Town of Innisfil

Special Council Agenda

Council Chambers

Wednesday June 10, 2026 – 6:00 p.m.

1. Opening of Meeting by the Mayor

The Mayor will provide an opening statement and advise the meeting is being audio and video recorded and livestreamed on the Town of Innisfil's YouTube Channel and shall form part of the record which will be retained according to the Town's Retention By-law. For more information about the collection, please contact the Clerk's Office.

2. Open Forum

Open Forum provides a two-minute opportunity for the public to speak on any agenda item appearing on the current agenda. More details regarding Open Forum may be found under Section 38 of Procedural By-law.

Those wishing to participate electronically must pre-register using the Request for Open Forum Form by Tuesday, June 9, at 4:00 p.m., or to speak in person, you may register at Town Hall before the meeting commences. If you have any questions, please contact Clerk Services at clerksoffice@innisfil.ca. Clerk Services will contact all registrants with confirmation and details on Wednesday, June 10, 2026.

3. Approval of Agenda

(3.1) **Special Agenda for June 10, 2026.**

Recommendation

That the contents of the Special Agenda for June 10, 2026 be approved as printed.

4. Disclosure of Interest

5. Delegations

Pursuant to section 45.3 of Procedural By-law No. 011-24, where three or more requests to delegate are received regarding the same item, the Clerk in consultation with the Mayor and CAO may determine the most efficient manner to manage the delegations. Registered delegates will be advised that the permitted speaking time may be adjusted. If you wish to delegate, please complete the Delegation Form, which will be submitted to Clerk Services for review.

If you do not wish to participate in the meeting but would like to provide written

comments on any agenda item, you may send an email to clerksoffice@innisfil.ca, and Clerk Services will circulate your email to the Council and Staff in advance of the meeting.

For additional information, please contact clerksoffice@innisfil.ca or call 705-436-3710.

6. Business Items

(6.1) Staff Report DSR-089-26 - Development Charge Reduction Program

***Added to agenda 2026.06.09 at 9:07 a.m.**

Recommendation

1. That Staff Report DSR-089-26 regarding the Development Charge Reduction Program (DCRP) dated June 10, 2026 be received; and

2. That Council direct staff to prepare and submit an application to the DCRP by the June 19, 2026 application deadline; and

3. That Council authorize a reduction of development charges of up to 50% for the three-year period required under the DCRP, and authorize the CAO to determine the service categories where the reductions are most appropriate; and

4. That in the event the Town's application to the DCRP is successful, that Council authorize the CAO to assess the proposed terms of participation in the program, and to determine, in consultation with the Mayor and the board of InnServices (as required), whether to enter into a transfer payment agreement and to implement the development charge reduction proposed.

(6.2(a)) Consideration of a Resolution to Hold a Closed Session Meeting

*** Added to agenda 2026.06.08 at 4:30 p.m.**

Recommendation

That Council resolve into a Closed Session Meeting to consider the following matter:

a) A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (Section 239(2)(k) of the *Municipal Act, 2001);* and,
b) Advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Section 239(2)(f) of the

Municipal Act, 2001)

- 1194 and 1224 Belle Aire Beach Road, DLR Holdings and 2524445 Ontario Ltd., Request for Inclusion of Lands within the Settlement Area Boundary

(6.2(b)) **Rise and Report from Closed Session meeting of June 10, 2026**

Recommendation

That Council now rise and report at _____p.m.

(6.2(c)) **Closed Session Item - a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (Section 239(2)(k)) and advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Section 239(2)(f) of the Municipal Act, 2001) regarding 1194 and 1224 Belle Aire Beach Road, DLR Holdings and 2524445 Ontario Ltd., Request for Inclusion of Lands within the Settlement Area Boundary**

Recommendation

That the confidential information received regarding 1194 and 1224 Belle Aire Beach Road, DLR Holdings and 2524445 Ontario Ltd., Request for Inclusion of Lands within the Settlement Area Boundary, be confirmed.

(6.2(d)) **Staff Report DSR-090-26 - 1194 and 1224 Belle Aire Beach Road, DLR Holdings and 2524445 Ontario Ltd., Request for Inclusion of Lands within the Settlement Area Boundary**

***Added to agenda 2026.06.05 at 5:23 p.m.**

Recommendation

1. That Staff Report DSR-090-26 regarding DLR Holdings and 2524445 Ontario Ltd., Request for Inclusion of Lands within the Settlement Area Boundary be received; and

2. That Council does not amend the Official Plan at this time to include the lands at 1194 and 1224 Belle Aire Beach Road within the settlement area boundary of Lefroy-Belle Ewart.

(6.3) **Staff Report DSR-086-26 - Innisfil Official Plan Update**

Recommendation

1. That Staff Report DSR-086-26 regarding the Innisfil Official Plan Update, be received; and

2. That through the passing of By-law No. 061-26, Council adopt the Final Draft, as the Official Plan of the Town of Innisfil and submit that Plan for approval to the County of Simcoe; and

3. That Council direct written notice of the adoption of the proposed Official Plan Update to be given as prescribed under the Planning Act and the regulations under that Act.

7. Confirming By-law and Adjournment

(7.1) **By-law to confirm the proceedings of the Council of The Corporation of the Town of Innisfil at the meeting held on June 10, 2026.**

Recommendation

1. That By-law No. 060-26, being the Confirming By-law of the Special Council Meeting held on June 10, 2026, be adopted; and
2. That this meeting be adjourned at _____p.m.

Development Charge Reduction Program

Staff Report DSR-089-26

To: Mayor, Deputy Mayor, and Members of Council

From: Oliver Jerschow, CAO

Date: June 10, 2026

Executive Summary

- The provincial and federal governments have launched the Development Charge Reduction Program (DCRP) with a deadline for applications of June 19, 2026.
- The program requires municipalities that apply to reduce their development charges (DCs) for a period of three years in exchange for potentially receiving grant funding for infrastructure projects.
- The Town of Innisfil needs to decide whether or not to apply to the program. If the Town applies, we will need to decide how much of a DC reduction to offer and which projects to seek funding for.

