

## MEMORANDUM

**DATE:** January 17, 2018  
**TO:** Mayor, Deputy Mayor and Council  
**FROM:** Tim Cane, Manager of Land Use Planning  
**PREPARED BY:** Paul Pentikainen, Senior Policy Planner  
**SUBJECT:** Minor Modifications to Our Place Official Plan  
**REFERENCE:** DSR-012-18

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### 1.0 PURPOSE

When considering DSR-006-18, the purpose of this Memorandum is to outline additional minor modifications for Council to also consider approving as part of the adoption of the new Our Place Official Plan. These minor modifications are based on additional correspondence (Attachments 6, 7 and 8) that Staff received after the release of the January 17 Council Agenda.

### 2.0 OVERVIEW OF MODIFICATIONS

As identified in Attachments 1 through 5, Staff is recommending that Council consider as part of their adoption of Our Place the following minor modifications:

- Attachment 1: Schedule B (Land Use) - Revised boundary of 'Rural Commercial' designation on Sunset Speedway property to reflect peer review of Environmental Impact Study (EIS) (*Addresses comments in Attachment 6*)
- Attachment 2: Schedule B5 (Sandy Cove) – Revised to remove “Key Natural Heritage Features and Key Hydrologic Features” designation as per confirmation from Lake Simcoe Region Conservation Authority (LSRCA) (*Addresses comments in Attachment 7*)
- Attachment 3: Appendix 9 (Natural Areas) – Revised to remove stream corridor, as per confirmation from LSRCA (*Addresses comments in Attachment 7*)
- Attachment 4: Appendix 10 (Natural Areas) – Revised to remove stream corridor, as per confirmation from LSRCA; revised to remove significant woodland, as per OMB Order PL090024 for Teromi Inc. lands (*Addresses comments in Attachments 7 and 8*)
- Attachment 5: Page 10-10 – Revised wording in policy 10.1.44 from “shall” to “should” to state that attached garages “should” not project beyond the front façade of a dwelling – (*Addresses comments in Attachment 7. Note: Though this policy change provides discretionary language, limits will be specified in the Town’s Zoning By-Law and future variations will require a zoning by-law amendment or minor variance.*)

### 3.0 CONCLUSION

When considering adoption of the Town’s new Our Place Official Plan through DSR-006-18, Staff is also recommending that the minor modifications identified in this Memorandum also be adopted by Town Council and submitted to the County of Simcoe for approval.

**PREPARED BY:**

Paul Pentikainen, M.PI, MCIP, RPP  
Senior Policy Planner

**REVIEWED BY:**

Tim Cane, M.E.S., MCIP, RPP  
Manager of Planning

Attachments:

1. Schedule B - mapping revisions
2. Schedule B5 - mapping revisions
3. Appendix 9 – mapping revisions
4. Appendix 10 - mapping revisions
5. Page 10-10 (Section 10.1.44) – policy revisions
6. Letter Dated January 10, 2018 from MHBC Planning on behalf of Sunset Speedway
7. Letter Dated January 12, 2018 from Celeste Phillips Planning on behalf of Parkbridge Lifestyle Communities Inc. and Belmac Estate Properties Inc.
8. Letter Dated January 12, 2018 from Celeste Phillips Planning on behalf of Teromi Inc.






























