

ORIGINAL

The Corporation of the Town of Innisfil

By-law 018-24

A By-law to adopt Official Plan Amendment No. 12 the “Orbit Secondary Plan”

Whereas Section 21 of the Planning Act, R.S.O. 1990, c.P.13 as amended provides that Council may amend its Official Plan; and

Whereas The Corporation of the Town of Innisfil has, during the preparation of the Secondary Plan, ensured that the County of Simcoe, Ministry of Municipal Affairs and Housing, and Indigenous Communities were consulted, and all required information was made available to the public and Indigenous Communities in accordance with the Planning Act; and

Whereas The Corporation of the Town of Innisfil conducted the statutory Public Meeting on March 15, 2023, in accordance with the Planning Act; and

Whereas the Council of The Corporation of the Town of Innisfil ensured that any person who attended the Public Meeting was given the opportunity to make representations with respect to the Orbit Secondary Plan; and

Whereas the Council of The Corporation of the Town of Innisfil ensured information was made available to the public regarding the power of the Ontario Land Tribunal under Section 17(45) of the Planning Act to dismiss an appeal if an appellant had not provided written reasons with respect to an appeal under subsection (24) or (36), the reasons set out in the notice of appeal do not disclose any apparent land use planning ground upon which the plan or part of the plan that is the subject of the appeal could be approved or refused by the Tribunal, the appeal is not made in good faith or is frivolous or vexatious, the appeal is made only for the purpose of delay, or the appellant has persistently and without reasonable grounds commenced before the Tribunal proceedings that constitute an abuse of process; and

Whereas the Council of The Corporation of the Town of Innisfil, has deemed that the modifications made to the Orbit Secondary Plan following the Public Meeting do not require a further Public Meeting; and

Whereas the Council of The Corporation of the Town of Innisfil, upon completion of the requirements set out under the Planning Act, is satisfied that the Orbit Secondary Plan is suitable for adoption; and

Whereas the Council of The Corporation of the Town of Innisfil deems it desirable to amend the Town of Innisfil Official Plan.

Now Therefore the Council of The Corporation of the Town of Innisfil enacts as follows:

1. That the attached explanatory text and policies which constitute Amendment No. 12 to the Official Plan of the Town of Innisfil are hereby adopted.

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2. That Schedule “A” and “B” to this By-law, being the “Orbit Secondary Plan” and associated schedules and appendices, is hereby adopted;
3. That the Council of The Corporation of the Town of Innisfil deems the Orbit Secondary Plan to be consistent with the Provincial Policy Statement and conforms to the applicable Provincial Plans and the County of Simcoe Official Plan;
4. That Schedules ‘A’ and ‘B’ attached hereto form part of Amendment No. 12.
5. That The Corporation of the Town of Innisfil makes application to the County of Simcoe for approval of said Amendment.
6. That the Clerk is hereby authorized and directed to make such application on behalf of the Corporation, and to execute under the Corporate Seal such documents as may be required for the above purposes.
7. That this By-law shall come into force on the final passage thereof and take effect upon approval by the County of Simcoe and/or in accordance with the provisions of the Planning Act, as amended.

Passed this 28th day of February, 2024.



Lynn Dollin, Mayor



Patty Thoma, Clerk

Amendment No. 12
to the
Official Plan for the Town of Innisfil

- Part I –** The Preamble does not constitute part of this Amendment
- Part II –** The Amendment, consisting of the following text and schedules, constitutes Amendment No. 12 to the Official Plan for the Town of Innisfil
- Part III -** The Appendices, does not constitute part of this Amendment. These appendices contain the background information, planning consideration and public involvement associated with this amendment.

The Corporation of the Town of Innisfil

Adoption of

Amendment No. 12 to the “Our Place” Official Plan

For the Town of Innisfil

The attached document constitutes the “Orbit Secondary Plan” being Official Plan Amendment No. 12 to the Town of Innisfil “Our Place” Official Plan and was adopted by the Council of the Corporation of the Town of Innisfil by By-law No. 018-24 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, on this 28th day of February 2024.



Lynn Dollin, Mayor



Patty Thoma, Clerk

Part I – The Preamble

1. Purpose

The purpose of this Official Plan Amendment is to provide a Secondary Plan for the Orbit Secondary Plan Area. The Secondary Plan is intended to provide the vision, guiding principles, and planning framework to guide development within the Orbit Secondary Plan Area as shown on Schedule A. The Secondary Plan contains the detailed land use policies and preliminary servicing concepts forming the basis for future development in the Orbit Secondary Plan Area.

2. Location

The lands affected by this Amendment are located within the Orbit Secondary Plan Area that is generally bounded by 5th line to the south, 7th line to the north, 20th sideroad to the west, and Lake Simcoe to the east. The Orbit Secondary Plan Area is southwest along the current Alcona Settlement Area boundary in the Town of Innisfil, County of Simcoe, which herein will be referred to as the 'Subject Lands'. The Subject Lands are shown more precisely on Schedule 'A' attached to this Amendment.

The Subject Lands have an approximate area of 800 hectares (1976.8 acres) located around a proposed GO station at the intersection of the 6th line and the Metrolinx GO rail line.

3. Basis

The subject lands are currently designated 'Agriculture- Agricultural Area', 'Agriculture- Rural Area' and 'Key Natural Heritage and Key Hydrologic Features' by the Town of Innisfil Official Plan.

The Secondary Plan Area includes Transit Oriented Community 1; Transit Oriented Community 2; and Transit Oriented Community 3 (TOC 3) as illustrated on Schedule A: Secondary Plan Area. Additionally, the area outlined in yellow is identified as a Protected Major Transit Station Area and is within the Alcona Settlement Area.

Part II – The Amendment

1. Details of the Amendment

The Town of Innisfil Official Plan is hereby amended with the addition of the Orbit Secondary Plan land use policies and schedules into the Town of Innisfil Our Place Official Plan. This Secondary Plan is also to be read in conjunction with the Minister's Zoning Order O. Reg. 568/21 issued August 6, 2021.

2. Implementation

This Amendment to the Official Plan for the Town of Innisfil shall be implemented by Amendment to the Town's Official Plan, as amended, passed pursuant to Section's 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, by Amendment to the Town's Zoning By-law passed pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13 and through the approval of through the approval of Application(s) for Draft Plan of Subdivision or Site Plan Control Approval, pursuant to Sections 51 and 41 respectively of the Planning Act, Planning Act, R.S.O. 1990, c.P.13.

3. Interpretation

The provisions set forth in the Official Plan of the Town of Innisfil, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment, and as may more specifically be set out or implied within the policies contained herein.

Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule 'A'.

Part III – The Appendices

The following reports were prepared in support of the Amendment:

- Stage 1 Archaeological Assessment prepared by ASI (Archaeological Services Inc.) dated July 14, 2022
- Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment prepared by ASI (Archaeological Services Inc.) dated May 2022 (revised June and December 2022)
- Natural Heritage Existing Conditions Report prepared by Hatch dated August 17, 2022

Schedule A - Orbit Secondary Plan Area



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Schedule B – Orbit Secondary Plan