opinion is to be reviewed and approved by the Town prior to registration of the Transfer.
- 3.) That the Owner/Applicant enter into and execute an external works agreement with the Town of Innisfil respecting construction of the stormwater management pond and road infrastructure for the severed and retained lands, and that said works shall be conveyed to the satisfaction of the Town; and,

4.) **The Applicant/Owner shall submit a digital draft reference plan of survey, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.**

REASON FOR APPLICATION:

The applicant is proposing to sever the subject lands to create two industrial lots. The severed lot (Lot A) would have a lot area of 225,133.8 m² (22.5 ha) with a lot frontage of approximately 329.72m along a future public road to the south. The retained lot (Lot B) would have a lot area of 68,127.86 m² (6.8 ha) with a lot frontage of approximately 32.38m along a future public road to the southwest. This application is to be heard in conjunction with minor variance applications A-061-2023 to A-070-2023 for a deficient lot frontage for the retained lot and for nine (9) variances for the severed lot.

SURROUNDING LANDS:

North	Innisfil Beach Road; vacant employment area
East	Highway 400; mixed commercial and employment area
South	Future local road; vacant employment area
West	5 th Sideroad; agricultural area

ANALYSIS:

Site Inspection Date	November 1, 2023
Consistent with the Provincial Policy Statement (PPS): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are within the Employment Area as defined in the PPS. Section 1.3.2.1 states <i>Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.</i> The industrial development is proposed to be serviced by private septic and will have access to planned municipal services from a long-range perspective.</p> <p>Section 1.3.2.3 states that <i>Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.</i> The subject lands are located within the employment area of Innisfil Heights and are only adjacent to non-employment areas to the west (i.e. vacant agricultural lands). Additionally, landscaping strips are proposed along the west property line of the subject lands.</p> <p>As such, the application is considered to be consistent with the PPS, subject to the proposed conditions.</p>
Consistent with the Provincial Growth Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are within the employment area of Innisfil Heights. Section 2.2.5.1 states the economic development and competitiveness in the Greater Golden Horseshoe area will be promoted by making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities. The application would generate approximately 200 jobs at this facility, as stated in the Planning Justification Report, which maintains the intent of the employment objectives. Furthermore, the subject lands are currently underutilized as vacant lands. In addition, the proposal meets the requirement for large lots, efficient movement of goods and</p>

	<p>access to Highway 400, as well as the employment supportive use policies of the Innisfil Heights Strategic Settlement Employment Area policies of the Growth Plan. Based on the above, Staff are of the opinion the proposal is consistent with the Growth Plan.</p>
<p>Consistent with the Lake Simcoe Protection Plan (LSPP): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Since the subject lands are within the Innisfil Heights Strategic Settlement Employment Area, the settlement area policies 6.32 to 6.34 of the LSPP apply (a portion of the southeast corner of the lands are within the LSRCA watershed). The subject lands are not within proximity of key natural heritage features, key hydrologic features or hazard lands and therefore maintain appropriate vegetation protection zones. As such, the proposed development is consistent with the LSPP.</p>
<p>Conforms to the County of Simcoe Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are designated Innisfil Heights Strategic Settlement Employment Area in accordance with Schedule 5.1 and Section 3.9 of the County of Simcoe Official Plan, as stated. Section 3.9 identifies the lands that are designated as such and refers to the direction from the Minister of Infrastructure for the comprehensive planning of such areas by the local municipalities in order to maximize their economic benefits and long-term vitality. Since the Town Official Plan permits the proposed uses within the Employment Area designation as mentioned below and the application would generate approximately 200 jobs at this facility, as stated in the Planning Justification Report, which maintains the intent of the employment objectives, the application conforms to the County of Simcoe Official Plan.</p>
<p>Conforms to the Town of Innisfil Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are designated Employment Area on Schedule B6 to the Town Official Plan, and are also designated Employment Area Supportive Commercial Area Overlay, Enhanced Streetscape Area Overlay, and Primary Visual Impact Area Overlay on the north and east portions of the subject lands respectively. Section 12.2.2 permits industrial operations in enclosed buildings including manufacturing, processing, assembling, repairing, warehousing and distribution, as well as ancillary offices, which is consistent with the land uses proposed. Ancillary outdoor storage uses are also permitted on lands not located within the primary visual impact area within the Employment Area designation, with some exceptions (minor variances are proposed for visually-screened trailer outdoor storage and explained in the related variance planning memorandum). The subject lands have no existing municipal water and sewer servicing and are proposed at this time to be serviced by septic and well until such time as sewer and water become available in the area.</p> <p>12.1.1 states that Innisfil Heights must be planned to ensure the availability of large lots that support permitted uses. Minimum lot sizes shall be 5 ha with larger lot sizes encouraged, unless compromised by design limitations associated with environmental features, property configurations, the provision of new roads or existing development. The proposed severed and retained lots exceed 5 ha at approximately 22.51 ha for Lot A and approximately 6.81 ha for Lot B.</p> <p>Staff have reviewed the criteria outlined in Section 22.8.1 to consider when evaluating consent application and have no concerns with the application conforming to these criteria. The proposed design, massing</p>