# Schedule B: Land Use

## Innisfil Official Plan

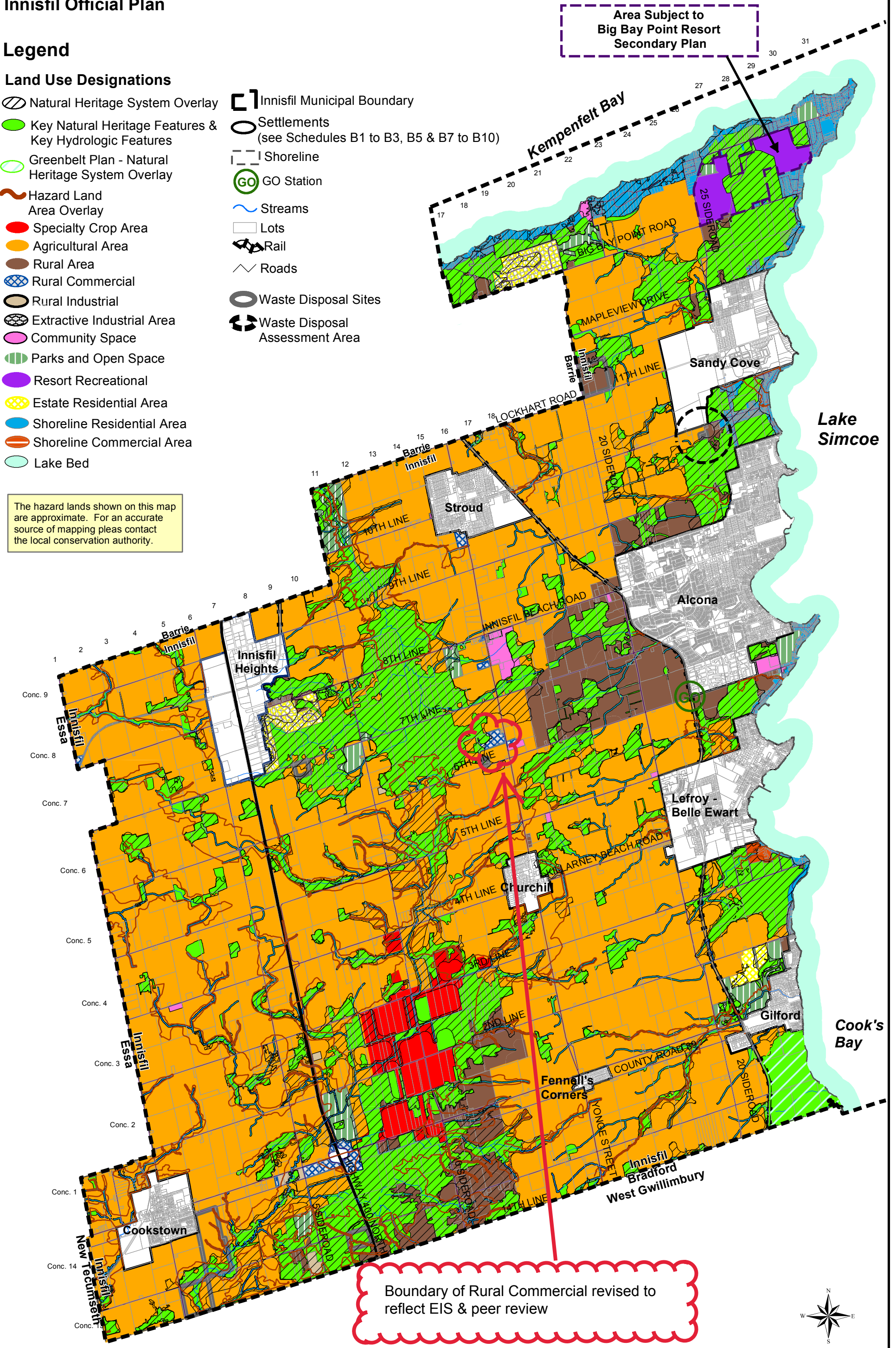
### Legend

#### Land Use Designations

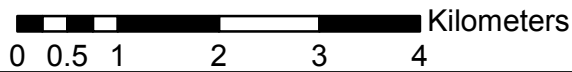
-  Natural Heritage System Overlay
-  Key Natural Heritage Features & Key Hydrologic Features
-  Greenbelt Plan - Natural Heritage System Overlay
-  Hazard Land Area Overlay
-  Specialty Crop Area
-  Agricultural Area
-  Rural Area
-  Rural Commercial
-  Rural Industrial
-  Extractive Industrial Area
-  Community Space
-  Parks and Open Space
-  Resort Recreational
-  Estate Residential Area
-  Shoreline Residential Area
-  Shoreline Commercial Area
-  Lake Bed

-  Innisfil Municipal Boundary
-  Settlements (see Schedules B1 to B3, B5 & B7 to B10)
-  Shoreline
-  GO Station
-  Streams
-  Lots
-  Rail
-  Roads
-  Waste Disposal Sites
-  Waste Disposal Assessment Area

The hazard lands shown on this map are approximate. For an accurate source of mapping please contact the local conservation authority.