Recommendation:

1. **That Staff Report DSR-089-26 regarding the Development Charge Reduction Program (DCRP) dated June 10, 2026 be received; and**

2. **That Council direct staff to prepare and submit an application to the DCRP by the June 19, 2026 application deadline; and**

3. **That Council authorize a reduction of development charges of up to 50% for the three-year period required under the DCRP, and authorize the CAO to determine the service categories where the reductions are most appropriate; and**

4. **That in the event the Town's application to the DCRP is successful, that Council authorize the CAO to assess the proposed terms of participation in the program, and to determine, in consultation with the Mayor and the board of InnServices (as required), whether to enter into a transfer payment agreement and to implement the development charge reduction proposed.**

Background:

For the past several years, the Province of Ontario has taken various steps to promote the development and affordability of new housing in Ontario. As a part of this, the province and the development sector have argued that development charges (DC) are a significant factor in increasing the price (and therefore decreasing the affordability) of new housing. Therefore, the province has been exploring ways to reduce the level of DCs that municipalities in Ontario charge.

DCs are used by over 200 municipalities in Ontario, and these charges are levied under the terms of the Development Charges Act. DCs can only be used to pay for growth-related infrastructure, and are generally levied and paid for at the time new homes and other types of development are built.

Recently, the federal government has also demonstrated an interest in taking actions to address the housing crisis across Canada. As a result, as a part of their most recent budget, the federal government announced the Building Canada Strong Fund, a wide-ranging Canda-wide program that will provide $51 billion in federal funding over 10 years.

In March 2026, the Province of Ontario and the Government of Canada announced the so-called Canada-Ontario Partnership to Build. Among other things, the two governments signalled their intent to launch a joint funding program that would incent municipalities across Ontario to lower their development charges. However, at the time, the details on how this program would actually work were largely unavailable and still under negotiation, which made it difficult for municipalities to assess the program.

On June 1, 2026, Ontario announced the formal launch of the Development Charge Reduction Program (DCRP). Detailed program guidelines were released at this point in time. The DCRP is a voluntary, application-based program. Municipalities that are interested in participating must submit an application by June 19, 2026. The province has said that they will assess all applications through June and July, with an intent of signing transfer payment agreements with successful municipalities by August 15, 2026.

The general intent of the program is that municipalities participating in the program will voluntarily lower their residential DCs by at least 30%, for a period of at least three years. At the same time, these municipalities must submit specific DC-funded projects for evaluation by the provincial and federal governments in order to be considered for grants to help pay for these projects. Grant amounts may be up to 90% of the eligible project cost, but could be less. Further details regarding the program guidelines are provided in Attachment #1 to this report. Put simply, municipalities who participate are being asked to balance foregone DC revenue against the potential benefits of grant funding for specified infrastructure projects. Municipal contributions of at least 10% will be required for all projects.

Municipalities may only submit up to five projects per DCRP application, although multiple applications are also allowed. There are a number of eligibility requirements that apply to the projects being submitted, including being “shovel ready” and able to be finished by 2035. The program will prioritize certain types of projects, particularly those that are “housing enabling”.

Analysis/Consideration:

The fundamental choice for the Town of Innisfil (and all municipalities who charge DCs in Ontario) is whether or not to apply to participate in the program. Participation is not mandatory, but the province has clearly set an expectation that they believe municipalities with DCs should apply. There are considerations that council should be aware of with respect to both options. There are also some significant uncertainties that council should be aware of prior to making a decision.

The analysis that follows includes consideration of how participation in the program would affect both the Town and InnServices. This is appropriate because the proposed DC rate reductions may apply to water and wastewater services, as well as Town services. Staff are still conducting analysis about which projects would be most advantageous to include in the application, but they will likely include both Town and InnServices projects.

Option 1 – Do Not Apply to the DCRP

The key pros and cons of not applying to the program are as follows.

PROS

- No foregone DC revenue.
- No risk of being bound to future DCRP terms and conditions.
- No administrative burden (i.e., saved time) for Town staff.

CONS

- No opportunity to benefit from federal and provincial project funding under the program.
- Being seen to be non-responsive to the housing market slowdown and affordability concerns.
- Potential future pressure to make DC reductions outside of the DCRP.

Option 2 – Apply to the DCRP

The key pros and cons of applying to the program are as follows (these assume an application will be successful).

PROS

- Opportunity to benefit from federal/provincial grant funding, which would otherwise not be available to the Town.
- Demonstrates a willingness to take action with respect to housing affordability and promoting development.
- If the program works as intended, new construction and economic activity will result.

CONS

- Foregone DC revenue will very likely exceed any grant funding received, resulting in a negative financial impact on the Town that local taxpayers and ratepayers will have to cover.
- No guarantee that new home sales or construction will increase.
- No guarantee that home prices will be reduced from what they otherwise would have been.

Extent of DC Reduction

Participation in the program requires DCs to be reduced by at least 30% compared to the amounts being levied as of March 30, 2026. The Town could choose to offer a greater reduction if it wanted to, up to 100% (i.e., the complete elimination of DCs). Municipalities can choose how to achieve the overall reduction (e.g., by reducing DCs on some services more than others).

Generally speaking, the greater the reduction promised, the more future DC revenue the Town and InnServices may forgo. In order to continue with planned infrastructure projects, those forgone revenues will need to be replaced, either with grant funding under the program (if it is awarded), and otherwise from the property tax or rate base. The extent of the actual foregone revenue will depend on how much development takes place over the next three years.

The program guidelines and other comments by provincial representatives make clear that reductions greater than 30% are desired. The program guidelines state that DC reductions beyond the minimum are required in order to be eligible for higher program funding amounts. It

is not defined what “higher” funding amounts refer to. It is very unlikely that municipalities that offer a minimal (e.g., 30%) DC reduction will receive maximum (e.g., 90%) project funding. The program guidelines do not say how much of a reduction is needed to achieve a given level of project funding.

Staff are recommending council authorize an overall DC reduction of up to 50%. This is intended to balance the need to meet the requirements of the program, to increase the chances of securing significant grant funding, while minimizing the risks to the Town and InnServices’ fiscal plans.

Additional Considerations

On June 4th the province for the first time provided municipalities the DCRP application form template, provided in Attachment #2 to this report. This document revealed some additional concerning elements. The application form includes a multi-page attestation that appears to require a municipality to commit, at the time of the application being submitted, to a number of things, including reducing development charges. The application requires municipalities to attest that they will implement DC reductions, and that failing to do so “may result in consequences” including “recovery … of funds previously disbursed; and/or ineligibility for future program funding.” Legal advice to date has suggested that these conditions may not be legally enforceable based simply on the submission of an application form, but the conditions set a clear expectation, and council should be aware of this risk.

There would be an administrative burden to participating in the program as the application requires a large number of documents, estimates, maps and analysis to be submitted by the June 19th deadline. Staff time will need to be diverted from other current priorities in order to prepare an application. Subsequent participation in the program will also require additional time to administer DC reductions and provide the required reporting to the provincial and federal governments.