	<p>and siting and functionality of the proposed industrial facility would achieve the intended design objectives of the Official Plan in the Site Plan design stage.</p> <p>New lots must abut open and maintained public roads (5.3.19). The road and stormwater management pond will be conveyed to the Town through the external works agreement associated with the ongoing site plan process for the development of the retained lot. Entering into an external works agreement is a requested condition of this consent application to achieve the requirement of an open and maintained public road. Transference of the road and pond is also a condition.</p> <p>Considering the above, Staff are of the opinion the application conforms to the Town of Innisfil Official Plan, subject to conditions.</p>
<p>Complies with the Town Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are zoned Industrial Business Park (IBP) in Zoning By-law 080-13, which permits industrial warehouse, logistics facility and office uses. Outside storage areas are also permitted, subject to specific use provisions contained in the General Provisions of this By-law (i.e. Section 3.34).</p> <p>Severed Lot (Lot A)</p> <p>The applicant is proposing to construct an industrial warehouse and logistics facility on the severed lot (Lot A) and is seeking reliefs from Table 6.2, Section 3.34, Section 3.35 and Section 3.28 of Zoning By-law due to the following variances:</p> <ul style="list-style-type: none"> • To increase the maximum building height from 11m to 16m • To decrease the minimum landscaped open space from 20% to 13% • To decrease the minimum rear yard setback from 20.16m to 19.35m • To permit loading space in any yard which adjoins or faces a street, or Provincial Highway No. 400, or County Road 21 (i.e. Innisfil Beach Road) • To permit outside storage within the Primary Visual Impact Area • To decrease the required parking spaces from 816 to 375 • To decrease the required accessible parking spaces to be designated from 25 to 12 <p>Retained Lot (Lot B)</p> <p>The retained lot is proposing a lot frontage of approximately 32.38m along a future public road, whereas 45m is required for interior lot in accordance with Table 6.2 of the Zoning By-law. No development is currently proposed on Lot B. Staff note that Lot B cannot meet the minimum 45m lot frontage requirement mainly due to the alignment of the future public road. The future public road serves as the point of access for both lots and will have a 90-degree bend / curve, which results in a reduction in lot frontage for Lot B. Staff note the proposed lot area of the retained lot complies with the minimum required lot area</p>

	<p>of 2,000 m² in the Zoning By-law, and any future development will be evaluated in in the Site Plan design stage.</p> <p>Based on the above, both proposed lot configurations meet the performance standards of the Zoning By-law subject to the approval of the proposed variance for lot frontage, and therefore is considered to comply with the Zoning By-law.</p>
<p>Conforms to Section 2, 51(24) and 53(12) of the Planning Act: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No</p>	<p>This application has been reviewed and in the opinion of Staff conforms to Section 2, 51(24) and 53(12) of the <i>Planning Act</i>. Section 51(24) requires regard to be had to the effect of development on matters of provincial interest, whether the subdivision is premature or in the public interest, whether the plan conforms to the official plan and adjacent plans of subdivision, the suitability of the land for the purposes of which it is to be subdivided, the dimension and shape of the proposed lots, the restrictions or proposed restrictions on the land to be subdivided, and other matters. Staff are of the opinion, considering the materials submitted, the proposed conditions, and review of applicable policies, this application conforms to Section 2, 51(24) and 53(12) of the <i>Planning Act</i>.</p>