Boundary of Rural Commercial revised to reflect EIS & peer review





















**DRAFT**  
December 2017



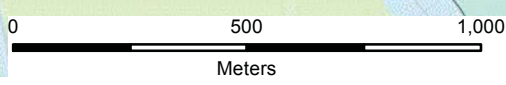
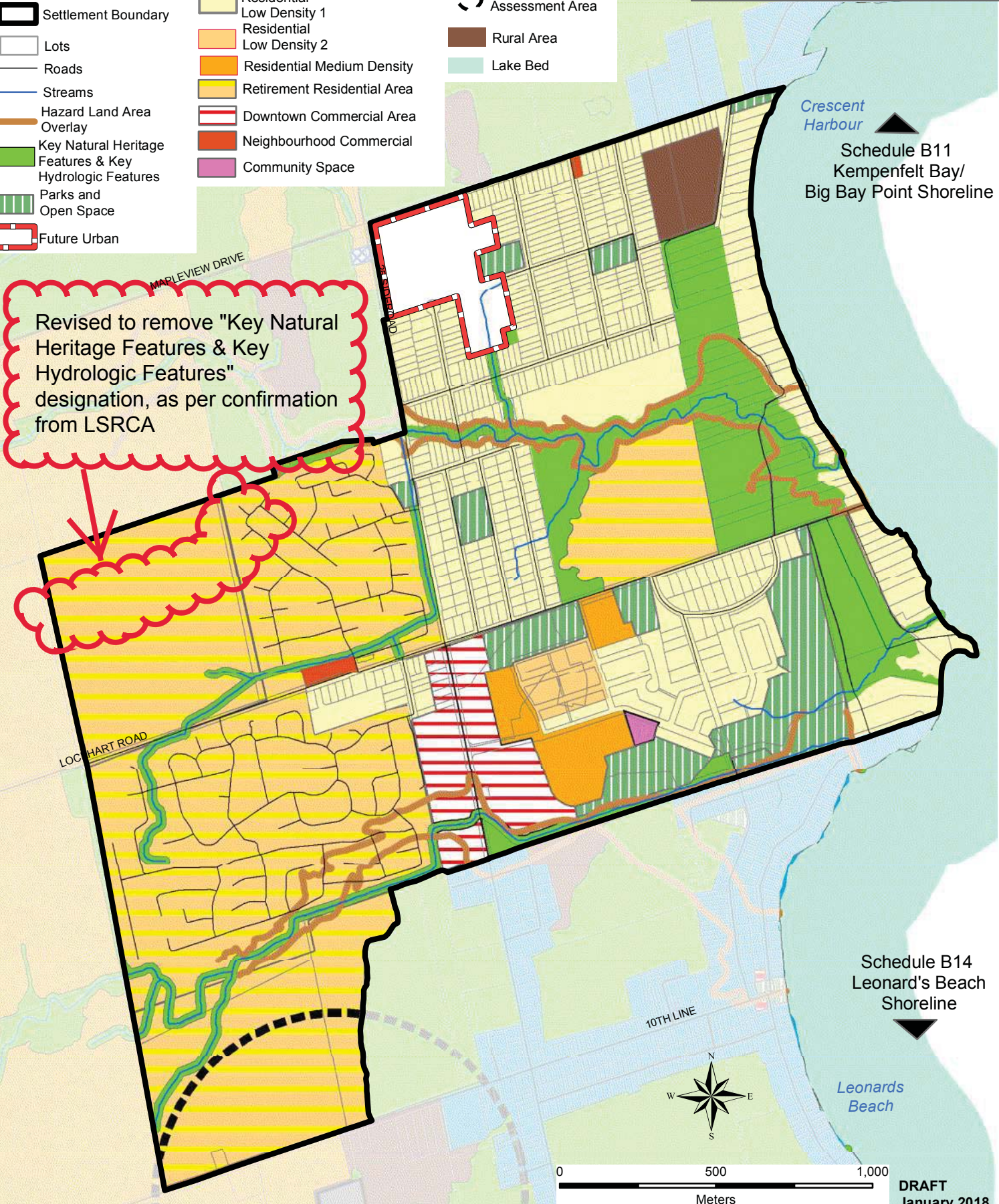
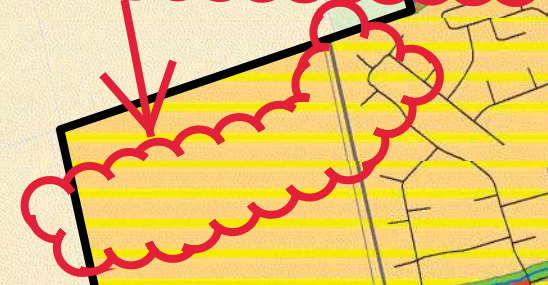
# Schedule B5 Land Use: Sandy Cove Innisfil Official Plan