Any DC reductions under the program would apply only to the Town/InnServices portions of the existing DC charge. DCs are also levied in Innisfil by the County of Simcoe and the local school boards. The County of Simcoe is also eligible to apply to the DCRP and will need to make its own decision about whether and how to participate in this program. This is expected to be considered by County Council on June 9th.

InnServices is currently implementing the Lakeshore Wastewater Treatment Plant expansion. This is an approximately $300M project that is being largely funded through the Innisfil Developer Allocation Group (IDAG) agreement. The IDAG agreement is essentially an early DC payment agreement. Analysis of the IDAG agreement indicates that any DC reductions made through the DCRP would not apply to the IDAG agreement because the IDAG agreement legally “fixes” the DC amounts for those parties to the agreement.

If the Town participates in the DCRP program, it is not entirely clear when the DC reductions would take effect. The program guidelines imply that the effective date for reductions is March 30, 2026, and therefore the Town would need to retroactively refund any residential developers who paid DCs prior to an application to the DCRP having been submitted. However, very few residential construction projects have moved forward in 2026 so the impact of this consideration will be small.

If projects are funded under the program, they will become subject to a number of federal and provincial terms and conditions that would otherwise not apply. For example, projects may not

move into construction until signed transfer payment agreements are in place. Projects must also meet Duty to Consult requirements (i.e., with indigenous communities), which could delay project implementation.

Another concern is that any project grant funding awarded will only be provided gradually, likely over a 10-year period, based on project progress milestones. This means the Town or InnServices would have to cover project costs up front, which may result in additional financing costs. On the other hand, if the Town chose to cut its DC rates outside of the DCRP, the Town would likely be even worse off financially because we would not benefit from any grant funding for projects.

Because of the current uncertainties around this program, including whether any project grant funding will be offered to the Town, this report recommends giving the CAO the authority to determine, in consultation with the mayor and the board of InnServices, whether to ultimately implement DC reductions or sign any agreements under the program. This flexibility is warranted given that we are approaching the end of the council term, there are only a few council meetings left, and the province may require decisions to be made very quickly. The CAO would keep council and the board informed and involved to the greatest extent possible.

It is unknown how many municipalities will actually apply to participate in the DCRP program. Based on the outreach staff have done, most municipalities will be bringing this decision to their councils. We are aware of some municipalities where staff will be recommending participation and others where staff are recommending against participation. There is a possibility that if the province observes inadequate interest in the DCRP they will instead take legislative action to mandate DC reductions. It is possible that the province will legislate such reductions anyway, even if the DCRP is well subscribed, given the determination they have expressed to see DCs reduced.

Community Strategic Plan Alignment:

The Town has, on many occasions, expressed its commitment to supporting growth for the future, and the development of new housing in particular. Priority #1 under the Town's strategic plan is "Grow" and that includes proactively planning for growth and promoting a diversity of housing types. Goal 2.2 of the plan specifically says that the Town should "consider opportunities and incentives to support more affordable and attainable housing project and ensure everyone can afford a home in Innisfil." Promoting housing development is also consistent with the housing pledge that Mayor Dollin signed and submitted to the province in November 2023.

Financial Consideration:

The financial implications of participating in the DCRP could be significant for the Town and InnServices and depend heavily on multiple factors that are currently unknown. The effects could be both positive and negative. It's important to think about the "frame of reference" for DC revenue. Compared to the amount of DC revenue currently being realized in a very slow housing market, total DC revenue may increase if a reduction results in more construction. But, compared to the Town's budgeted DC revenue, a DC reduction will result in lost revenue.

In terms of the total amount of foregone DC revenue, that will depend on the depth of the reduction that the Town proposes (i.e., 30%, 50%, etc.), as well as the number of new homes that move into construction over the next three years. In general, the more homes that are built, the greater the foregone revenue will be. But there is no reliable way of knowing how many

homes will be built in the next three years, especially given the significant market slowdown that Innisfil has seen in the last two years.

As many factors are unknown at this time, the following assumptions have been made in order to model some scenarios about what could take place over the next three years:

- Low Growth: 153 permits/year which is the average number of permits pulled during the 2024-2025 period (market slowdown).
- Average Growth: 507 permits/year which is the average number of permits pulled during the 2021-2023 period (prior to the market slowdown).
- High Growth: 1,133 permits/year per the Long-Range Financial Plan forecast for 2030 when developments in the Orbit are forecasted to begin pulling permits
- DC rates increase 4% annually.
- Rate reduction applied uniformly across all DC categories for both Town and InnServices.

Based on these assumptions, the charts below illustrate the three-year potential revenue loss impact of a 30%, 40%, 50% and 75% reduction in DC rates under periods of low, average and high growth.

Growth Scenario - 3-year impact	30% Reduction	40% Reduction	50% Reduction	75% Reduction
Low Growth	$13,949,291	$18,599,055	$23,248,818	$34,873,228
Average Growth	$43,214,178	$57,618,904	$72,023,631	$108,035,446
High Growth	$79,468,764	$105,958,352	$132,447,940	$198,671,910

If rate reductions are applied uniformly across all Town and InnServices DCs, Town DCs would take 58% of the total impact, whereas InnServices would take 42% of the total impact. The charts below illustrate the impact to Town and InnServices during a period of average growth.

Reduction Level - Average Growth	Town DCs	InnServices DCs	Total DCs
30% Reduction	$24,926,679	$18,287,500	$43,214,178
40% Reduction	$33,235,572	$24,383,333	$57,618,904
50% Reduction	$41,544,464	$30,479,166	$72,023,631
75% Reduction	$62,316,697	$45,718,749	$108,035,446

The Town has the ability to decrease the DC rates in a non-uniform manner. For example, we could offer greater reductions in some service categories (e.g., wastewater treatment) than in others (e.g., parks and recreation), as long as the total overall reduction in DC rates is at least 30%.

The net financial impact will also depend heavily on whether the projects that the Town proposes under the program are approved, and if so, what proportion of the project costs are covered by a federal/provincial grant, and the associated dollar amount. The program guidelines make clear that 90% project funding is not guaranteed, but is a maximum amount, and could be lower. Through discussions with provincial officials in recent days, it appears that 90% project funding will be reserved only for the most impactful projects in municipalities that

offer the maximum DC reduction (i.e., a 100% reduction, not just 30% or 50%). Therefore, municipalities that offer a smaller DC reduction may receive correspondingly less project funding.