CONCLUSION:

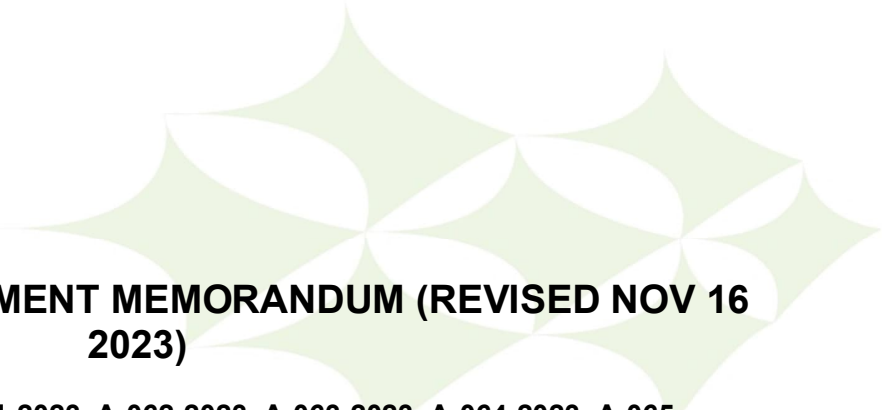
The Planning Department recommends approval of B-019-2023, subject to the proposed conditions.

PREPARED BY:

Darren Ding
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



COMMITTEE OF ADJUSTMENT MEMORANDUM (REVISED NOV 16 2023)

APPLICATION NUMBER: A-061-2023, A-062-2023, A-063-2023, A-064-2023, A-065-2023, A-066-2023, A-067-2023, A-068-2023, A-069-2023 & A-070-2023

RELATED APPLICATION: B-019-2023

MEETING DATE: November 16, 2023

TO: Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment

FROM: Darren Ding, Development Planner

SUBJECT: Minor variance applications A-061-2023, A-062-2023, A-063-2023, A-064-2023, A-065-2023, A-066-2023, A-067-2023, A-068-2023, A-069-2023 & A-070-2023 seeking reliefs from Table 6.2, Section 3.34, Section 3.35 and Section 3.28 of Zoning By-law No. 080-13 for a proposed industrial development on the subject lands.

PROPERTY INFORMATION:

Municipal Address	3575 Innisfil Beach Rd & 7267 5th Sideroad
Legal Description	INNISFIL CON 7 PT LOT 6 RP 51R20977 PART 2 PT PARTS 1 3
Official Plan	Employment Area (Schedule B6)
Zoning By-law	Industrial Business Park (IBP) Zone

RECOMMENDATION:

The Planning Department recommends approval of A-061-2023, A-062-2023, A-063-2023, A-064-2023, A-065-2023, A-066-2023, A-067-2023, A-068-2023, A-069-2023 & A-070-2023, subject to the approval of B-019-2023.

REASON FOR APPLICATION:

The applicant is proposing to sever the subject lands to create two industrial lots, with a deficient lot frontage for the retained lot (Lot B) and is seeking relief from Table 6.2 of the Zoning By-law to permit a minimum lot frontage of 32.38m. Additionally, the applicant is proposing to construct an industrial warehouse and logistics facility on the severed lot (Lot A) and is seeking relief from Table 6.2, Section 3.34, Section 3.35 and Section 3.28 of Zoning By-law due to various requested variances as shown below. The proposed industrial facility is also subject to a concurrent site plan control process. These applications are to be heard in conjunction with application B-019-2023.