The hazard lands shown on this map are approximate. For an accurate source of mapping please contact the local conservation authority.

## Legend

-  Settlement Boundary
-  Lots
-  Roads
-  Streams
-  Hazard Land Area Overlay
-  Key Natural Heritage Features & Key Hydrologic Features
-  Parks and Open Space
-  Future Urban
-  Residential Low Density 1
-  Residential Low Density 2
-  Residential Medium Density
-  Retirement Residential Area
-  Downtown Commercial Area
-  Neighbourhood Commercial
-  Community Space
-  Waste Disposal Assessment Area
-  Rural Area
-  Lake Bed

Revised to remove "Key Natural Heritage Features & Key Hydrologic Features" designation, as per confirmation from LSRCA



DRAFT  
January 2018

Crescent Harbour  
Schedule B11  
Kempfenfelt Bay/  
Big Bay Point Shoreline

Schedule B14  
Leonard's Beach  
Shoreline











Leonard's Beach



# Appendix 9: Natural Areas

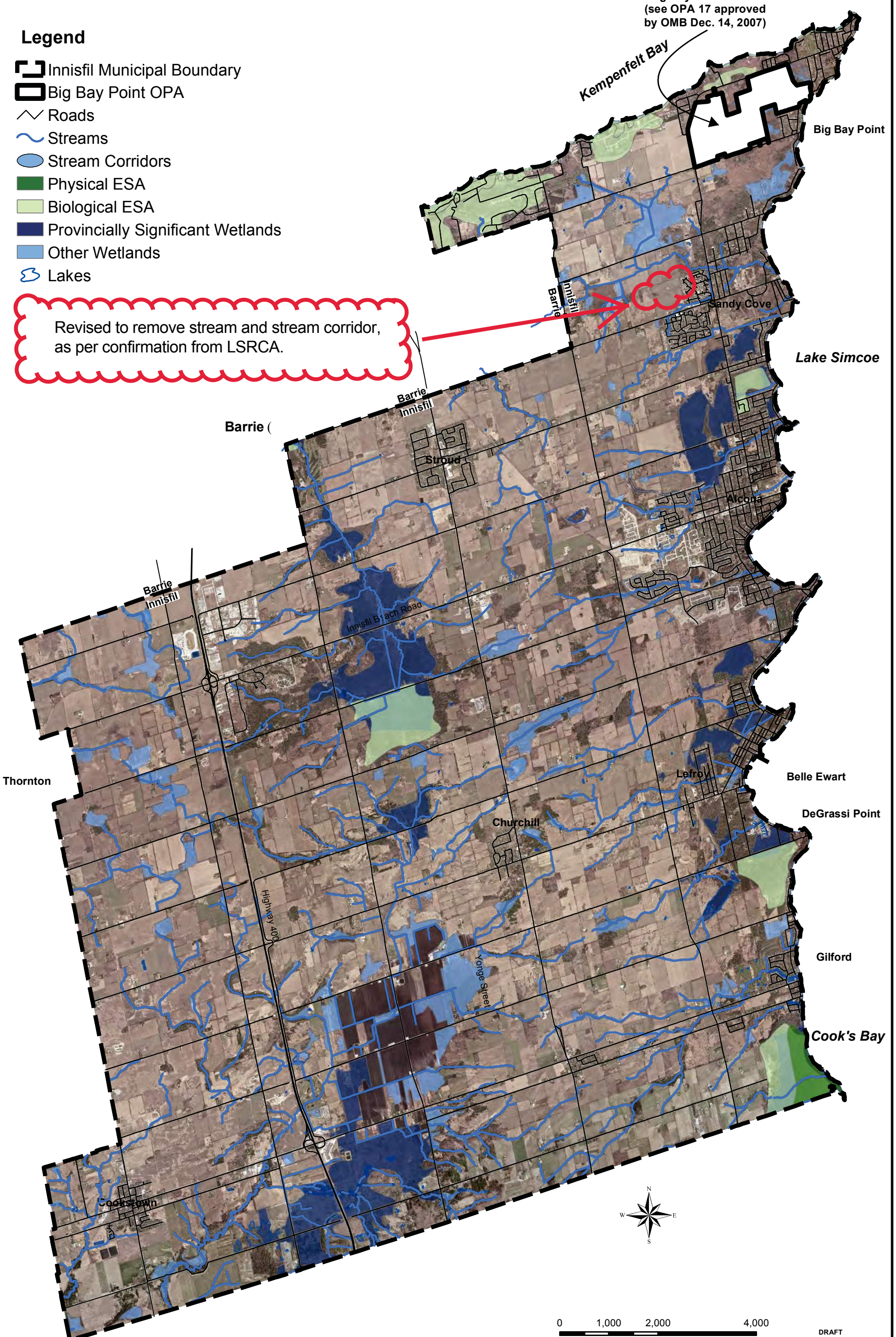
## Innisfil Official Plan

### Legend

-  Innisfil Municipal Boundary
-  Big Bay Point OPA
-  Roads
-  Streams
-  Stream Corridors
-  Physical ESA
-  Biological ESA
-  Provincially Significant Wetlands
-  Other Wetlands
-  Lakes

Revised to remove stream and stream corridor, as per confirmation from LSRCA.

Big Bay Point Resort  
(see OPA 17 approved  
by OMB Dec. 14, 2007)