Because of Innisfil's DC arrangements for the Town versus InnServices, there could be different financial impacts for each organization. This will depend on what kind of DC reductions are proposed, and which projects receive grant funding and how much. Project grants would represent a benefit to the Town and InnServices, as grant revenues are not currently budgeted for our growth-related projects.

Town and InnServices staff are still determining which projects are eligible under the program guidelines, and which would have the greatest likelihood of receiving funding. The DCRP program prioritizes projects that are "housing enabling", and therefore water and wastewater capacity expansion projects will likely be rated more highly than other types of projects, such as libraries or fire halls.

To illustrate, staff are considering submitting the next phase of the expansion of the Lakeshore Wastewater Treatment Plant under the DCRP. This project is currently in the design stage and is budgeted at approximately $84 million. A 50% grant would provide $42 million in benefit, while a 90% grant would provide over $75 million in funding. These grants would help to offset forgone DC revenue described in the table above.

The DCRP program allows municipalities to submit up to five projects per application, and multiple applications are allowed. Both the Lakeshore Wastewater Treatment Plant and the expansion of the Alcona Water Treatment Plant also have a number of related projects (such as pumping stations, collection and distribution mains, etc.) that are likely also eligible under the program. If awarded grant funding, these projects would also help increase the financial benefit of participation in the program. Staff are seeking council's authorization to determine the optimal projects to submit given the complexity of the DCRP guidelines and application requirements.

The province has repeatedly said that municipalities participating in this program must have "skin in the game" and make at least a 10% contribution to project costs. Therefore, it is likely that the province will assess the forecast DC reductions for any given municipality and compare that to the grant funding being requested. It is unlikely that the province will award grants with a value greater than the value of the forgone DC revenue.

Local Impact:

If the Town were to ultimately participate in the DCRP program and reduce its development charges, a key question will be whether more new housing is built as a result. Even though the DCRP program is premised on the notion that reducing DCs will inherently result in more housing being built, that may not actually be the case. New homes get built in response to demand in the market and sales taking place. There are a number of factors that determine when households choose to buy a new home – one of those is the price, but economic conditions and the availability of suitable options in the market are among the other relevant factors that determine when new homes get built. If developers pass through DC reductions and make home prices lower than they otherwise would have been, then more home sales could result. The province believes that this outcome is likely and would be further enhanced by the HST reduction that is also currently available for home buyers.

Options/Alternatives:

This report has two main options related to the DCRP – apply to the program, or not. A decision not to apply requires no further action.

If the Town chooses to apply, council could direct a different level of DC reduction. The program requires overall DC reductions of at least 30%, but the reductions could be up to 100%.

If council wishes to apply to the program, staff are recommending that council delegate to staff the decision about exactly which projects to include as a part of the DCRP application. This is intended to allow staff sufficient time to determine the best suited projects and prepare the necessary documentation for the DCRP application.

Conclusion:

The Town must decide about whether or not to reduce development charges as a means towards incenting new home sales and construction. The provincial and federal governments have created the DCRP program to provide incentives for municipalities to make a reduction. Reducing DCs will require municipalities to fund growth infrastructure projects in other ways, impacting taxpayers and ratepayers. But, if a municipality were ever going to consider reducing its DCs, participation through the DCRP is likely the best way to do so, given the benefits (i.e., grant funding) that could be realized.

Taking all the available information into account, this report recommends applying to participate in the DCRP, and authorizing the CAO to ultimately determine, in consultation with the Mayor and the board of InnServices, whether reducing DCs and agreeing to the terms and conditions of the program, is in the public interest.

Prepared By:
Oliver Jerschow, CAO

Approved By:
Oliver Jerschow, CAO

Attachments:

Attachment 1 – DCRP Program Guidelines
Attachment 2 - DCRP Application Template

Reference Material:

Community Strategic Plan

Ontario

Development Charge Reduction Program

Program Guidelines

June 1, 2026

Application Deadline: June 19, 2026

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1. Program Overview

On March 30, 2026, Canada and Ontario announced the historic partnership, known as the Canada-Ontario Partnership to Build (COPB), in support of shared goals, including building more homes faster to make housing more affordable, getting shovels in the ground on key transit projects and supporting economic development.

The Development Charge Reduction Program (DCRP) delivers on a key pillar of the COPB commitment. The DCRP is an application-based program to provide up to $8.8 billion in federal and provincial capital funding to enable Ontario municipalities to unlock more housing supply by:

- providing partial relief to their builder community from development charges (DCs) for three years; and
- prioritizing investments in housing-enabling infrastructure over ten years.

The following guidelines provide an overview of program details and requirements and act as a reference for municipal applicants. **Please review it in detail before applying for the DCRP and note that there will only be a single intake for this program**.

2. Program Objectives

A DC is a discretionary charge that a municipality can choose to levy on new residential developments **to pay for a portion of growth-related infrastructure costs** for services such as water, wastewater, stormwater, roads, transit, fire, ambulance, police and community centres.

Rising municipal DCs add to the cost of building homes and therefore, are considered a major barrier to unlocking the housing supply. This program is designed to address this barrier.

Eligible municipal applicants must commit t**o reduce DC rates across the board (i.e., for all residential development types in all areas of the municipality) from their level as of March 30, 2026 and maintain that reduction for three years** to have eligible projects considered for funding.

The eligibility for the program also extends to municipalities that took early action – i.e., reduced and maintained low DCs prior to March 30, 2026.

Eligible projects must meet the following outcomes:

- Primarily enable the construction of new housing units;
- Accelerate the delivery and implementation of shovel-ready infrastructure projects in the municipality's DC background study and capital plan; and

- Be complete by October 31, 2035.

The funding intake is a competitive process. Funding approval is not guaranteed.

The Province reserves the right to deny any application regardless of whether all criteria have been met, and to reduce or otherwise adjust the funding amount for approved applications.

3. Applicant Eligibility

3.1 Overview

Eligible Applicants

Eligible applicants, (i.e., Ontario single, upper and lower tier municipalities), must meet the following eligibility requirements:

- Levy residential DCs i.e., have an active DC by-law in place as of March 30, 2026
- Provide an agreement-in-principle at the time of application to:
    - reduce DC rates, in effect on March 30, 2026, by 30% to50% or greater and maintain the reduction for three years;
    - apply the DC rate reduction to all residential development types; and
    - where the application is submitted jointly, take all necessary actions to ensure that all non-signatory applicants expressly agree to and fully comply with all the above-noted obligations.