Application Number	By-law Section	By-law Requirement	Proposed	Difference
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A-061-2023	Table 6.2	Maximum Building Height: 11m	16m	5m
A-062-2023	Table 6.2	Minimum Landscaped Open Space: 20%	13%	7%
A-063-2023	Section 3.34 f) i)	Outside storage shall not be permitted within the Primary Visual Impact Area	Outside storage is proposed within the Primary Visual Impact Area	To permit outside storage within Primary Visual Impact Area
A-064-2023	Sections 3.34 f) iii)	Loading spaces shall not be permitted in any yard facing Highway 400 or County Road No. 21	Loading spaces are proposed in the yards facing 5th Sideroad, Highway 400 and County Road No. 21	To permit loading spaces in the yards facing 5th Sideroad, Highway 400 and County Road No. 21
A-065-2023	Table 6.2	Minimum Rear Yard Setback: 8 m or 1.4 times the principal building height (i.e. 20.16m), whichever is greater	19.35m	0.81m
A-066-2023	Section 3.35.3 a) iv)	Minimum Accessible Parking Spaces: 25 spaces	12 spaces	13 spaces
A-067-2023	Section 3.35.1.1	Minimum Parking Spaces: 816 spaces	375 spaces	441 spaces
A-068-2023	Table 6.2	Minimum Lot Frontage (Interior Lot): 45m	32.38m	12.62m
A-069-2023	Sections 3.28.6	No loading space shall be located in the front or exterior side yards of any zone	Loading spaces are proposed in the yards facing, 5th Sideroad (front yard), Highway 400 and County Road No. 21	To permit loading spaces in the yards facing, 5th Sideroad (front yard), Highway 400 and County Road No. 21
A-070-2023	Sections 3.28.8	No loading space shall be located in any yard which adjoins or faces a street, or Provincial Highway No. 400, or County Road 21, if such space is located within the	Loading spaces are proposed in the yards facing, 5th Sideroad, Highway 400 and County Road No. 21	To permit loading spaces in the yards facing, 5th Sideroad, Highway 400 and County Road No. 21

		Primary Visual Impact Area		
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SURROUNDING LANDS:

North	Innisfil Beach Road (County Road No. 21); vacant employment area
East	Provincial Highway 400; mixed commercial and employment area
South	Future public road; vacant employment area
West	5 th Sideroad; agricultural area

ANALYSIS:

Site Inspection Date	November 1, 2023
Maintains the purpose and intent of the Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are designated Employment Area on Schedule B6 to the Town Official Plan. Section 12.2.2 permits industrial warehouses, logistics facilities, ancillary offices. Ancillary outdoor storage uses are also permitted on lands not located within the primary visual impact area within the Employment Area designation.</p> <p>The subject lands are within Enhanced Streetscape Area Overlay, Primary Visual Impact Area Overlay, Employment Area Supportive Commercial Area Overlay, and are identified as Innisfil Height Gateway and Primary Gateway in the Town’s Official Plan. Section 12.7.2 states that Primary Visual Impact Area Overlay shall consider design policies and criteria for developments. These design policies include:</p> <ul style="list-style-type: none"> a) On lots adjacent to either Highway 400 or Innisfil Beach Road the buildings close to either road shall front toward that road b) Outdoor storage and ancillary outdoor storage uses shall not be permitted, except where it exists at this time this Plan came into effect; c) Notwithstanding sub-section b) above, ancillary outdoor storages may be permitted on lands within the Primary Visual Impact Area Overlay that are outside of the Employment Supportive Commercial Area overlay in the southwest quadrant of Innisfil Heights, provided such ancillary outdoor storage is not located between the building and Highway 400 and is screened from view from Highway 400. d) Parking and loading areas, service areas and large parking areas shall be suitably screened and locating such areas in any yard abutting or visible from Highway 400 is strongly discouraged. <p>Additionally, as per Section 12.8 of the Official Plan, Enhanced Streetscape Area Overlay requires developments located within this overlay to have a high level of building architecture, along with enhanced landscaping and gateway features. Specifically, Section 12.8.2 states that buildings located within the Enhanced Streetscape shall be given special treatment through the use of massing and building articulation strategies, such as added height, special roof treatments, and use of special cladding materials. In addition, the Enhanced Streetscape shall consist of decorative streetscape</p>