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Meters



# Appendix 10: Natural Areas

## Innisfil Official Plan

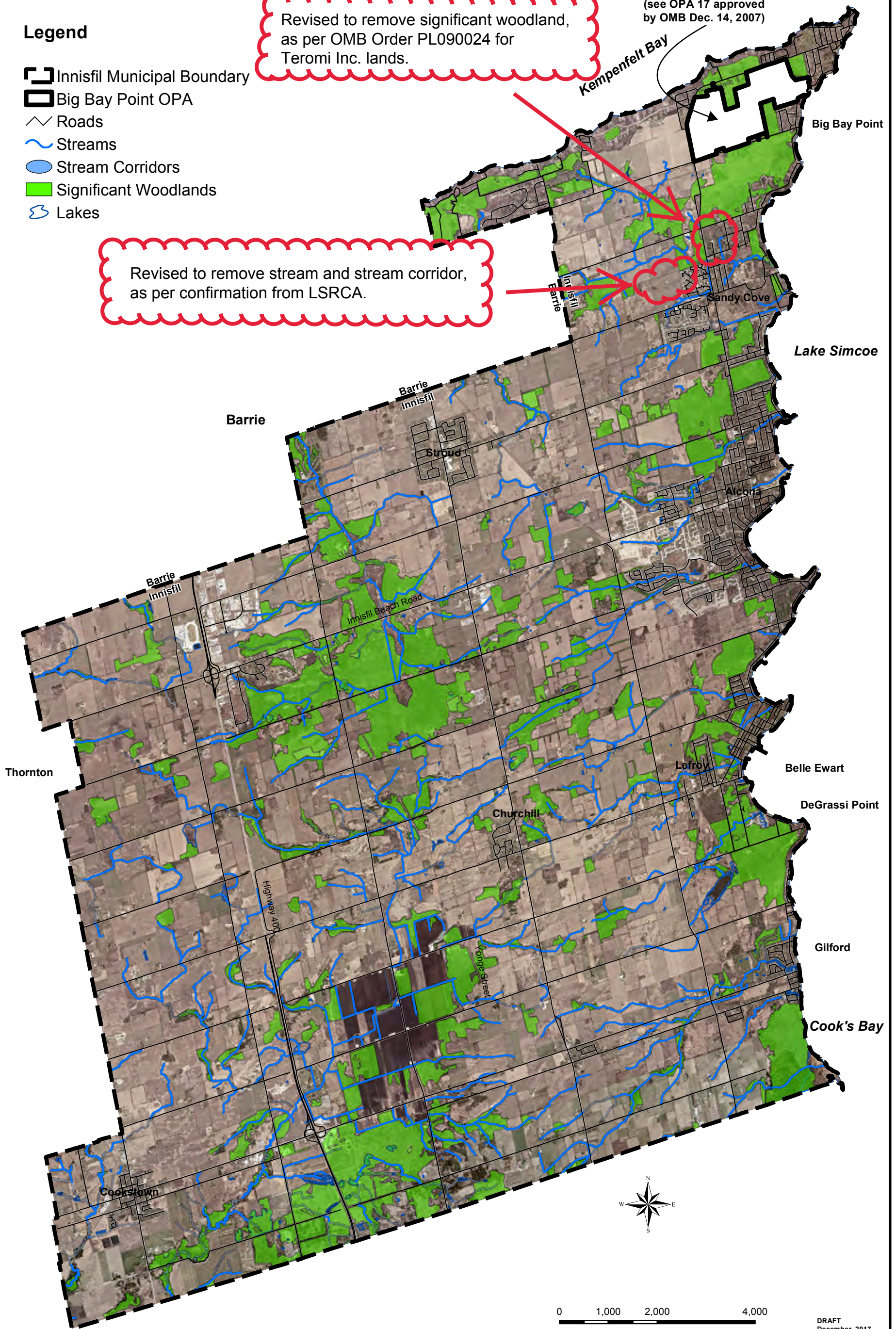
### Legend

- Innisfil Municipal Boundary
- Big Bay Point OPA
- Roads
- Streams
- Stream Corridors
- Significant Woodlands
- Lakes

Revised to remove significant woodland, as per OMB Order PL090024 for Teromi Inc. lands.

Big Bay Point Resort  
(see OPA 17 approved  
by OMB Dec. 14, 2007)

Revised to remove stream and stream corridor, as per confirmation from LSRCA.



0 1,000 2,000 4,000  
Meters

DRAFT  
December, 2017



single monotonous elevation is not created. The zoning by-law may contain standards controlling this circumstance.

- 10.1.44 Attached garages facing the front yard shall be designed to be proportional and not dominate the building façade, and should not project beyond the front façade of the dwelling or a covered front porch if provided.
- 10.1.45 Rear yard and recessed side yard locations of garages are preferred in the Village and Hamlet Area designations.
- 10.1.46 Projections of canopies, roof overhangs, window bays and other architectural elements are encouraged in order to create diverse and active streetscapes.
- 10.1.47 The design of new or infill **development** adjacent to **protected heritage properties**, or the adaptive reuse of heritage structures shall incorporate the principles of heritage conservation. Design of these developments shall be sensitive to the existing heritage structures.
- 10.1.48 The Town may require the installation of sprinkler systems in new dwelling units.

Wording changed from "shall" to "should" as per comments in Attachment 7. Limits will be specified in Town's Zoning By-Law and any future variations will require a Zoning By-Law amendment or minor variance.

## PARKING

- 10.1.49 Parking areas for Residential Medium Density and Residential High Density **development** shall be developed underground or situated at the rear or side of the lots. Where side yard parking is exposed to the street it shall be screened by landscaping or built features.
- 10.1.50 Where Residential Medium Density lots do not front onto public roads, adequate on-site parking shall be provided for residents and visitors. Common parking areas, where provided, shall be appropriately located and screened with consideration given to safety and visual impact to the surrounding residential areas and roadways.



