

File No: I-OPA-2004
Municipality: Town of Innisfil
Location: Legally described as South Part of Lot 22,
Concession 8; Registered Plan 51R-42012 Part 1;
Within the Settlement Area of Alcona, Town of Innisfil.

Date of Decision: November 24, 2020
Date of Notice: November 27, 2020
Last Date of Appeal: December 17, 2020

NOTICE OF DECISION
With Respect to an Official Plan Amendment
Subsection 17(35) and 21 of the *Planning Act*

A decision was made by County of Simcoe Committee of the Whole on the date noted above to approve Amendment No. 4 to the Official Plan for the Town of Innisfil, as adopted by the Town of Innisfil By-law No. 097-20 and as per Schedule 3 to Item CCW 2020-359.

Purpose and Effect of the Official Plan Amendment

The purpose and effect of the amendment is to redesignate the subject lands from Neighbourhood Commercial Area and Residential Medium Density designations to Downtown Commercial Area designation, on the Town of Innisfil Official Plan Schedule B1 Land Use: Alcona. The effect of the amendment is to permit a mixed use development with residential apartments (137 units within a 4 storey building), commercial and office uses along the frontage of the property within a 2 storey building, while incorporating a historical dwelling to serve as a common entrance into a joint lobby for the commercial and residential units.

This decision is consistent with Provincial policy statements issued under the *Planning Act* and conforms with Provincial and County plans. A copy of the decision and Item 2020-359 is attached.

Public Input in the form of oral and written submissions were received from the public and agencies. The effect of any comments are detailed in the associated staff report (CCW 2020-359). The County is satisfied that these comments were considered prior to approval of Official Plan Amendment No. 4.

When and How to File an Appeal

Any appeal to the Local Planning Appeal Tribunal must be filed with the Clerk of the County of Simcoe no later than 20 days from the date of this notice, shown above as the last date of appeal.

The notice of appeal should be sent to the attention of John Daly, County Clerk, at the address shown below and it must:

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies;
- (2) set out the reasons for the request for the appeal;
- (3) include a completed Tribunal Appellant Form (A1); and,
- (4) Be accompanied by the fee charged under the *Local Planning Appeal Tribunal Act 2017* in the amount of \$1,100.00, payable by certified cheque to the Minister of Finance, Province of Ontario.

Please refer to the Tribunal website for the Appellant Form (A1) and more information on filing an appeal (<https://olt.gov.on.ca/tribunals/lpat/about-lpat/>).

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal the decision of the County of Simcoe to the Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there

are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day for filing a notice of appeal (please refer to the Last Date of Appeal noted above).

Getting Additional Information

Additional Information about the application is available by contacting the County of Simcoe Planning Department at (705) 726-9300.

Mailing Address for Filing a Notice of Appeal

County Clerk
County of Simcoe
Administration Centre,
1110 Highway 26, Midhurst, ON L9X 1N6

Attention: John Daly, County Clerk
Telephone: (705) 726-9300 - Ext. 1623



Ref. Item No: CCW 2020-359

Meeting Date: November 24, 2020

COUNTY OF SIMCOE

**COMMITTEE OF THE WHOLE
RESOLUTION**

Delegated under the Authority of the Planning Act

MOVED BY: **Councillor Doug Measures**

SECONDED BY: **Councillor Rick Milne**

That Official Plan Amendment No. 4 to the Town of Innisfil Official Plan, as adopted by Town of Innisfil By-law 097-20, as per Schedule 3 to Item CCW 2020-359, dated November 24, 2020, be approved; and

That Notice of Decision of Official Plan Amendment No. 4 to the Town of Innisfil Official Plan be provided in accordance with the Planning Act.

Carried

Defeated

Richard Norcross
Corporate Services Business Section Vice - Chair



To: **Committee of the Whole**

Agenda Section: Corporate Services
Division: Engineering, Planning and Environment
Department: Planning

Item Number: CCW - 2020-359

Meeting Date: November 24, 2020

Subject: Town of Innisfil Official Plan Amendment No. 4
1326 Innisfil Beach Road
County File No. I-OPA-2004

Recommendation

That Official Plan Amendment No. 4 to the Town of Innisfil Official Plan, as adopted by Town of Innisfil By-law 097-20, as per Schedule 3 to Item CCW 2020-359, dated November 24, 2020, be approved; and

That Notice of Decision of Official Plan Amendment No. 4 to the Town of Innisfil Official Plan be provided in accordance with the *Planning Act*.

Executive Summary

Applicant: Consulting and Management for Construction Services Inc.

Location: Municipally known as 1326 Innisfil Beach Road;
Legally described as South Part of Lot 22, Concession 8;
Registered Plan 51R-42012 Part 1;
Within the Settlement Area of Alcona, Town of Innisfil.
Refer to Schedule 1 to Item CCW 2020-359 for the location within the Town.

Proposal: The purpose of the Official Plan Amendment is to redesignate the subject lands from Neighbourhood Commercial Area and Residential Medium Density designations to Downtown Commercial Area designation, on the Town of Innisfil Official Plan Schedule B1 Land Use: Alcona. The effect of the amendment is to permit a mixed use development with residential apartments (137 units within a 4 storey building), commercial and office uses along the frontage of the property within a 2 storey building, while incorporating a historical dwelling to serve as a

common entrance into a joint lobby for the commercial and residential units. Refer to Schedule 2 to Item CCW 2020-359 for the concept plans of the proposed development.

County File: I-OPA-2004

Municipal File: D09-2020-002 (OPA No. 4)

Background/Analysis/Options

The subject lands pertain to two properties, known municipally as 1326 Innisfil Beach Road within the Settlement Area of Alcona, in the Town of Innisfil. They are legally described as Part of Lot 22, Concession 8, Registered Plan 51R-R-R42012 Part 1. The lands comprise an approximate area of 1.3 hectares, including 114 metres of frontage on Innisfil Beach Road with a depth of 117 metres.

The purpose of the Official Plan Amendment is to redesignate the subject lands from the current Residential Medium Density on the west side and Neighbourhood Commercial Area on the east side, to Downtown Commercial Area. Once approved, this redesignation will be amended on Schedule 'B1' Land Use Alcona in the Town of Innisfil's Official Plan.

The effect of the Official Plan Amendment is to permit a mixed use development with apartments, commercial and office uses along the frontage of the property while incorporating a historical dwelling to serve as a common entrance into a joint lobby for the commercial and residential units. The historical dwelling is an existing single detached residence which is believed to have been constructed by settlers in the mid-1800's and was later the residence of the Town's former Mayor Gord Wauchope. As such, great effort is being made to preserve this house and has been integrated into the proposed development design and function.

The proposed development consists of a U-shaped four (4) storey purpose-built apartment building, which comprises of 137 residential apartment units. These units will be available for rent at market value levels. A two (2) storey commercial and office building is proposed adjacent to Innisfil Beach Road. Ten (10) commercial units are provided for 744 m² of commercial space on the main level, with eight (8) office units including 519 m² of office space on the second level. These units are designed to be flexible and allow a wide variety of tenants to be able to lease the spaces and provide options for customization.

The subject lands are currently zoned 'Mixed Use 1 (Alcona) Zone (MU1)' and 'Mixed Use 1 (Alcona) – Exception 3 Zone (MU1-3)' in the Zoning By-law. A Zoning By-law Amendment is not required for the subject application.

The surrounding uses are compatible with the proposed use. The adjacent uses are; residential on the north and south, school to the east and mixed use commercial and residential to the west.

Prior to submitting an application to amend the Town's Official Plan, the applicant pre-consulted with the Town and County staff and the following studies have been submitted in support of the application:

- Planning Justification Report
- Site Plan & Elevations;

- Sun Shadow Study;
- Concept Renderings;
- Draft Official Plan Amendment.

Public Consultation – Comments received

The Town of Innisfil held the required Statutory Public Meeting on July 15, 2020 pursuant to Section 17(15) (d) of the Planning Act. Prescribed agencies, Indigenous communities and the public were notified of the Statutory Public Meeting as per the requirements of the Planning Act. The Town adopted Official Plan Amendment No. 4 on October 28, 2020 pursuant to Section 17(22) of the Planning Act.

No oral comments were received at the statutory public meeting.

Summary of Written Comments:

Traffic Congestion concerns along Innisfil Beach Road and adjacent School;
Traffic Study was conducted during a time where school was not in session so may be misleading;
Parking in adjacent school lot;
Set-backs being maintained;
Compatibility with adjacent lands to the north;
Potential run-off issues;
Does the proposal include any affordable housing units;

The majority of the comments received have been addressed throughout the application process or will be addressed through the draft plan stage of development. As a result, County planning staff are satisfied that any submissions received were considered and/or addressed prior to the adoption of Official Plan Amendment No. 4.

Official Plan Amendment

In order to permit the proposed mixed use development, the Official Plan Amendment will redesignate the subject lands from the current Residential Medium Density on the west side and Neighbourhood Commercial Area on the east side, to Downtown Commercial Area. Therefore, Schedule 'B1' Land Use Alcona in the Town of Innisfil's Official Plan will be amended to reflect this redesignation. There are no policy changes associated with this amendment.

Please refer to Schedule 3 to Item CCW 2020-359 to review the adopted Official Plan Amendment in its entirety.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS 2020) provides policy direction on matters of provincial interest related to land use planning and development.