	<p>elements such as lighting, banners, street trees, enhancing landscaping and gateway features. Additional design criteria is articulated in Section 12.9.4.</p> <p>The proposed design, massing and siting and functionality of the proposed industrial facility would achieve the intended design objectives of the Official Plan in the Site Plan design stage. Staff have spent many months in site plan pre-consultation meetings with the applicant reviewing required variances and layout of the proposal, and are satisfied with the rationale provided in the submitted Planning Justification Brief. Outside storage would be in the form of trailer parking. Staff note trailers that are detached from trucks and stored on site are not considered ‘motor vehicles’ and therefore do not have an exemption from what is considered outside storage. These trailers along with parking areas would be screened. Loading spaces would be well-screened from roadways. Upgraded building facades are proposed.</p> <p>Considering the above, Staff are of the opinion the applications maintain the Town of Innisfil Official Plan, subject to the approval of the concurrent Consent application and its conditions.</p>
<p>Maintains the purpose and intent of the Zoning By-law: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No</p>	<p>The subject lands are zoned Industrial Business Park (IBP) in Zoning By-law 080-13, which permits industrial warehouse, logistics facility and office uses. Outside storage uses are also permitted, subject to specific use provisions contained in the General Provisions of this By-law (i.e. Section 3.34).</p> <p>Lot Frontage (Lot B)</p> <p>Table 6.2 of the Zoning By-law requires a minimum lot frontage of 45m for an interior lot zoned IBP. The requested variance to allow the reduction of the minimum lot frontage for an interior lot from 45m to 32.38m for the retained lot (Lot B) is a result of a concurrent Consent application for the purposes of creating two industrial lots (Lot A – Severed Lot & Lot B – Retained Lot). No development is currently proposed on Lot B. Lot B cannot meet the minimum 45m lot frontage requirement due to the alignment of the future public road and proposed lot configuration. The purpose and intent of a 45m frontage is to ensure that large, functional, square lots are planned for large industrial facilities. In this case the remanent lot is irregular, however it is still highly functional as a future lot, and far exceeds the minimum lot area of the IBP Zone of 2,000 m², at over 68,000 m². Based on the above, Staff are of the opinion that the requested reduction in the minimum lot frontage for Lot B meets the purpose and intent of the Zoning By-law.</p> <p>Building Height (Lot A)</p> <p>Table 6.2 of the Zoning By-law requires a maximum permitted building height of 11m. The proposed height of the warehouse is 14.4m. The requested maximum height of 16m (5m difference) is to allow additional flexibility for operational needs of the proposed facility as the</p>

building design is currently undergoing final finishes, as stated in the Planning Justification Brief. Staff can support this variance as the increased height is consistent with the Official Plan's vision to emphasize the gateway importance of this location.

Landscaped Open Space (Lot A)

Table 6.2 of the Zoning By-law requires a minimum landscaped open space of 20%. The proposed landscaped open space is 13%. The intent of landscaped open space requirements is to maintain an aesthetically attractive streetscape and to assist with on-site stormwater management. Stormwater management is accommodated in an off-site pond, and landscaping will provide a sufficient attractive streetscape in the opinion of Staff. The scale of the building and required parking result in an inability to meet 20% landscaping, however landscaped strips and screening are sufficiently provided in the opinion of Staff.

Rear Yard Setback (Lot A)

Table 6.2 of the Zoning By-law requires that the minimum rear yard setback shall be 8 m or 1.4 times the principal building height, whichever is greater. In this case, the required minimum rear yard setback is 20.16m, whereas 19.35m is proposed. Since the subject lands are completely bounded by public roads and Innisfil Beach Road is considered as the rear lot line (and buildings are to be prominently located along this corridor), and since the cause for the variance is a taper of the lot line near the 5th Side Road / Innisfil Beach Road intersection, the rear yard setback of the building is minor (0.81m difference), and Staff can support the requested variance.

Loading Space & Outside Storage (Lot A)

Section 3.34 f) iii), Section 3.28.6 and Section 3.28.8 of the Zoning By-law all state that loading spaces shall not be located in any yard which adjoins or faces a street, or Provincial Highway No. 400, or County Road 21 (i.e. Innisfil Beach Road), if such space is located within the Primary Visual Impact Area. Additionally, Section 3.34 f) i) requires that outside storage shall not be permitted within the Primary Visual Impact Area as shown on Schedule "A" of the Zoning By-law.