KITCHENER  
WOODBRIDGE  
LONDON  
KINGSTON  
BARRIE  
BURLINGTON

January 10, 2018

Mr. Paul Pentikainen  
Senior Policy Planner  
Town of Innisfil  
2101 Innisfil Beach Road  
Innisfil, ON L9S 1A1

Dear Mr. Pentikainen:

**RE: EIS Peer Review- Sunset Speedway– 6918 Yonge Street  
OUR FILE: 1479A**

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As you are aware we represent the Owners of Sunset Speedway located at 6918 Yonge Street in the Town of Innisfil.

We have had the opportunity to review the December 8, 2017 peer review response prepared by Sarah Mainguy of North-South Environmental Inc.

In order to address Ms. Mainguy's comments and to move the matter forward, we are proposing to amend the area of the proposed designation as identified on the attached Figure.

We trust that revised boundary for the "Rural Commercial" designation addresses the Town's comments and that we can move forward to approval.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**



Kris Menzies, BES, BEd, MCIP, RPP  
Partner

cc. Marvin Geist





**AREA SUBJECT TO PROPOSED OFFICIAL PLAN AMENDMENT**

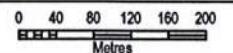
**Sunset Speedway**  
 6918 & 6906 Yonge Street  
 Town of Innisfil  
 County of Simcoe

**LEGEND**

-  Subject Site
-  Area Subject to Proposed Official Plan Amendment

DATE **January 2018**

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BY ELECTRONIC MAIL

January 12, 2018

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

Dear Mr. Parkin:

**Re: Town of Innisfil Official Plan Update  
Parkbridge Lifestyle Communities Inc. and  
Belmac Estate Properties Inc.**

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I am writing to you as a follow up to my correspondence of December 8, 2017 on behalf of Parkbridge Lifestyle Communities Inc. and Belmac Estate Properties Inc. ("Parkbridge") with respect to their lands located in the Sandy Cove Settlement Area.

I have reviewed the Comments & Response Matrix appended to the January 17, 2018 Staff Report and note that not all of my questions have been answered, as follows:

1. I requested confirmation that my correspondence of September 21, 2016 was made part of the public record but I still see no reference to this in the Response Matrix.
2. The Lake Simcoe Region Conservation Authority has confirmed that the linear environmental designation on the Johnson Farm lands can be removed. Relevant email correspondence was provided to Mr. Tim Cane on January 10, 2018. I would re-iterate my request that the "Key Natural Heritage Features and Key Hydrologic Features" designation be removed from this portion of Schedule B5 and Appendix 9, as well as other schedules that illustrate a watercourse in this location.
3. Draft policy 10.4.44 remains a significant concern for Parkbridge. The policy reads as follows:

*Attached garages facing the front yard shall be designed to be proportional and not dominate the building façade, and shall not project beyond the front*

85 Bayfield Street, Suite 300, Barrie, ON L4M 3A7  
T 705 797 8977 C 705 730 8850  
celeste@cplan.ca





*façade of the dwelling or a covered front porch if provided.*

As indicated previously, Parkbridge owns and operates over 30 retirement communities across Canada. The design of Parkbridge's retirement homes is such that in most communities, barrier free access is provided in single storey structures with main floor bedrooms. To accomplish this, the single car garage projects up to 3 metres in front of the covered porch for the lifestyle townhomes. Notwithstanding this projection, it is my opinion that the garage does not dominate the building façade. Note images provided in previous and at the end of this correspondence. Further, I feel it is important to have flexible policies and zoning standards that allow for the provision of retirement housing. My reading of Policy 10.4.44 as currently drafted would require an Official Plan Amendment for every house and every development where a garage projection is contemplated. My recommendation is a softening of the language of this policy to make it less prescriptive.

4. I acknowledge planning staff's confirmation that a Secondary Plan will not be required for the development of Parkbridge/Belmac lands located within the Sandy Cove Settlement Area. Additionally, I was seeking acknowledgement that an Official Plan Amendment will not be required given that the lands are already designated Retirement Residential, a designation that allows retirement uses as well as complementary recreational and commercial use. I would ask that staff confirm this.

5. I acknowledge staff's recommendation regarding a Special Policy (10.6.12) for the former golf course lands which resolves Parkbridge's concern.

Thank you for the opportunity to provide further comments and I look forward to a written response.