Section 1.1 of the PPS 2020 generally encourages the development of healthy, liveable and safe communities through promoting efficient development and land use patterns and accommodating an appropriate mix of residential, employment and other uses to meet long-term needs. The PPS 2020 also promotes the diversification of the economic base and employment opportunities. Section 1.3 of the PPS 2020 promotes economic development and competitiveness through appropriate mix and range of employment uses.

The Town of Innisfil Official Plan Amendment No. 4 is consistent with the PPS 2020.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) manages growth and development that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. The policies of the Plan concentrate on designing complete communities with high quality compact built form, prioritizes intensification to make efficient use of land and infrastructure, supports a range and mix of housing options and provides a diverse mix of land uses including residential and employment uses. The subject lands are designated as Primary Settlement Area which also encourages higher densities.

The Town of Innisfil Official Plan Amendment No. 4 incorporates the policy objectives of and conforms to the Growth Plan 2020.

County of Simcoe Official Plan (2016)

The subject lands are designated "Settlement" on Schedule 5.1 Land Use Designations to the Simcoe County OP. The lands within the Settlement designation are to be the focus of development within the County.

Alcona is a settlement suitable for accommodating growth that will assist the municipality in achieving intensification and density targets, leading to a compact community that efficiently uses land and infrastructure including public transit services. This settlement has full municipal water services and municipal sewage services and is capable of servicing larger developments such as the one proposed for the subject lands. The proposed development appears to be contributing toward the development of a complete community that will sustain population and employment growth, while creating attractive places of high-quality built form and design.

The mixed used proposal attempts to achieve the intensification and density targets for the Town as identified in the County OP. A density of 102 units per hectare is proposed by the subject development. Based on the County's residential and employment land budget from 2016, the proposed development will create 247 people and jobs per hectare (combined).

The Town of Innisfil Official Plan Amendment No. 4 conforms to the County of Simcoe Official Plan policies.

Lake Simcoe Protection Plan (LSPP)

The proposed development is subject to a future Site Plan Control Application. This application will include detailed engineering reports and plans, evaluating stormwater management and other aspects outlined in the LSPP.

The Town of Innisfil Official Plan Amendment No. 4 meets the objectives of the Lake Simcoe Protection Plan.

The Town of Innisfil Official Plan (2018)

The Town of Innisfil Schedule B1 Land Use – Alcona designates the property as Residential Medium Density on the west side and Neighbourhood Commercial Area on the east side. Site specific policies within the Official Plan cover the western portion of this property. The Downtown Commercial Area designation is required to facilitate the mixed use development.

The subject lands are currently zoned Mixed Use 1 (Alcona) Zone and Mixed Use 1 (Alcona) – Exception 3 Zone.

The Town of Innisfil Official Plan Amendment No. 4 is consistent with the Town of Innisfil's Official Plan policies.

Summary

In summary, it is County planning staff's opinion that the Town of Innisfil's adopted Official Plan Amendment No. 4 as identified by Schedule 3 to Item CCW 2020-359 is consistent with the Provincial Policy Statement, 2020; and conforms to the Growth Plan 2020, the County of Simcoe Official Plan, 2016 and the Town of Innisfil Official Plan. Therefore, County planning staff recommends that Official Plan Amendment No. 4, as adopted by the Town of Innisfil By-law No. 097-20 and identified by Schedule 3 to Item CCW-2020-359, dated November 24, 2020, be approved.

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County's decision is appealed to the Local Planning Appeal Tribunal (LPAT) there may be legal costs associated with that process. In the event of an appeal, staff will report back seeking authority to proceed with involvement in related LPAT proceedings.

Relationship to Corporate Strategic Plan

No specific relationship to corporate strategies.

Reference Documents

There are no reference documents associated with this Item.

Attachments

Schedule 1 – OPA 4 – 1326 Innisfil Beach Road Location Map
Schedule 2 - OPA 4 – 1326 Innisfil Beach Road Concept Plans
Schedule 3 – OPA 4 – 1326 Innisfil Beach Road Official Plan Amendment as adopted

Prepared By Kristin D. Pechkovsky, RPP, MCIP, Senior Policy Advisor

Approvals

	Date
David Parks, Director of Planning, Economic Development and Transit	November 9, 2020

Debbie Korolnek, General Manager, Engineering,
Planning and Environment

November 9, 2020

Trevor Wilcox, General Manager, Corporate Performance

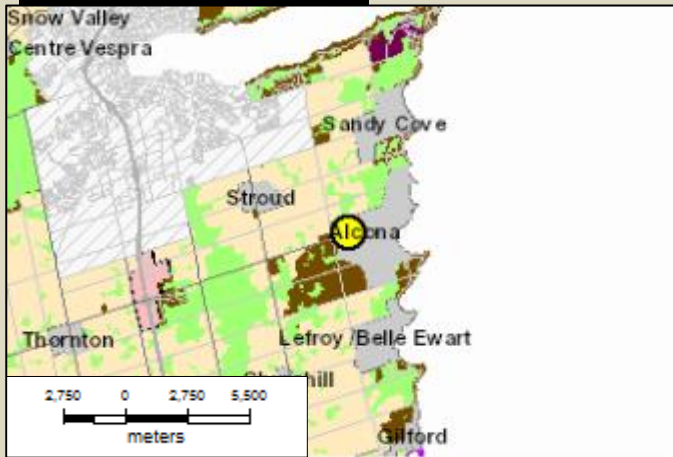
November 16, 2020

Mark Aitken, Chief Administrative Officer

November 17, 2020

Location Map

Municipal Context



County File Number: I-PRE-2007

Address: 1326 Innisfil Beach Road, Innisfil

INNISFIL

County Official Plan Legend

- | | |
|--------------------|---|
| Agricultural Lands | Lands Not Subject To Plan |
| Settlements | Niagara Escarpment Plan Area |
| Economic District | Greenbelt Plan - Protected Countryside |
| Greenlands | Oak Ridges Moraine Conservation Plan Area |
| Rural Lands | Special Development Area Big Bay Point |
| Secondary Plan | Subject Property |

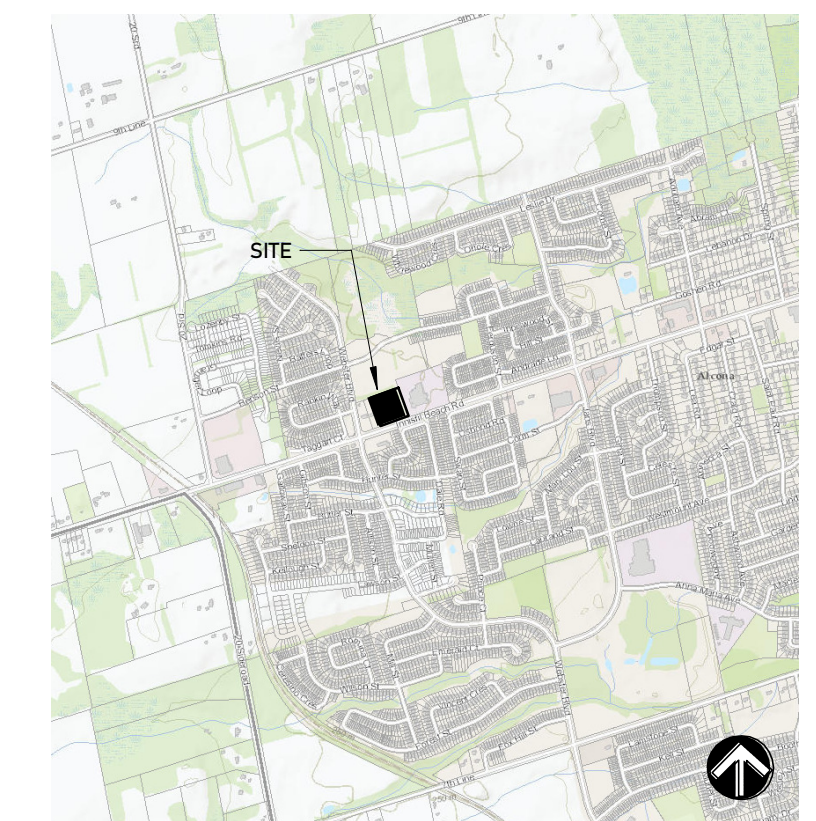
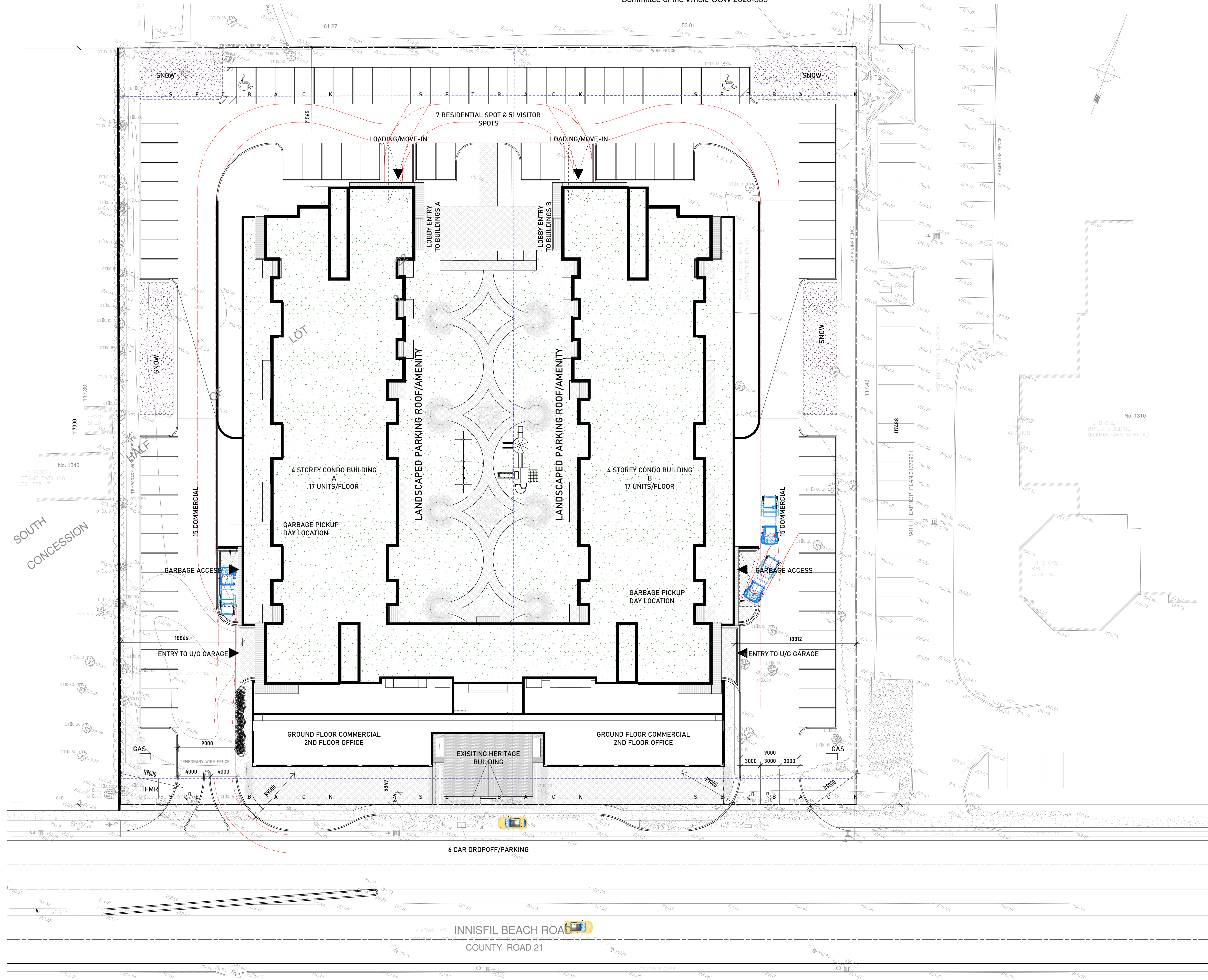