The applicant is seeking relief from Section 3.34 f) iii), Section 3.28.6, Section 3.28.8 as well as Section 3.34 f) i) to permit outdoor storage (in the form of trailer parking) within the Primary Visual Impact Area and to permit loading spaces in any yards facing 5th Sideroad, Highway 400 and County Road No. 21 (i.e. Innisfil Beach Road) to facilitate the proposed industrial development. The subject lands are within the Primary Visual Impact Area and are currently bounded by 3 public rights-of-ways (Highway 400, Innisfil Beach Road and 5th Sideroad) and will be bounded by a 4th public local road at the southerly boundary once the road is constructed (expected completion

in 2024). Eventually, the subject lands will be bounded by public frontages in their entirety.

The variances related to permitting outdoor storage and loading spaces within the yards abutting public rights-of-way is considered unavoidable based on the required design of the building and function of the business, since the subject lands are completely bounded by public roads. All outdoor storage and loading spaces will be appropriately screened with high quality landscaping. A mix of deciduous and coniferous trees are proposed along the perimeters of the site along with variety of shrubs, which will appropriately provide screening from public view. Based on the above, Staff can support the variances.

Parking Spaces & Accessible Parking Spaces (Lot A)

Section 3.35.1.1 of the Zoning By-law provides the minimum parking space rates as follows:

- The parking rate for warehouses is 1 space per 100 square metres for the first 7,000 square metres plus 0.6 spaces per 100 square metres over 7,000 square metres.
- The parking rate for office uses is 1 space per 28 square metres on the first floor plus 1 space for per 37 square metres above the first floor.

Based on these rates, 816 parking spaces are required for the proposed industrial development, whereas 375 parking spaces are proposed.

The applicant has provided sufficient support for the variance reduction to 375 parking spaces in the Planning Justification Brief in the opinion of Staff. The user and purchaser only require 275 spaces for employees and visitors due to staggered shifts and a maximum of 200 employees. 375 spaces far exceed requirements in their view, and if another user requires additional spaces, through the site plan control process, more spaces could be freed up where 147 trailers are proposed to park, for an overall site total of up to 974 spaces.

With respect to accessible parking, Section 3.35.3 a) of the Zoning By-law provides the rate at which required accessible parking spaces to be designated. In particular, if more than 100 parking spaces are required, the Zoning By-law requires that 3% of the total number of required parking spaces are required to be designated for accessible parking. At 816 parking spaces, a minimum of 25 parking spaces are required to be designated for accessible parking spaces.

As mentioned above, only 375 parking spaces are proposed, and as such 12 accessible parking spaces are proposed which is still 3% of the proposed 375 parking spaces, which is proportionate. Since it is proportionate, Staff have no objection to the variance for accessible spaces.

	Overall, in consideration of the above, the requested ten (10) variances maintain the purpose and intent of the Zoning By-law, subject to the approval of the concurrent Consent application and its conditions.
<p>The variance is desirable for the appropriate/orderly development or use of the land: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	In the opinion of Staff, the above-mentioned variances are considered desirable for appropriate/orderly development of the land, subject to the proposed conditions for Consent application. The subject lands are envisioned for employment uses, and municipal services are available and planned for the area. The proposed facility is strategically designed, massed and sited in a manner that would reflect the gateway prominence into Innisfil Heights and the development will not result in any detrimental impacts to the surrounding lands. Site Plan Control is required and the development is currently going through this process with Town Staff. Several pre-consultation meetings have resulted in the basic layout and resulting variances, all of which Staff can support as appropriate for the orderly development of the site.
<p>The variance is minor in nature: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	Staff are of the opinion the variances are considered collectively minor in nature, subject to the conditions proposed as part of the Consent application, due to the location of subject lands being completely bounded by public roads and the limited impacts to neighbouring employment and agricultural lands.

CONCLUSION:

The Planning Department recommends approval of application **A-061-2023, A-062-2023, A-063-2023, A-064-2023, A-065-2023, A-066-2023, A-067-2023, A-068-2023, A-069-2023 & A-070-2023**, subject to the approval of B-019-2023.

PREPARED BY:

Darren Ding
Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: November 8, 2023

FROM/CONTACT: Jocelyn Penfold ex 3506 jpenfold@innisfil.ca

FILE/APPLICATION: A-061 to 070-2023

SUBJECT: 3575 Innisfil Beach Road and 7267 5 Sideroad

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. No comments.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. No comments.