Sincerely,

Celeste Phillips, MCIP RPP

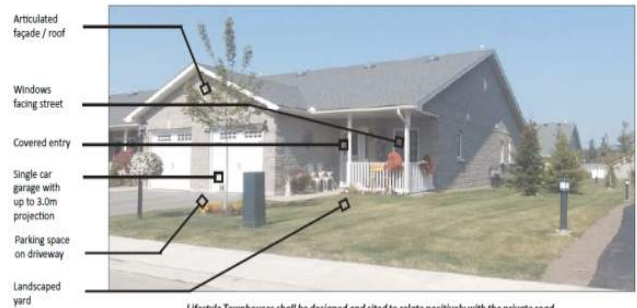
COPY:  
Parkbridge Lifestyle Communities  
T. Cane, Manager of Land Use Planning



## Examples of Parkbridge Lifestyle Townhouses

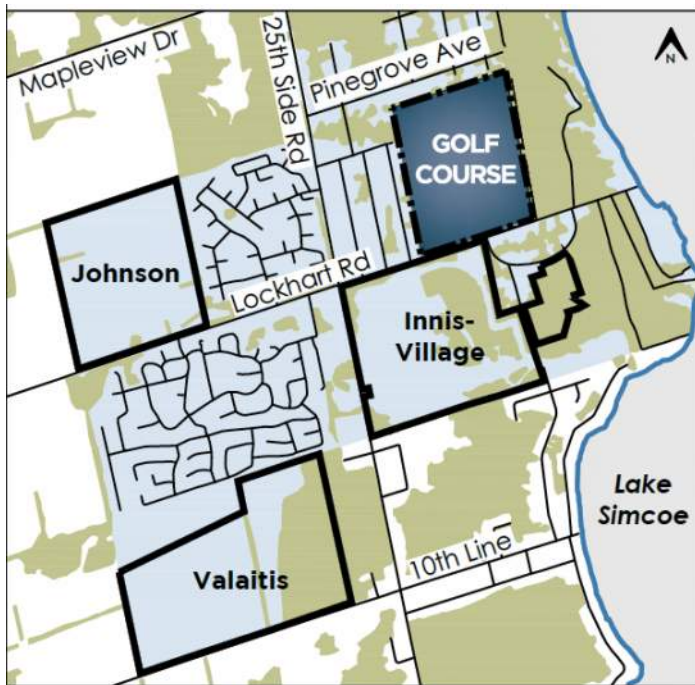


Conceptual image of porch / main entrance for Lifestyle Townhouses



Lifestyle Townhouses shall be designed and sited to relate positively with the private road

## Lands Owned by Parkbridge/Belmac in the Sandy Cove Settlement Area





BY ELECTRONIC MAIL

January 12, 2018

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

Dear Mr. Parkin:

**Re: Town of Innisfil Official Plan Update  
Lands owned by Teromi Inc.  
Southeast corner of 25<sup>th</sup> Sideroad and Mapleview Drive**

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Teromi Inc. owns lands on the southeast corner of Mapleview Drive and the 25<sup>th</sup> Sideroad. These lands are designated Future Urban in the existing and new Innisfil Official Plan.

Environmental investigations were undertaken for these lands by my client's environmental consultant (Azimuth), with the conclusion that the lands are not Significant Woodlands. The Town had Azimuth's environmental report peer reviewed by Michalski Nielson Associates who arrived at the same conclusion.

The Ontario Municipal Board agreed and ruled that that the Significant Woodlands designation was to be removed. This is found in OMB Order PL090024 dated June 13, 2016.

Teromi's request is that Appendix 10 Natural Areas be revised to delete the Significant Woodlands designation as directed by the Ontario Municipal Board. An extract of Appendix 10 is appended to this correspondence, showing the location of the Teromi lands.

I would ask that this correspondence be distributed to Council prior to the adoption of the new Official Plan.

Sincerely,

Celeste Phillips, MCIP RPP

COPY: D. Jerry, Teromi Inc., T. Cane, Manager of Land Use Planning, P. Neals, Orion Environmental Solutions



Map Extract - Appendix 10 to the Town of Innisfil Official Plan