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THIS IS NOT A PLAN OF SURVEY.

Date Generated: 2020/11/04

SITE PLAN
SCALE: 1:300

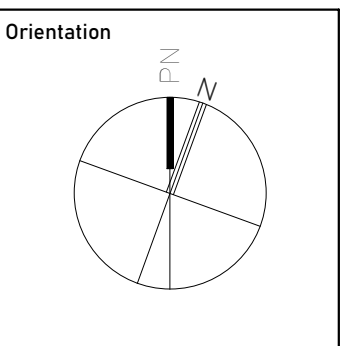
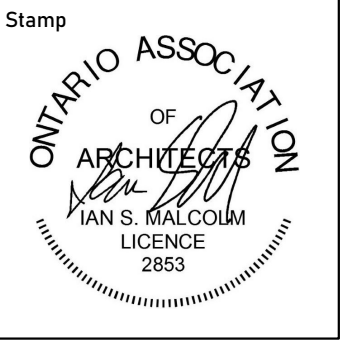


STANDARDS		
	REQUIRED BY BY-LAW (MU1 - MIXED USE I)	PROPOSED
LOT AREA (min.)	2000 m ²	13,402 m ²
LOT FRONTAGE (min.)	15 m	114.0 m
FRONT YARD (IBR) (min.)	1-4 m	1.85 m
WEST INTERIOR SIDE YARD (min.)	0 m	18.86 m
EAST EXTERIOR SIDE YARD (min.)	0 m	18.81 m
REAR YARD (min.)	7.5 m	21.56 m
NUMBER OF UNITS	-	137
GROSS FLOOR AREA	-	Building A 4,375 m ² Building B 4,375 m ² Main Floor 368 m ² Commercial 744 m ² Commercial 519 m ² Total (Res.) 14,381 m ²
COMMERCIAL AREA	-	744 m ²
DWELLING UNIT AREA (min.)	47m ²	One Bedroom: 61m ² Two Bedroom: 78m ² Three Bedroom: 78m ²
LOT COVERAGE (max.)	N/A	44.85%
LANDSCAPING (min.)	20%	approx. 2715 m ² - 35.2%
AMENITY AREA (min.)	4m ² /unit (544m ²)	Heritage (120 m ²) Indoors (95.5 m ²) + Green Roof (1560 m ²) = 1775.5 m ²
BUILDING HEIGHT (min.)	7.5m - 15 m w/ 45° plane	15 m
PARKING (min.)	1.5 spaces per unit @ 3.0m x 5.7m 1 space per 37m ² of leasable area = 30 spaces	206 residential spots + 1.5 of which are visitors + 30 commercial spots Total 238
DRIVE AISLE WIDTH (min.)	6.0 m	6.0m
BARRIER FREE (min.)	3% of 206 @ 3.0m x 5.7m Each B.F. space shall contain a 1.5m access aisle	3% of 206 @ 3.0m x 5.7m Each B.F. space shall contain a 1.5m access aisle
LANDSCAPED BUFFER STRIP	3 m landscaped buffer at rear lot line	3 m landscaped buffer at rear lot line
DENSITY (max.)	N/A	102 units/hectare

GROSS AREA		SALEABLE AREA	
12,750 m ²	Residential Area	10,567 m ²	82.8%
6,530 m ²	Parking & Commercial Area	744 m ²	11.7% w/ 146 Parking Spots
519 m ²	Office Area	344 m ²	70.1%
19,800 m ²	Total Area	11,675 m ²	58.9% w/ 146 Parking Spots

ISM ARCHITECTS Inc.
97 Toronto Street
Etobicoke, ON M9C 1S2
Tel: 705-726-2302
Email: info@ismarchitects.ca
Website: www.ismarchitects.ca

#	Description	Date
1	Client Review	MAR 22/19
2	2ND SUBMISSION	MAR 22/19
3	ISSUE FOR REVIEW	OCT 07/19
4	ISSUE FOR REVIEW	OCT 30/19
5	GARBAGE ROUTE	DEC 19/19
6	SHADOW STUDY	JAN 06/20
7	POST DESIGN CHAIRRETE	MAR 07/20
8	ISSUE FOR REVIEW	MAR 20/20
9	INTERNAL REVIEW	MAR 24/20
10	ISSUE FOR CIRCULATION	APRIL 02/20
11	OPA SUBMISSION	APRIL 09/20



Client Information
CONSULTING AND MANAGEMENT FOR CONSTRUCTION SERVICES INC.
E: info@cmcservices.ca
8889 YONGE STREET,
P.O. BOX 31037 RICHMOND HILL, ONTARIO, L4C 0V3

Project
MIX-USE DEVELOPMENT 137 CONDO APARTMENT WITH COMMERCIAL & OFFICE
1326 INNISFIL BEACH ROAD, INNISFIL, ONTARIO

Project Information
Project No.: 18-4031
Drawn by: JB
Checked by: ISM
Date: NOV 28, 2018
Scale: As indicated