Please note that:

- the DC rate reduction must be inclusive of area-specific DCs, where those exist.
- the manner in which the DC rate reduction is arrived at – i.e., reducing the DCs for certain services or for all services by the same percentage is a municipal choice.
- actual DC reduction changes are to be in-effect immediately following the execution of the Transfer Payment Agreement (TPA). Any payments would be conditional on the applicant, including any non-signatory applicants, reducing and maintaining the DC rate reductions. In addition, municipalities would need to take such steps to ensure that developments that obtain building permit after March 30, 2026 receive the benefits of the DC reductions from this program. These steps may include where applicable, using the streamlined process introduced through Bill 17, the *Protect Ontario by Building Smarter and Faster Act, 2025*, to immediately reduce their DC rates in their DC by-law and post the new by-law on their website.

Eligibility for Applicants with demonstrated retroactive DC actions

To be eligible for program funding for retroactive actions, the applicable municipalities:

- must provide evidence of having reduced and maintained DC reductions of 30% to 50% across the board (i.e., for all residential development types);
- Maintain the DC reductions for a period of three years; and
- Ensure the DC relief is provided to builders, who created new housing (i.e., had building permits issued) during this three-year period.

Application Requirements

Eligible applicants would need to provide the following information in their application, other than the evidence with respect to the DC rate reduction as outlined above:

- An estimate of the number of housing units that will benefit from the reduced DCs (i.e., the DC relief provided to builders) and the resulting amount of DC relief;
- A reasonable estimate of the number of housing units that will be enabled by the proposed municipal infrastructure project(s);
- Proposed infrastructure projects for DCRP funding from within the municipal DC Background Study, and municipal capital plan. *Please note that municipalities considered for retroactive DC reductions can choose projects from the municipal capital plan that may not be in their DC background study.*
- Commitment to funding at least 10% of eligible municipal infrastructure project costs ; and
- Commitment to complying with the Housing, Infrastructure and Communities Canada's Buy Canadian Policy or Municipal Buy Ontario Procurement Directive, as set out in the TPA.

Please note that **applications would be prioritized based on the depth of DC rate reduction and the number of housing units that would benefit from the DC relief provided to builders in their communities.**

Applications that provide for greater DC rate reductions (i.e., more than 30% to 50%) and higher municipal infrastructure project cost contributions (i.e., more than 10%) would be eligible to receive higher DCRP funding to support more cost-shared municipal infrastructure projects.

3.2 Joint Applications

Joint applications among municipalities (e.g., joint lower and upper-tier applications, or across municipal boundaries) are eligible, in circumstances where a single infrastructure project might span multiple municipalities. For example:

- Large-scale housing enabling infrastructure projects can span large land areas extending beyond a single municipality's borders.
- Complex infrastructure needs, i.e., where municipalities might require shared infrastructure, such as roads or water/wastewater projects, that necessitates coordination across municipal boundaries to ensure all areas receive necessary services.

If eligible applicants want to submit a joint project, then the primary applicant must submit it in a separate application. All municipalities that are part of the joint application are required to meet the eligibility criteria for the DCRP.

Important: The DC rate reduction commitment and impact information in the joint application should be consistently cross-referenced in all individual applications to enable a comprehensive understanding of the impact of the individual applicants' DC rate reduction relative to funding amounts requested across projects (joint and individual).

4. Project Conditions

4.1 Overview

The provision of the DCRP is governed by the Government of Ontario/Ministry of Municipal Affairs and Housing (Province/Ministry) and the Government of Canada/Housing, Infrastructure and Communities Canada (Federal Government/HICC). The TPAs between the Province and the recipient will set out the terms and conditions under which the Ministry agrees to provide funds to municipal applicants, and will provide additional details on payment schedules, reporting, audit, ongoing compliance and enforcement requirements.

The Province and the Federal Government will fund up to a maximum of 90% of eligible project costs, with the recipient required to fund all remaining of eligible project costs (minimum of 10%).

It is the Province's expectation that TPAs will be entered into with the primary municipal applicant, who is the owner of the infrastructure asset(s) and whose projects are approved by the provincial government and the federal government. The terms of any such TPA would require the recipient to take steps to ensure that all non-signatory applicants continue to meet the obligations outlined in these Guidelines.

4.2 Project Eligibility

Projects must comply with the following conditions to be considered eligible:

(1) **Project construction start**: Projects must start no later than July 31, 2030.

(2) **Project construction completion**: Project construction must be complete by October 31, 2035. [Completion means a project can be used for the purpose for which it was intended.]

(3) **Development charge background study**: Projects must be included in the applicant's most recent DC background study supporting the DC by-law. *Please note that municipalities recognized for retroactive application would be eligible for putting forward infrastructure projects that are not included in their DC background study.*

(4) **Capital plan**: Projects should be informed by an applicant's capital plan.

(5) **Infrastructure Type**:

- **Housing-enabling infrastructure projects would be prioritized, and these are projects that support creation of new housing units.**
- Community infrastructure projects, that support the development of complete communities, will be considered for funding.

(6) **Project Type:** A project can be new infrastructure and/or work to increase the capacity, size, scope or reach of existing infrastructure assets or systems to accommodate new growth.

- Projects can be stand-alone or a component of a larger project.

(7) **Financial sustainability**: Projects should have a financial plan in place to operate the asset(s) and should not be dependent on or seek senior level government support for operational funding or potential cost over-runs or escalations experienced on a project (unless that funding has been previously secured).

(8) **Asset management plans**: Projects should be considered in the next update of the asset management plan, including incorporating the plan to fund/finance lifecycle costs.

(9) **Duty to consult**: Where the duty to consult Indigenous communities is triggered, the municipal applicant must confirm that consultation has been undertaken. The municipality will be notified if the duty to consult has been met or if further consultation needs to be undertaken. If duty to consult has not been met at the time of the application being submitted to the Province, the municipal applicant must undertake to meet the duty to consult prior to undertaking site preparation or construction. The municipality

may be required to provide a complete consultation record and any accommodation measures adopted in response to consultation with Indigenous communities.

(10) **Accessibility standards**: Projects must meet or exceed the requirements of the Ontario Building Code.

The application must include a clearly defined scope of work, schedule, and list of dependencies to enable a comprehensive understanding of the project (financial, technical, risk, etc.).

Ineligible Projects:

- Projects that have started construction prior to a Transfer Payment Agreement (TPA) being fully executed;
- Planning and design work as stand-alone projects; and
- Projects that are for rehabilitating (i.e., extending the life or improve the quality, functionality or safety of an asset) and/or repairing existing municipal infrastructure.