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: November 8, 2023

FROM/CONTACT: Jocelyn Penfold ex 3506 jpenfold@innisfil.ca

FILE/APPLICATION: B-019-2023

SUBJECT: 3575 Innisfil Beach Road

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. No comments.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. No comments



Engineering

MEMORANDUM TO FILE

DATE: November 9, 2023

FROM/CONTACT: Adil Khan ex 3244 akhan@innisfil.ca

FILE/APPLICATION: B-019-2023

SUBJECT: 3575 Innisfil Beach Road & 7267 5th Sideroad

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. Please clarify whether the external road and stormwater management block on the sketch provided will be retained as part of this severance.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. SWM pond report must be submitted and approved for the proposed severed portion of the lands. Should there any be any questions, please contact the Town.



Engineering

MEMORANDUM TO FILE

DATE: November 9, 2023

FROM/CONTACT: Adil Khan ex 3244 akhan@innisfil.ca

FILE/APPLICATION: A-061 to A-070-2023

SUBJECT: 3575 Innisfil Beach Road & 7267 5th Sideroad

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. Please check with the Planning department.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. Contingent on the approval of severance **B-019-2023 –3575 Innisfil Beach Rd & 7267 5th Sideroad.**



Nottawasaga Valley
Conservation Authority

November 3, 2023

SENT BY EMAIL

Township of Innisfil
2101 Innisfil Beach Rd,
Innisfil, ON
L9S 1A1

Attn: Toomaj Haghshenas
Secretary Treasurer
thaghsenas@innisfil.ca

RE: Application for Minor Variance
Town File No. A61-A68/23
3575 Innisfil Beach Road
NVCA ID #47809

Dear Toomaj,

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application for multiple minor variances including:

- Increase maximum height from 11m to 16m;
- Reduce minimum landscaped open space from 20% to 13%;
- Permit outdoor storage;
- Permit loading spaces in yards facing 5th Side Road, Highway 400, and County Rd 21;
- Reduce minimum rear yard setback from 20m to 19m;
- Reduce minimum required parking from 816 to 375 spaces;
- Reduce minimum required accessible parking from 25 to 12 spaces;
- Reduce minimum lot frontage from 50m (exterior lots) to 32m on Lot B.

on the lands located at 3575 Innisfil Beach Road, Township of Innisfil.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 172/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Township of Innisfil and with advisory comments related to policy applicability.

Ontario Regulation 172/06

1. The NVCA mapping for the property illustrates a flood hazard on the property. Due to the presence of these hazards, the subject property is partially regulated pursuant to Ontario Regulation 172/06 the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.
2. Permits would be required from the NVCA prior to any construction or site alteration within the hazards on the property.

Nottawasaga Valley Conservation Authority

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A member of Conservation Ontario

3. Should the applicant intend to make further changes to the property, staff recommend that the applicant(s) pre-consult with our Permits and Regulations Department to determine permit requirements.

Provincial Policy Statement PPS (2020)

4. The PPS defines **development** to be the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
5. This application does constitute as development as it permits the construction of a building. The PPS, 2020 indicates the development should be directed outside of natural hazards. Based on submitted proposal, there are no concerns under the PPS, 2020.

Natural Hazards – Regulatory

6. The submitted application for multiple minor variances would permit the construction of the building. There is a small section of flood hazard on northern part of the property. Based on the site plan, parking and a small section of the building is proposed in this area and is within the flood buffer.
7. Safe access is present on the site.
8. We support any effort to reduce impermeable space on the site. Including a reduction in required parking.
9. The reduced landscaped area should be offset by Low Impact Developments (LIDs) to minimize runoff. These will be explored further during site plan.
10. The concurrent consent is not within any regulated feature so no concerns are present in creating the new lot.

Conclusion

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the minor variances and based upon our mandate and policies under the *Conservation Authorities Act*. Given the comments above, the NVCA has no objections to the approval of the application with the inclusion of the above conditions. Please feel free to contact the undersigned at extension 233 or tboswell@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,



Tyler Boswell
Planner I