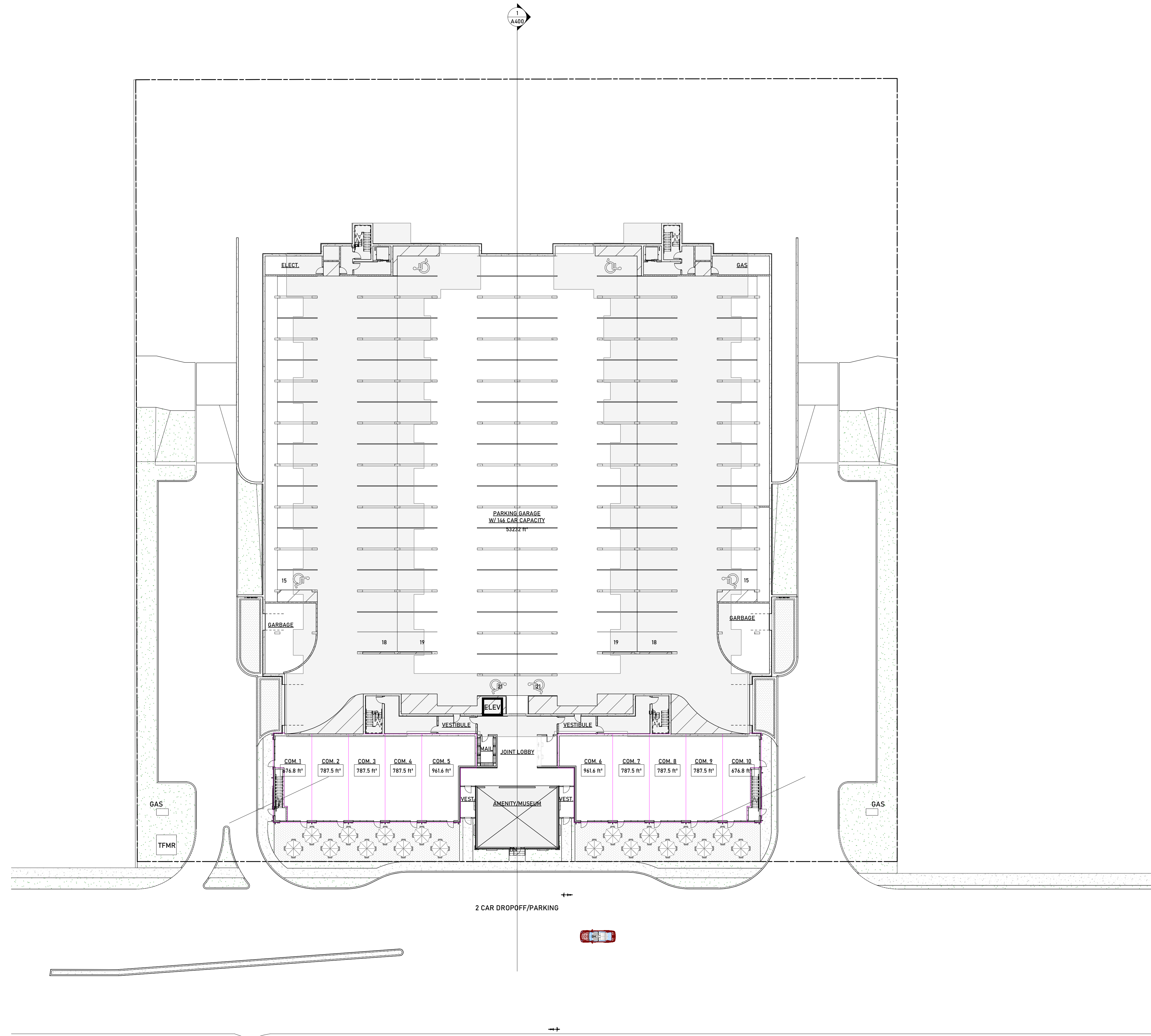
Drawing
SITE PLAN

Drawing No.
A100

MAIN FLOOR

SCALE: 1:300

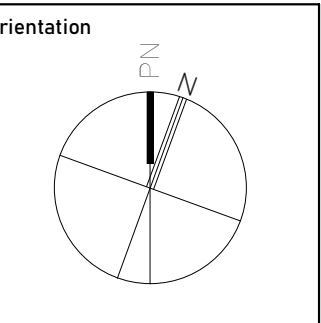
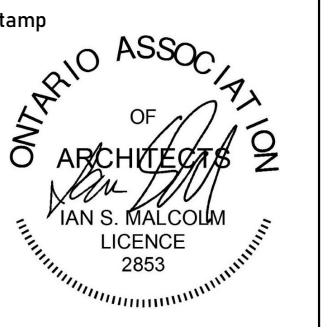
AREAS	Area
COM. 1	62.88 m ²
COM. 2	73.16 m ²
COM. 3	73.16 m ²
COM. 4	73.16 m ²
COM. 5	89.33 m ²
COM. 6	89.33 m ²
COM. 7	73.16 m ²
COM. 8	73.16 m ²
COM. 9	73.16 m ²
COM. 10	62.88 m ²
TOTAL IT*	743.97 m²



ISM ARCHITECTS INC.

87 Toronto Street
 6th Floor
 Tel: 705-726-2302
 Email: isa@ismarchitects.ca
 Website: www.ismarchitects.ca

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1	Client Review	MAR 22/19
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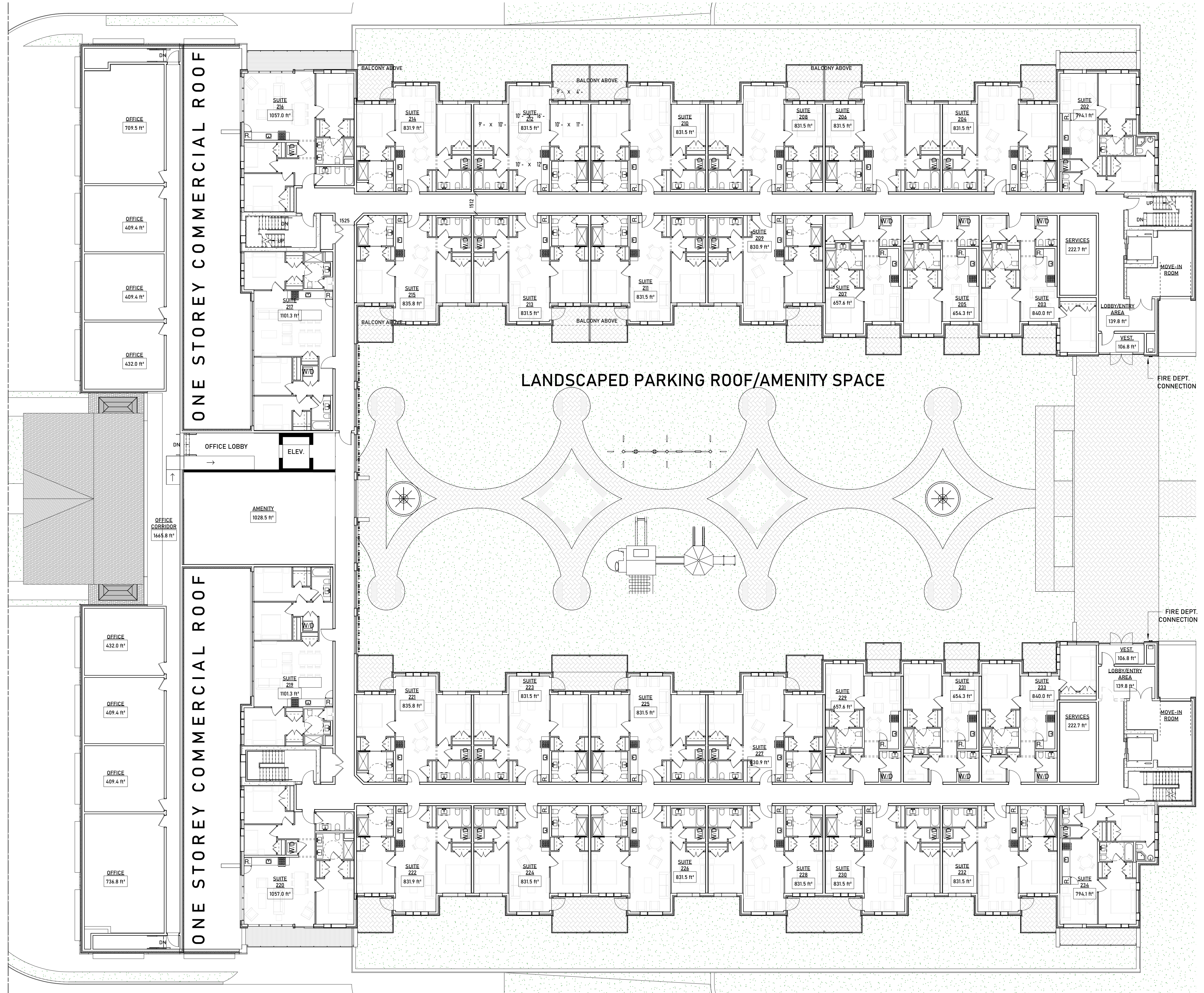
Drawing
 MAIN FLOOR PLAN

Drawing No.
 A201

SECOND FLOOR
SCALE: 1:150

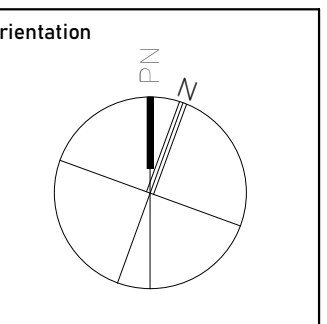
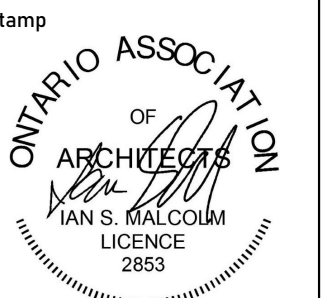
AREAS	95.55 m ²
AMENITY	12.99 m ²
LOBBY/ENTRY AREA	12.99 m ²
LOBBY/ENTRY AREA	12.99 m ²
MOVE-IN ROOM	24.16 m ²
MOVE-IN ROOM	24.16 m ²
OFFICE	65.91 m ²
OFFICE	38.04 m ²
OFFICE	38.04 m ²
OFFICE	40.13 m ²
OFFICE	68.45 m ²
OFFICE	38.04 m ²
OFFICE	38.04 m ²
OFFICE	40.13 m ²
OFFICE CORRIDOR	154.76 m ²
SERVICES	20.69 m ²
SERVICES	20.69 m ²
SUITE 202	73.78 m ²
SUITE 203	78.04 m ²
SUITE 204	77.25 m ²
SUITE 205	60.79 m ²
SUITE 206	77.25 m ²
SUITE 207	61.09 m ²
SUITE 208	77.25 m ²
SUITE 209	77.19 m ²
SUITE 210	77.25 m ²
SUITE 211	77.25 m ²
SUITE 212	77.25 m ²
SUITE 213	77.25 m ²
SUITE 214	77.29 m ²
SUITE 215	77.65 m ²
SUITE 216	98.2 m ²
SUITE 217	102.32 m ²
SUITE 219	102.32 m ²
SUITE 220	98.2 m ²
SUITE 221	77.65 m ²
SUITE 222	77.29 m ²
SUITE 223	77.25 m ²
SUITE 224	77.25 m ²
SUITE 225	77.25 m ²
SUITE 226	77.25 m ²
SUITE 227	77.19 m ²
SUITE 228	77.25 m ²
SUITE 229	61.09 m ²
SUITE 230	77.25 m ²
SUITE 231	60.79 m ²
SUITE 232	77.25 m ²
SUITE 233	78.04 m ²
SUITE 234	73.78 m ²
VEST.	9.92 m ²
VEST.	9.92 m ²
TOTAL ft ²	3246.73 m ²