4.3 Eligible Asset Types

Potable Water:

- Drinking water treatment facilities
- Drinking water storage assets
- Drinking water pump stations
- Local drinking pipes (transmit water from municipality to homes/businesses)
- Transmission drinking water pipes
- Metering as part of a larger potable water distribution system project
- Other types of potable water assets

Stormwater:

- Stormwater drainage pump stations
- Stormwater storage assets
- Stormwater pipes
- Stormwater diversion assets
- Stormwater retention assets
- Shoreline protection assets
- Other types of stormwater assets

Wastewater:

- Wastewater treatment
- Wastewater pump stations
- Wastewater lift stations
- Wastewater storage tanks

- Wastewater collection and/or conveyance
- Other types of wastewater assets

Fixed Transportation:

- Maintenance and storage facilities (charging stations)
- Roads and streets
- Bridges
- Tunnels
- Public transit exclusive tracks
- Public transit exclusive roads/lanes
- Public transit exclusive bridges
- Public transit exclusive tunnels
- Passenger stations/terminals
- Transit shelters
- Passenger drop-off facilities
- Other type of public transit fixed assets

Transportation Rolling Stock

- Heavy railcars (subway)
- Commuter railcars (locomotives and passenger)
- Light railcars
- Streetcars
- Specialized transit (para or handi transpo and dial a ride)
- Public transit buses
- Cutaway vehicles
- Service and support vehicles
- Other types of rolling stock

Public Safety and Emergency Services:

- Fire services:
    - Fire stations
    - Fire pumpers, aerials
    - Other fire assets
- Police services
    - Police detachments
    - Other police assets
- Paramedic services
    - Paramedics station space
    - Other paramedics assets

Community Infrastructure:

- Community centres (multi purpose facilities)
- Libraries
- Cultural centres
- Parks (including play structures)
- Local aquatics centres and pools
- Sports and recreation centres
- Local recreational arenas (i.e., ice-skating facilities)
- Child and youth centres
- Senior day centres
- Performing arts centres

4.4 Other Requirements

The application must demonstrate how it will meet the intended outcomes of the program. For example:

a. **Unlocking Housing Supply:** Applicants must provide a reasonable estimate of the number of housing units that would be enabled as a result of the eligible project(s) and those that benefitted from the DC relief to builders.
b. **Asset ownership**: Applicants must attest to owning and ensuring the operation of the infrastructure assets put forward for funding. Municipalities without current ownership must attest to acquiring and ensuring the operation of the infrastructure assets by the specified date.
c. **Payments**:
    - All successful applicants would be funded on a milestone-basis.
        - Milestone-based funding means that provincial and federal funds would be distributed to successful applicants after they have provided a report to the government demonstrating that required milestones, as set out in the TPA, have been met. Milestone-based funding may include a requirement to provide information about project costs incurred.
    - Applicants must have a financing strategy in place to cover project costs upfront and unanticipated shifts in costs during the project such as cost escalations and overruns. **Recipients will be responsible for all cost over-runs and financing costs.**

4.5 Project Shovel-Readiness

Applicants that provide eligible projects that are shovel-ready at the time of application would be prioritized for program funding consideration.

The following are potential shovel-readiness indicators:

- Environment Assessment, as applicable
- Land acquisition
- Conceptual engineering
- Detailed engineering
- Planning and design
- Tender/contract awarded but construction has not started

In addition, availability of dedicated DC reserves towards the project will be considered in determining the shovel-readiness of the project.

Please note that the projects do not need to meet all the shovel-readiness indicators outlined above at the time of application, but the project must start construction no later than July 31, 2030, and be complete by October 31, 2035.

4.6 Development Charge Background Study

Eligible projects must be identified in the applicant's most recent development charge background study as a project that will begin by July 31, 2030.

Only project costs identified as recoverable through DCs (including inflation) based on the background study will be considered as project costs for an eligible project. This means that costs reflected as a benefit to existing development or funding post-period capacity will not be considered as eligible project costs.

4.7 Asset Management Plan

Eligible projects should be incorporated in the municipality's asset management plan by its next update, including the lifecycle management activities and financial management plan.

4.8 Provincial Land-Use Planning

Applications should ensure that the housing enabled by the eligible project is aligned with and supports provincial land use planning priorities and outcomes, as set out in provincial land use policy, municipal official plans and zoning by-laws.

Applicants are required to submit a copy of the applicable official plan schedule(s) and zoning by-law map(s) with the anticipated housing development lands clearly delineated.

5. Application Process

5.1 Number of Project Submissions

Each eligible applicant may submit more than one application individually or jointly with other municipalities. Within an application, applicants are encouraged to limit the number of eligible projects to five and bundle, as appropriate, smaller projects into larger ones. However, municipal commitments to DC reductions must be consistent across all applications (i.e., only projects may vary). The application requires municipal prioritization of projects with rationale.

Applicants are responsible for proposing project(s) and requested funding amounts that are reflective of the estimated amount of DC relief provided to builders and the proposed municipal contribution for each project. In cases, where an applicant will be reducing DC rates beyond 30% to 50%, this should be factored accordingly in the number and scale of project(s) proposed for program funding.

If eligible applicants want to submit a joint project, then the primary applicant must submit it in a separate application that does not include any individual projects.

Please note that projects that are housing-enabling (i.e., water, wastewater, stormwater, roads and transit) will be prioritized over community-building projects for DCRP funding.

5.2 Submissions and Funding Approval Steps

Step 1: Applicants must register or login online through the Province of Ontario's online grant portal, Transfer Payment Ontario (TPON). Step by step support for working with the online grant portal are found here. Full details on the application can be found by following the Submitting for Funding link from the TPON landing page. When filling out the application, please review your organization's contact information carefully. If the Ministry of Municipal Affairs and Housing is unable to contact a project representative in a timely manner, an application may be deemed incomplete. Only authorized representatives of the applicant organization should be included on the form (consultants should not be named as the point of contact). Authorized representatives typically include an individual that can legally bind the organization (e.g., CAO, treasurer).

Step 2: The application form and supporting documents must be submitted online through the Transfer Payment Ontario (TPON) system by 10 a.m. ET on June 19, 2026. For a complete list of supporting documents please see Section 11: Application Package Requirements.

A scanned application form will not be accepted. Failure to meet minimum submission requirements will result in the submission being identified as incomplete and at risk of not proceeding to the evaluation portion of the application process.