FLOOR	1 BEDROOM	1 BEDROOM+DEN	2 BEDROOM+DEN	3 BEDROOM	
2ND	0	4	24	4	32
3RD	1	6	22	6	35
4TH	1	6	22	6	35
5TH	1	6	22	6	35
TOTAL	3	22	90	22	137
		18%	66%	16%	100%



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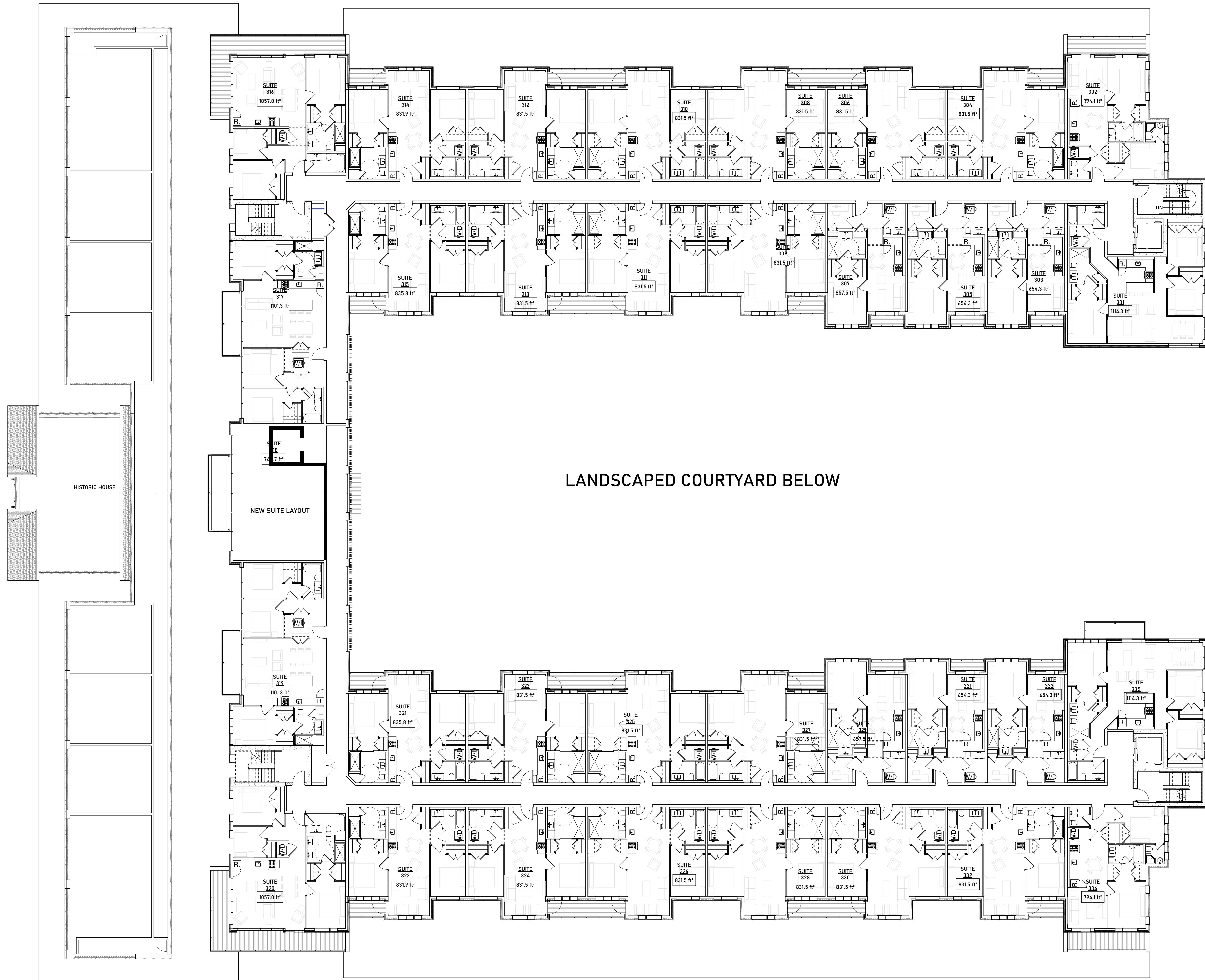
Drawing
SECOND FLOOR PLAN

Drawing No. **A202**

THIRD FLOOR
SCALE: 1:150

AREAS

SUITE 301	103.52 m ²
SUITE 302	73.78 m ²
SUITE 303	60.79 m ²
SUITE 304	77.25 m ²
SUITE 305	60.79 m ²
SUITE 306	77.25 m ²
SUITE 307	61.09 m ²
SUITE 308	77.25 m ²
SUITE 309	77.25 m ²
SUITE 310	77.25 m ²
SUITE 311	77.25 m ²
SUITE 312	77.25 m ²
SUITE 313	77.25 m ²
SUITE 314	77.29 m ²
SUITE 315	77.65 m ²
SUITE 316	98.2 m ²
SUITE 317	102.32 m ²
SUITE 318	68.82 m ²
SUITE 319	102.32 m ²
SUITE 320	98.2 m ²
SUITE 321	77.65 m ²
SUITE 322	77.29 m ²
SUITE 323	77.25 m ²
SUITE 324	77.25 m ²
SUITE 325	77.25 m ²
SUITE 326	77.25 m ²
SUITE 327	77.25 m ²
SUITE 328	77.25 m ²
SUITE 329	61.09 m ²
SUITE 330	77.25 m ²
SUITE 331	60.79 m ²
SUITE 332	77.25 m ²
SUITE 333	60.79 m ²
SUITE 334	73.78 m ²
SUITE 335	103.52 m ²
TOTAL ft ²	2735.61 m ²



LANDSCAPED COURTYARD BELOW

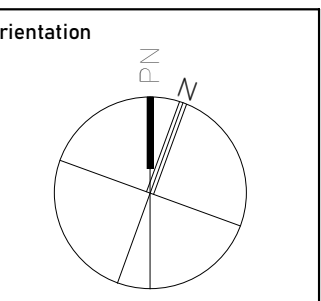
1/4" = 1'-0"

FLOOR	1 BEDROOM	1 BEDROOM+DEN	2 BEDROOM+DEN	3 BEDROOM	TOTAL
2ND	0	4	24	4	32
3RD	1	6	22	6	35
4TH	1	6	22	6	35
5TH	1	6	22	6	35
TOTAL	3	22	90	22	137
	18%		66%	16%	100%

ISM ARCHITECTS INC.

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5th Floor
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Email: info@ismarchitects.ca
Website: www.ismarchitects.ca

#	Description	Date
1	Client Review	MAR 22/19
2	2ND SUBMISSION	MAR 22/19
3	ISSUE FOR REVIEW	OCT 07/19
4	ISSUE FOR REVIEW	OCT 30/19
5	GARBAGE ROOMS	OCT 29/19
6	SHADOW STUDY	JAN 04/20
7	POST DESIGN CHAIRSETTE	MAR 10/20
8	ISSUE FOR REVIEW	MAR 20/20
9	INTERNAL REVIEW	MAR 24/20
10	ISSUE FOR CIRCULATION	APRIL 02/20
11	OPA SUBMISSION	APRIL 09/20



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CONSULTING AND MANAGEMENT FOR CONSTRUCTION SERVICES INC.
E: info@cmcservices.ca
8589 YONGE STREET,
P.O. BOX 31037 RICHMOND HILL, ONTARIO, L4C 0V3

Project
MIX-USE DEVELOPMENT
137 CONDO APARTMENT WITH COMMERCIAL & OFFICE
1326 INNISFIL BEACH ROAD, INNISFIL, ONTARIO

Project Information
Project No.: 18-4031
Drawn by: JB
Checked by: ISM
Date: NOV 28, 2018
Scale: As indicated

Drawing
THIRD FLOOR PLAN

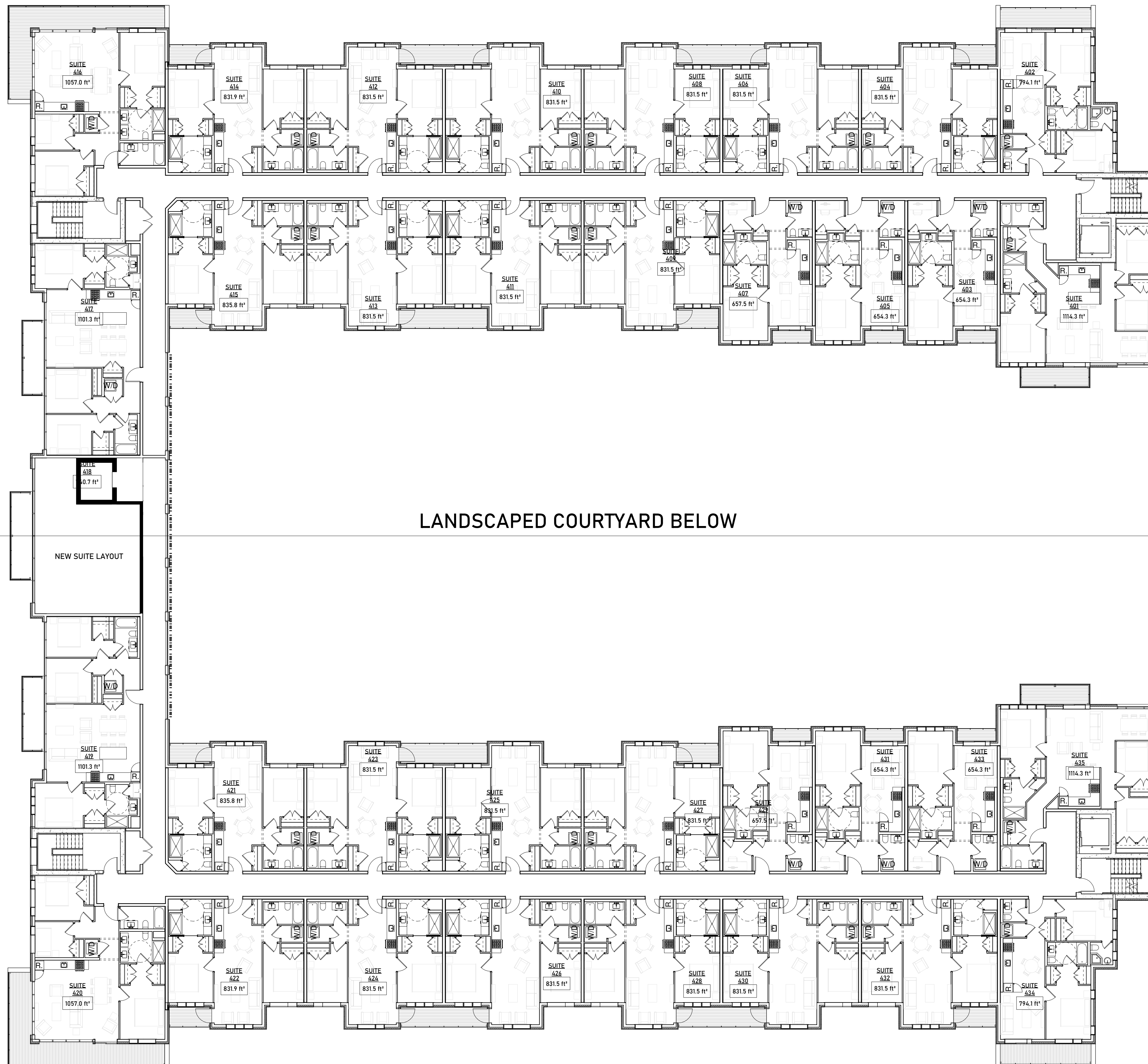
Drawing No.

A203

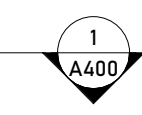
FOURTH FLOOR
SCALE: 1:150

AREAS

SUITE 401	103.52 m ²
SUITE 402	73.78 m ²
SUITE 403	60.79 m ²
SUITE 404	77.25 m ²
SUITE 405	60.79 m ²
SUITE 406	77.25 m ²
SUITE 407	61.09 m ²
SUITE 408	77.25 m ²
SUITE 409	77.25 m ²
SUITE 410	77.25 m ²
SUITE 411	77.25 m ²
SUITE 412	77.25 m ²
SUITE 413	77.25 m ²
SUITE 414	77.29 m ²
SUITE 415	77.65 m ²
SUITE 416	98.2 m ²
SUITE 417	102.32 m ²
SUITE 418	68.82 m ²
SUITE 419	102.32 m ²
SUITE 420	98.2 m ²
SUITE 421	77.65 m ²
SUITE 422	77.29 m ²
SUITE 423	77.25 m ²
SUITE 424	77.25 m ²
SUITE 425	77.25 m ²
SUITE 426	77.25 m ²
SUITE 427	77.25 m ²
SUITE 428	77.25 m ²
SUITE 429	61.09 m ²
SUITE 430	77.25 m ²
SUITE 431	60.79 m ²
SUITE 432	77.25 m ²
SUITE 433	60.79 m ²
SUITE 434	73.78 m ²
SUITE 435	103.52 m ²
TOTAL ft ²	2735.61 m ²



LANDSCAPED COURTYARD BELOW

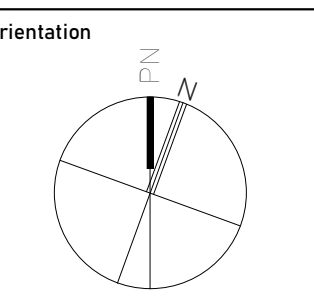


FLOOR	1 BEDROOM	1 BEDROOM+DEN	2 BEDROOM+DEN	3 BEDROOM	
2ND	0	4	24	4	32
3RD	1	6	22	6	35
4TH	1	6	22	6	35
5TH	1	6	22	6	35
TOTAL	3	22	90	22	137
		18%	66%	16%	100%

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#	Description	Date
1	Client Review	MAR 22/19
2	2ND SUBMISSION	MAR 22/19
3	ISSUE FOR REVIEW	OCT 07/19
4	ISSUE FOR REVIEW	OCT 30/19
5	GARAGE REVISE	DEC 19/19
6	SHADOW STUDY	JAN 06/20
7	POST DESIGN CHAIRRETTÉ	MAR 09/20
8	ISSUE FOR REVIEW	MAR 20/20
9	INTERNAL REVIEW	MAR 24/20
10	ISSUE FOR CIRCULATION	APRIL 02/20
11	OPA SUBMISSION	APRIL 09/20



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Project
MIX-USE DEVELOPMENT
137 CONDO APARTMENT WITH COMMERCIAL & OFFICE
1326 INNISFIL BEACH ROAD, INNISFIL, ONTARIO

Project Information
Project No.: 18-4031
Drawn by:
Checked by: ISM
Date: NOV 28, 2018
Scale: As indicated

Drawing
FOURTH & FIFTH FLOOR PLAN

Drawing No.

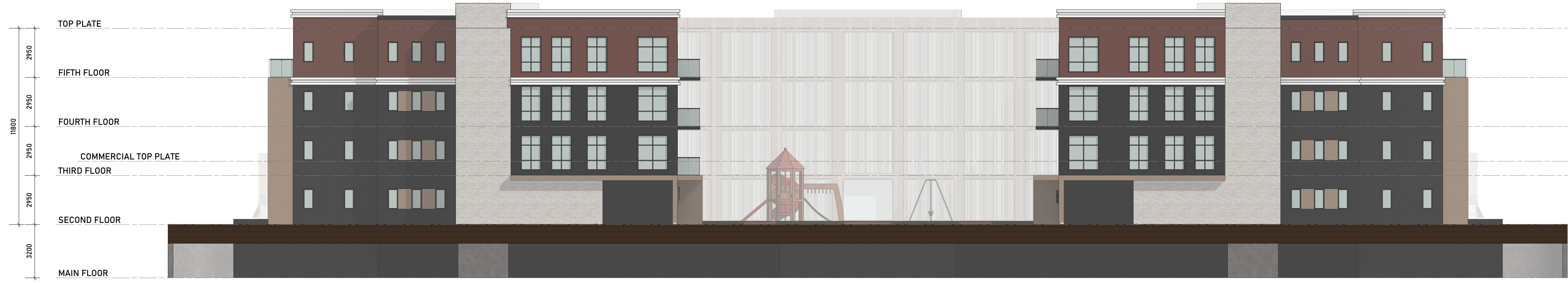
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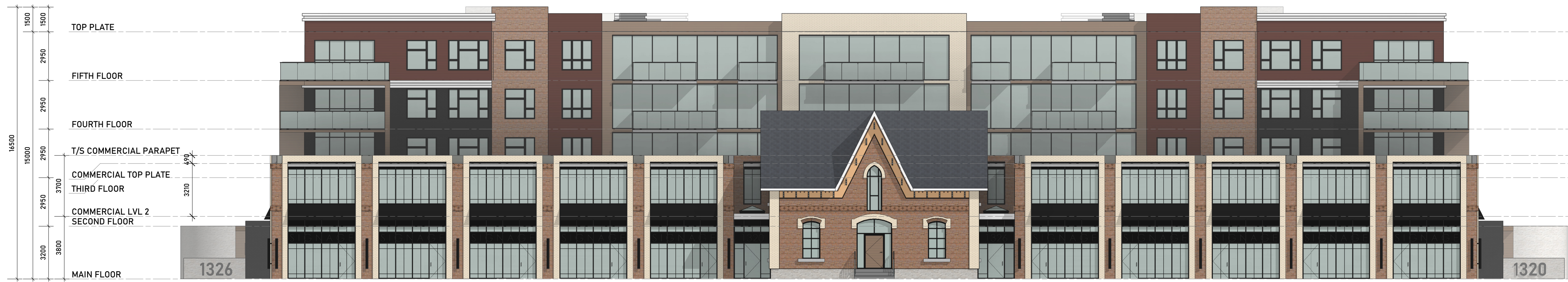
WEST
SCALE: 1:150