For technical issues related to the submission of your application form or if you note any discrepancies in the pre-filled section of the application form, please contact Transfer Payment Ontario Client Care at 416-325-6691 or 1855-216-3090 or email TPONCC@ontario.ca for assistance. For all other program related questions, please contact DCRP@ontario.ca.

Step 3: Once the completed application form has been submitted, an automated acknowledgement of receipt and a file number will be emailed to the primary applicant.

Step 4: Projects decisions will be made by the Province and the federal government.

Step 5: Notification of project approval.

Step 6: TPA development. Once a project has been approved, the Province will provide the necessary TPA to the applicant for signature. The TPA sets out the terms and conditions of funding including:

- Outlining the recipients ongoing obligation to maintain the DC rate reduction, as agreed upon by the parties, for a period of three years, including any associated representations, warranties, covenants and undertakings.
- That any contracts for goods and/or services will be procured through a fair, transparent, competitive, value-for-money process and in compliance with Housing, Infrastructure and Communities Canada's Buy Canadian Policy or Municipal Buy Ontario Procurement Directive, as applicable.
- That the applicant will fulfill all Duty to Consult and other requirements, e.g., Environmental Assessment if applicable.
- A detailed list of eligible and ineligible expenditures (see Section 7.4 and 7.5 for more details).
- Communication requirements (including project signage).
- Mandatory reporting requirements, including insurance obligations.
- Milestones for payment, including compliance and verification requirements.
- Any funding received by that municipality will be subject to the terms of the signed TPA.
- Additional requirements related to greenhouse gas emissions, climate adaptation measures, or other compliance obligations as determined by the Government of Canada, or Province of Ontario based on the nature, scope, and potential impacts of the project.

As the program implementation progresses, TPAs may need to be amended including, but not limited to, changes to the terms and conditions, updates to the program guidelines and requirements for program reporting and/or communications.

5.3 Key Dates

Applications and all supporting documentations must be submitted through TPON by **10 a.m. ET on June 19, 2026**.

Note: applications including all supporting documentation will not be accepted after this time and submissions cannot be changed after this deadline. **Failure to meet minimum submission requirements will result in the submission being identified as incomplete and at risk of not proceeding to the evaluation portion of the application process.**

The TPAs must be executed prior to August 15, 2026.

Projects must start no later than July 31, 2030, and be complete by October 31, 2035.

5.4 Project Description

A technical description of the proposed project should provide the Ministry adequate information to understand the scope of the project. Strong project descriptions include but are not limited to:

- Project location;
- Project Need and Timing;
- Type of asset;
- Length of project work;
- Project objectives and expected outcomes and benefits;
- Project scope and details;
- Nature of work; and
- Project risk and mitigation measures.

6. Assessment Process

6.1 Assessment Criteria

Ontario will assess complete applications with projects that meet program requirements primarily in relation to the following assessment criteria:

Criteria 1 – DC Rate Reduction

Applications will be assessed on the depth of their committed DC rate reductions with reductions beyond the minimum required being eligible for higher program funding.

Criteria 2 – Housing Impact

Applications will be assessed on the number of housing units enabled by DC relief provided to builders.

Projects that support housing-enabling infrastructure and the number of housing units enabled by the project will be prioritized for funding.

Criteria 3 – Municipal Contribution

Applications will be assessed on the amount of municipal contribution for each eligible project. While the minimum required municipal contribution is 10% towards eligible project costs, applications that provide for more municipal contributions for each eligible project would be eligible for higher program funding. Please note that ineligible project costs (i.e., soft costs) would count towards the municipal contribution amount for assessment purposes only.

While applications would be required to provide the estimated amount of DC relief provided to builders over three years, **the estimate provided must be reasonable**. **It may be audited to confirm variances between estimate and actuals as part of the TPA.**

7. Financial Matters

7.1 Cost-Sharing

Successful projects would be cost shared between municipal applicants, the province and the federal government. This includes a minimum of 10% of project expenditures covered by municipalities with the remaining 90% or less cost-shared by the province and federal government.

7.2 Funding Maximum

The maximum funding for municipal projects depends on the program uptake and the merits of each application.

7.3 Combining Funding from Other Sources (Stacking)

Eligible applicants can combine funding from other provincial and federal programs towards the proposed project(s) costs:

- subject to any existing conditions in previous agreements; and
- as long as the funding is not from housing-enabling infrastructure programs.

In addition, any combined (i.e., stacked) federal and provincial funding cannot count towards the municipal contribution.

Please note that, this program does not supersede previous intergovernmental funding agreements and eligible applicants would need to negotiate TPA changes with other signatory ministries as required.

7.4 Eligible Project Costs

For projects approved under DCRP, eligible project expenditures are those incurred for, and directly related to, specific project costs, incurred solely for the successful delivery of the project, and deemed to be reasonable by the Ministry, in its sole discretion.

Construction costs will not be covered until such time that all duty to consult (DTC) and/or environmental assessment (EA) requirements are fulfilled by the applicant. Costs related to the DTC and EA requirements, incurred after February 26, 2026, are eligible under the program.

Eligible project costs include:

- Land acquisition costs for the provincial share of funds only
- Hard costs (including costs of construction, labour, materials, and equipment)
- EA and DTC costs incurred after February 26, 2026

All project contracts for goods and/or services must be awarded in a way that is fair, transparent, competitive and consistent with value-for-money principles in accordance with Housing, Infrastructure and Communities Canada's Buy Canadian Policy or Municipal Buy Ontario Procurement Directive, as applicable.

7.5 Ineligible Project Costs

Successful applicants are responsible and must pay for all ineligible project costs as well as any potential cost over-runs or escalations experienced on a project, which includes:

1) Soft costs, including those related to design, engineering, legal fees, and permitting and insurance. Please note that soft costs can be counted towards municipal contribution for assessment purposes only.
2) Other ineligible costs that cannot be counted towards municipal contributions.
    - Costs incurred after October 31, 2035;
    - Costs incurred for cancelled projects;
    - Any overhead costs, including salaries and other employment benefits of any employees of the applicant, any direct or indirect operating or administrative costs of applicants, and

more specifically any costs related to planning, engineering, architecture, supervision, management and other activities normally carried out by the applicant's staff;
- Provincial sales tax, goods and services tax, or harmonized sales tax;
- Any costs eligible for rebates;
- Costs for operating expenses, including maintenance work; and
- Cost related to furnishing and non-fixed assets which are not essential for the operation of the asset/project

A more detailed list of eligible and ineligible expenditure categories will be set out in the TPAs entered into between the Province and the recipient. The Province retains the sole discretion to determine whether a project cost is eligible or ineligible.