EAST
SCALE: 1:150



NORTH
SCALE: 1:150

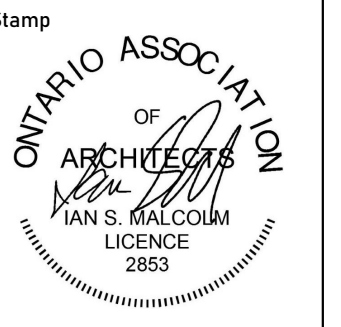


SOUTH
SCALE: 1:150

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 Website: www.ismarchitects.ca

#	Description	Date
1	Client Review	MAR 22/18
2	2ND SUBMISSION	MAR 29/18
3	ISSUE FOR REVIEW	OCT 07/19
4	ISSUE FOR REVIEW	OCT 30/19
5	GARIBAGE ROUTE	DEC 10/19
6	SHADOW STUDY	JAN 09/20
7	POST DESIGN CHARRETTE	MAR 10/20
8	ISSUE FOR REVIEW	MAR 20/20
9	INTERNAL REVIEW	MAR 24/20
10	ISSUE FOR CIRCULATION	APRIL 02/20
11	OPA SUBMISSION	APRIL 09/20



Orientation

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 E.info@cmcservices.ca
 8889 YONGE STREET,
 P.O. BOX 31037 RICHMOND HILL, ONTARIO, L4C 0V3

Project
 MIX-USE DEVELOPMENT
 137 CONDO APARTMENT WITH COMMERCIAL & OFFICE
 1326 INNISFIL BEACH ROAD, INNISFIL, ONTARIO

Project Information
 Project No.: 18-4031
 Drawn by: JB
 Checked by: ISM
 Date: NOV 28, 2018
 Scale: 1:150

Drawing
ELEVATIONS

Drawing No.
A300

ORIGINAL

THE CORPORATION OF THE TOWN OF INNISFIL

BY-LAW NO. 097-20

A By-law of The Corporation of the Town of Innisfil to Adopt Amendment No. 4 to the Town of Innisfil Official Plan to the “Downtown Commercial” area designation for 1326 Innisfil Beach Road.

WHEREAS Section 21 of the *Planning Act*, R.S.O. 1990, c.P.13 as amended provided that Council may amend it’s Official Plan; and

WHEREAS the Council of The Corporation of the Town of Innisfil deems it desirable to amend the Town of Innisfil Official Plan to re-designate the subject lands Downtown Commercial Area.

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. 4 to the Official Plan of the Town of Innisfil are hereby adopted.
2. THAT Schedule ‘A’ attached hereto forms part of Amendment No. 4.
3. THAT the Corporation of the Town of Innisfil makes application to the County of Simcoe for approval of said Amendment.
4. 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.

PASSED THIS 28th DAY OF October, 2020.



Lynn Dollin, Mayor



Lee Parkin, Clerk

AMENDMENT No. 4
TO THE
'OUR PLACE' OFFICIAL PLAN FOR THE
TOWN OF INNISFIL
1326 INNISFIL BEACH ROAD

The attached explanatory text, and Schedule 'A' constitutes Amendment No. 4 to the Official Plan of the Town of Innisfil for Part of the South Half of Lot 22, Concession 8, known municipally as 1326 Innisfil Beach Road, in the Town of Innisfil, and the County of Simcoe, which was adopted by the Council of the Corporation of the Town of Innisfil by By-law No. 097-20 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, on this 28 day of October, 2020.



MAYOR, LYNN DOLLIN



CLERK, LEE PARKIN

CORPORATE SEAL
OF TOWNSHIP

AMENDMENT No. 4
TO THE
'OUR PLACE' OFFICIAL PLAN FOR THE
TOWN OF INNISFIL
1326 Innisfil Beach Road

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Town of Innisfil consists of three (3) parts:

PART A – THE PREAMBLE

consists of the purpose, location and basis for the Amendment, and does not constitute part of the actual Amendment.

PART B – THE AMENDMENT

which sets out the actual Amendment consisting of the text and Schedule 'B' which constitutes Amendment No. 4 to the Official Plan for the Town of Innisfil.

PART C – THE APPENDICES

consists of information pertinent to this Amendment in the form of background information. This Section does not constitute part of the actual Amendment.

AMENDMENT NO. 4
TO THE
'OUR PLACE' OFFICIAL PLAN FOR THE
TOWN OF INNISFIL

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3. INTERPRETATION11

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PART C - THE APPENDICES

Appendix A Public Meeting Minutes - Public Meeting –July 15, 2020

Appendix B Reports to Council

DSR-108-20: July 15, 2020 – 1326 Innisfil Beach Road - Official Plan Amendment Public Meeting Report

DSR-173-20: October 28, 2020 – 1326 Innisfil Beach Road – Official Plan Amendment Recommendation Report

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose of this Official Plan Amendment is described as follows:

To redesignate the subject lands from the Neighbourhood Commercial Area and Residential Medium Density designations; to the Downtown Commercial Area designation, on the Town of Innisfil Official Plan Schedule B1 Land Use: Alcona, and shown more precisely on Schedule 'A' attached hereto to facilitate the future development of these lands for a mixed-use development.

2.0 LOCATION

The lands affected by this Amendment are located in the Alcona Settlement Area as defined by the Town of Innisfil Official Plan. The lands are located along Innisfil Beach Road, known municipally as 1326 Innisfil Beach Road, which herein will be referred to as the 'subject lands'. The lands are shown more precisely on Schedule 'A' attached to this Amendment.

3.0 BASIS

The subject lands have an approximate area of 1.3 hectares (3.3 acres) with 114 metres (374 feet) of frontage on Innisfil Beach Road. The lands currently contain one single detached residential dwelling, referred to as the "heritage house" by the subject application.

The lands are currently designated 'Neighbourhood Commercial Area' and 'Residential Medium Density' by the Town of Innisfil Official Plan Schedule B1: Alcona. An Amendment is required to redesignate the lands to 'Downtown Commercial Area', to permit the proposed development.

The subject lands are currently zoned 'Mixed Use 1 (Alcona) Zone (MU1)' and 'Mixed Use 1 (Alcona) – Exception 3 Zone (MU1-3)' in the Zoning By-law. A Zoning By-law Amendment is not required for the subject application, as the MU1 zone will be retained and met.

The Planning Act

Key objectives and policies of the Planning Act integrated into the subject application includes the orderly development of safe and healthy communities, the efficient use of transportation, services and land, and the provision of a full range of housing. The protection of public health and safety, the appropriate location of growth and sustainable development, the promotion of well-designed built form and the contribution to vibrant public spaces has also been incorporated. Economic opportunities and retaining businesses in the community are offered in accordance with the Planning Act.

The Provincial Policy Statement (2020)

The Provincial Policy Statement has been reviewed relative to this proposal with specific attention paid to:

Section 1.1.1	Healthy, Livable and Safe Communities
Section 1.1.3	Settlement Areas
Section 1.3	Employment
Section 1.4	Housing
Section 1.6.6	Sewage, Water and Stormwater
Section 1.7	Long-Term Economic Prosperity
Section 1.8	Energy Conservation, Air Quality and Climate Change
Section 2.0	Wise Use and Management of Resources

A general conformity review is presented below.

Section 1.1 promotes the efficient development and land use patterns, accommodating a range and mix of housing options, the efficient use of resources and services, with the public's interests and safety in mind. The proposed development will also provide and support a mix of commercial, office, and residential uses.

Section 1.1.3 of the PPS states that settlement areas will be the focus of growth and development. The proposed application is located within the Alcona settlement area and are appropriate for such a use.

Per Section 1.1.3, planning authorities are directed to identify appropriate locations for development to take place. The proposed application is supported by Policy 1.1.3.2 which states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.
- Efficiently use land and resources.
- Support active transportation.
- A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Further, Policy 1.1.3.3, states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated, promote opportunities for transit-supportive development, taking into account existing building stock or areas, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.3 directs planning authorities to promote economic development and competitiveness by providing for an appropriate range and mix of employment uses, providing opportunities for a diversified economic base, and ensuring the necessary infrastructure is provided to support current and projected needs. The proposed development will provide opportunities for economic investment and the needs of current and future businesses. This policy encourages compact, mixed-use development that incorporate compatible employment uses to support liveable and resilient communities.

Section 1.4 of the PPS relates to housing, and Section 1.4.1 notes that an appropriate range and mix of housing types and densities required to meet

projected requirements of current and future residents of the regional market area shall be provided. This includes support for residential redevelopment and intensification.

Section 1.6.6 and policies 1.6.6.1 and 1.6.6.2 guides planning for sewage and water services. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, where feasible. Municipal services are provided in Alcona.

Section 1.7 relates to long-term economic prosperity. This is supported by providing housing supply and a range of housing options for a diverse workforce, optimizing the long-term availability and use of land, and promoting well-designed built form. By promoting mixed-use developments, a diversity of housing supply and economic opportunities are provided.

Section 1.8 governs energy conservation, air quality and climate change. Land use patterns or developments such as the subject application are supported that are a compact built form and support active and public transportation. Energy efficient design and green features are all supported, which will be explored through the detailed design stage.

Section 2.0 of the PPS speak to the wise use and management of resources. The subject lands are located within a settlement area where resources can be utilized, and natural and environmental features will not be impacted.

The application is consistent with the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe (2019) was prepared and approved under the Places to Grow Act, 2005. The Growth Plan provides a framework for the planning horizon until 2041. The plan builds on the PPS together with other Provincial plans to inform decision-making regarding growth management and environmental protection, particular to the GGH. As the Region continues to grow, the Plan provides policy direction to address the challenges of growth.

The Growth Plan has been reviewed relative to this application with particular emphasis placed on the following:

Section 1.2.1	Guiding Principles
Section 2.2.1	Managing Growth
Section 2.2.5	Employment
Section 2.2.6	Housing
Section 6	Simcoe Sub Area

The lands are located within the Primary Settlement Area of Alcona. Section's 1.2.1 and 2.2.1 provides guiding principles for municipalities to build compact, vibrant and complete communities. Complete communities meet people's need for daily living throughout an entire lifetime. Higher density development and intensification is directed to settlement areas such as Alcona, to make efficient use of land, infrastructure and servicing. Providing flexibility to capitalize on new

economic and employment opportunities as they emerge is important for long term economic success of communities. Supporting transit viability and accessibility, supporting a range and mix of housing options to serve all sizes, incomes, and ages of households are all guiding principles. The Growth Plan recognizes the diversity of communities such as Alcona and providing for different approaches to manage growth, including mixed-use developments.

Section 2.2.5 provides direction, principles and policies for employment. Making more efficient use of underutilized lands with employment opportunities and increasing employment densities is key to for economic development and competitiveness in the Greater Golden Horseshoe, supported by the proposed development.

Section 6 of the Growth Plan provides specific direction to lands within the Simcoe Sub-area, which includes the Town of Innisfil and Alcona. Development is directed to communities with a focus on settlement areas, where growth improves the range of opportunities for people to live, work and play in their communities. A common goal is to ensure that growth is planned and managed to be effective and sustainable. Residential development and intensification is supported in Alcona, where it can accommodate and manage growth.

The proposed applications conforms with the policies of the Growth Plan for the Greater Golden Horseshoe.

County of Simcoe Official Plan (2016)

The Official Plan focuses development to settlement areas such as Alcona, where they are developed at higher densities and servicing is more economical. The higher density of settlements means that more resource lands and environmentally valuable lands can be conserved. The wide range of land uses in Alcona provides an opportunity for people to live, work, shop, and find recreation in one compact community. Settlements are also more suitable for accommodating long-term growth.

Applications such as the development proposed are encouraged and supported in settlement areas as it contributes to the supply of housing, provides for commercial and employment opportunities and maximises land use. Alcona is designated as a Primary Settlement Area, where higher density development and intensification is expected and supported by the County's Official Plan.

The proposed development conforms to the County of Simcoe Official Plan.

Lake Simcoe Protection Plan (LSPP)

The Lake Simcoe Protection Plan is a provincial plan that seeks to protect and restore the ecological health of Lake Simcoe and its watershed. The subject lands fall under the LSPP watershed boundary. The proposed development is subject to a future Site Plan Control Application. This application will include detailed engineering reports and plans, evaluating stormwater management and other aspects outlined in the LSPP.

The Official Plan Amendment meets the objectives of the Lake Simcoe Protection Plan.

Town of Innisfil Official Plan (2018)

The Town of Innisfil Official Plan is a land use planning document to guide the overall growth and development in the Town of Innisfil. The subject lands are located within Alcona, the Town's Primary Settlement Area.

The Official Plan Amendment will redesignate the subject lands to the 'Downtown Commercial Area' designation.

Applicable sections and policies of the Official Plan have been reviewed for conformity, discussed in detail in the Planning Justification Report by IPS submitted with the application. Applicable section's include but not limited to are:

Section 2	Place Making Strategy
Section 3.1	Key Place Making Destinations
Section 4.2	Culture and Heritage
Section 9	Settlements & Growth Management
Section 10.1	Residential Design
Section 11.1	Commercial Design and Placemaking
Section 11.2	Downtown Commercial Area
Section 22.1	Amendments to the Plan
Section 22.7	Height & Density Bonus Provisions

According to the Official Plan, the Downtown Commercial Area designation represents the commercial heart of the Town's primary settlements, including Alcona. Downtown Commercial Areas are where people come to shop, work and gather. They provide destinations for year-round gathering places and provide the broadest range of retail and services. The Downtown Commercial Areas are intended to evolve into Mixed Use areas and to accommodate high density residential intensification, such as the proposed development.

The Town of Innisfil Official Plan outlines the objectives and policies for settlements and growth management in Section 9, which include directing the vast majority of growth and development to the Primary Settlement Area's. These areas have existing and planned municipal water and wastewater systems available. Development and growth in settlement areas are supported where they are planned and designed to enhance place making, facilitate social interaction and reinforce sense of place within each community. Intensification is encouraged in Alcona, as higher density developments such as the proposed development can be accommodated.

The Official Plan directs a significant portion of anticipated population growth and population-related employment growth to Alcona through intensification, proposed by the subject application. This assists the Town in meeting employment, population and growth targets. Developments such as proposed are supported as it contributes to the development of complete communities, provides compact urban form, efficiently uses land, resources, services and infrastructure. Alcona is planned to contain the widest variety of land uses, along with the supply of a range of housing types and densities.

Cultural and historical past in also an important component throughout the Official Plan. The proposed development will integrate the heritage house into the

development, used as the focal point and for visual appeal. This will recognize the history of Alcona and serve as a monument to the past.

The proposed Official Plan Amendment is supported by the Town of Innisfil Official Plan.

Town of Innisfil Zoning By-law 080-13

The subject lands are zoned 'Mixed Use 1 (Alcona) Zone (MU1)' and 'Mixed Use 1 – Exception-3 (Alcona) zone (MU1-3)'. The intent of the MU1 zone is to provide for a mix of residential, commercial and institutional uses in the core area's of Alcona.

The MU1 zone permits a wide variety of land uses. The land uses proposed by the development proposal are permitted in the MU1 zone and will meet the requirements of the Zoning By-law.

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

The Town of Innisfil Official Plan is hereby amended as follows:

‘Schedule B1 Land Use: Alcona’ to the Innisfil Official Plan is amended as shown of ‘Schedule A’ to this Amendment (Amendment No. 4), to redesignate the lands subject to this amendment from the ‘Neighbourhood Commercial Area’ and ‘Residential Medium Density’ designations; to the ‘Downtown Commercial Area’ designation.

2.0 IMPLEMENTATION

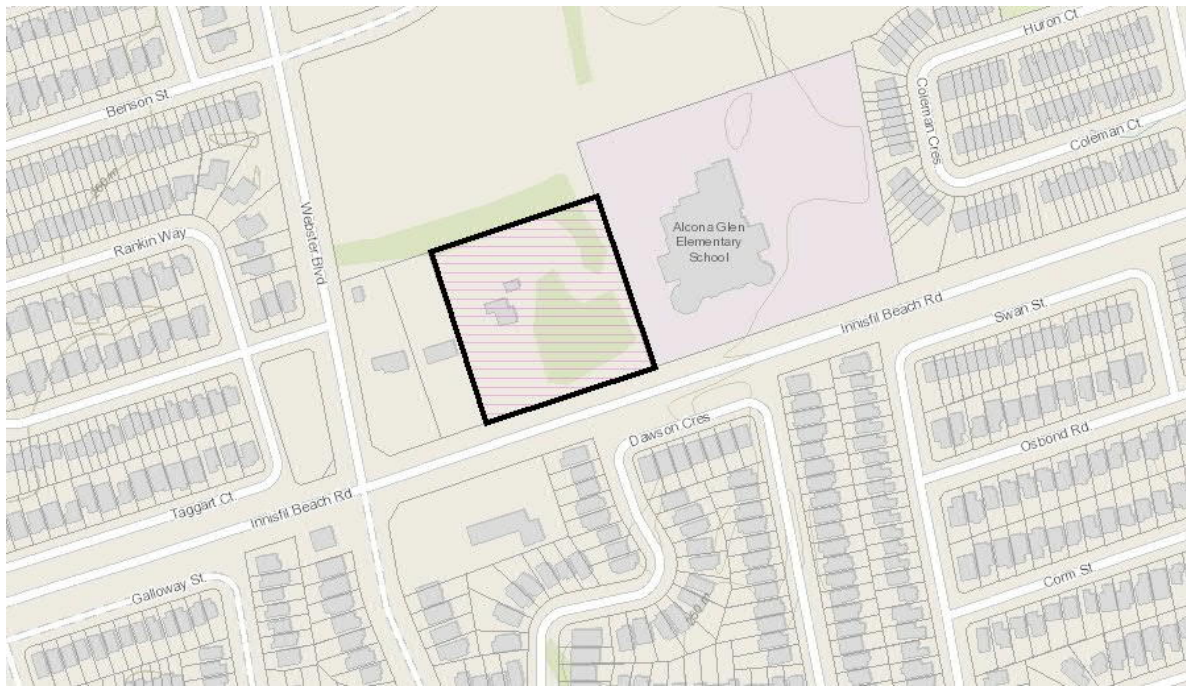
This Amendment to the Official Plan for the Town of Innisfil shall be implemented by Amendment to the Town’s Official Plan, as amended, passed pursuant to Section’s 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, and through the approval of Application(s) for Site Plan Control Approval, pursuant to Section 41 of the *Planning Act*, *Planning Act*, R.S.O. 1990, c.P.13.

3.0 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’.

SCHEDULE 'A'



DOWNTOWN COMMERCIAL AREA