7.6 Payments & Reporting

Funding will be disbursed to applicants once a report is submitted to the government demonstrating that required milestones, as set out in the TPA, have been met and the DC rate reduction will be maintained for three years.

Expenditures for projects will be disbursed, conditional on the recipient municipality completing project milestones and submitting appropriate reporting which is deemed satisfactory.

For illustrative purposes only, an example of a payment schedule is included below. Further information on payment schedules and required reporting schedules will be provided in the TPA.

Milestone	**Supporting Documentation**	**Payment Amount**
Milestone 1	Taken all necessary actions to authorize the execution of the Agreement and as applicable, updating the DC rates in the DC by-law. Any other reporting requirements requested by the Ministry.	Up to10% of project Total Eligible Cost (TEC)
Milestone 2	Construction Contract Award confirmation and project progress report, including revised budget forecast. Any other reporting requirements requested by the Ministry.	Up to 10% of project TEC

Milestone	Supporting Documentation	Payment Amount
Milestone 3	Subject to the terms and conditions of this Agreement, the receipt, to the satisfaction of the Province, of the 30% Expenditure Documentation and Project Progress Report	Up to 10% of project TEC
Milestone 4	Subject to the terms and conditions of this Agreement, the receipt, to the satisfaction of the Province, of the 45% Expenditure Documentation and Project Progress Report	Up to 15% of project TEC
Milestone 5	Subject to the terms and conditions of this Agreement, the receipt, to the satisfaction of the Province, of the 65% Expenditure Documentation and Project Progress Report	Up to 20% of project TEC
Milestone 6	Subject to the terms and conditions of this Agreement, the receipt, to the satisfaction of the Province, of the 85% Expenditure Documentation and Project Progress Report	Up to 20% of project TEC
Milestone 7	Completion of project. Any other reporting requirements requested by the Ministry.	Up to 5% of project TEC
Milestone 8	Final Report, may include any or all supporting documents related to the project lifecycle. Any other reporting requirements requested by the Ministry.	Province's acceptance and approval of Final report– release of the final (up to) 10% of project TEC.

Further information on the actual payment schedule and required reporting schedule will be provided in the TPA. Additional reporting requirements may be required as part of ongoing project monitoring that are not outlined above and are not tied to any payment (e.g., project status).

Annual Reports

Recipient municipalities will be required to submit a DCRP annual report using a template to be provided by the Province. The year-end report will outline actual activities undertaken and expenditures incurred.

Reports must include:

- Actual and forecasted expenditures by activity, aligned with eligible categories;
- Reconciliation of funds received and funds spent, including previously banked funds;
- Actual DC relief provided for each year in the three-year DC reduction period;
- New housing units supported as a result of the DC relief for each year in the three-year DC reduction period (as evidenced by approvals for developments and the issuance of building permits);
- New housing units supported through the funded infrastructure project(s); and
- Other data and information, as specified in the TPA, such as use of Red Seal endorsed tradespeople and unionized labour, use of Canadian materials, goods and services, in accordance with Housing, Infrastructure and Communities Canada's Buy Canadian Policy or Municipal Buy Ontario Procurement Directive, as applicable, and applicable climate change reporting.

Year-end reports are to be approved/authorized by municipal council or a delegated authority prior to submission. Year-end reports that are incomplete or not to the satisfaction of the province or not submitted by the deadlines identified in TPA may result in the province withholding the milestone payment.

The province will review year-end reports for alignment with municipal application, including eligible expenditures and to verify compliance with the DCRP TPA, DCRP program guidelines and any other applicable government directive or legislation.

8. Duty to Consult

As part of the application process for funding, applicants will be required to complete the Duty to Consult (DTC) Questionnaire found in the DCRP Application Form. This includes providing information related to outreach, engagement and consultation with Indigenous communities.

The Province reserves the right to withhold funding or recover funds utilized for construction-related activities if they began prior to DTC requirements having been met.

9. Contact Information

For program related inquiries, the Development Charge Reduction Program team can be reached by email at DCRP@ontario.ca. For inquires related to the TPON system, please contact TPON at TPONCC@ontario.ca.

10. Outcomes and Indicators

Outcome Description	Indicator	Unit of Measure
Municipal DC rates are reduced	Extent to which developments are proceeding (i.e., building permits are issued) in the municipality Baseline: developments that were issued building permit in fiscal year 2025 (i.e., Apr 1, 2024 – Mar 31, 2025)	Year-over-Year increase in the number of building permits issued within the three year-period
New residential growth	Extent of housing units enabled	Number of new housing units that benefit from DC relief.
		Number of new housing units enabled by the investment in infrastructure.

11. Application Package Requirements

As part of the complete DCRP application, applicants will be required to submit the following through TPON:

- ✓ The DCRP Application Form which will provide information about your project proposal. The form also includes an attestation form in the appendices that need to be completed.
- ✓ Project Map clearly identifying all components in the project description in KML format (Refer to Section 12 "Maps in KML Format" below) and submitted as an attachment through TPON.
- ✓ Land use planning information related to proposed housing development (e.g., location, official plan designation and zoning for subject area, status of and information regarding any other land-use planning applications/approvals).
- ✓ The applicant may also be required to submit additional supporting documentation, including but not limited to:
  - DC by-law;
  - The latest DC background study with highlights on pages where the project is listed;
  - DC background study and/or Treasurer's Statement showing DC reserve funds for the project (if applicable);
  - The capital budget/plan with highlights on pages where the project is listed

- Awarded tender/contract (if applicable);
- Applicable official plan schedule(s) and zoning by-law map(s) with the anticipated housing development lands clearly delineated;
- Lab results;
- Advisory orders;
- Secondary plans;
- Master infrastructure plans;
- Municipal structure inspection form;
- Engineering plans;
- Design reports; and/or
- Photographs.

12. Project Maps in KML Format

The provincial government requires a detailed KML file showing exactly where each work site/asset is located. This is not a picture or PDF map of the project location, but a digital spatial representation of the project location produced by a geographic information system.

12.1 What is a KML File

This simple file type, designed specifically for the visualization of geographic data, provides an accurate and detailed representation of the project and asset locations. Using a KML allows a variety of point, polygon, and line data to be represented spatially with detail and consistency.

A KML file identifies project-specific spatial information which will help reviewers understand the nature and location of your project as well as the work that you are proposing to do.

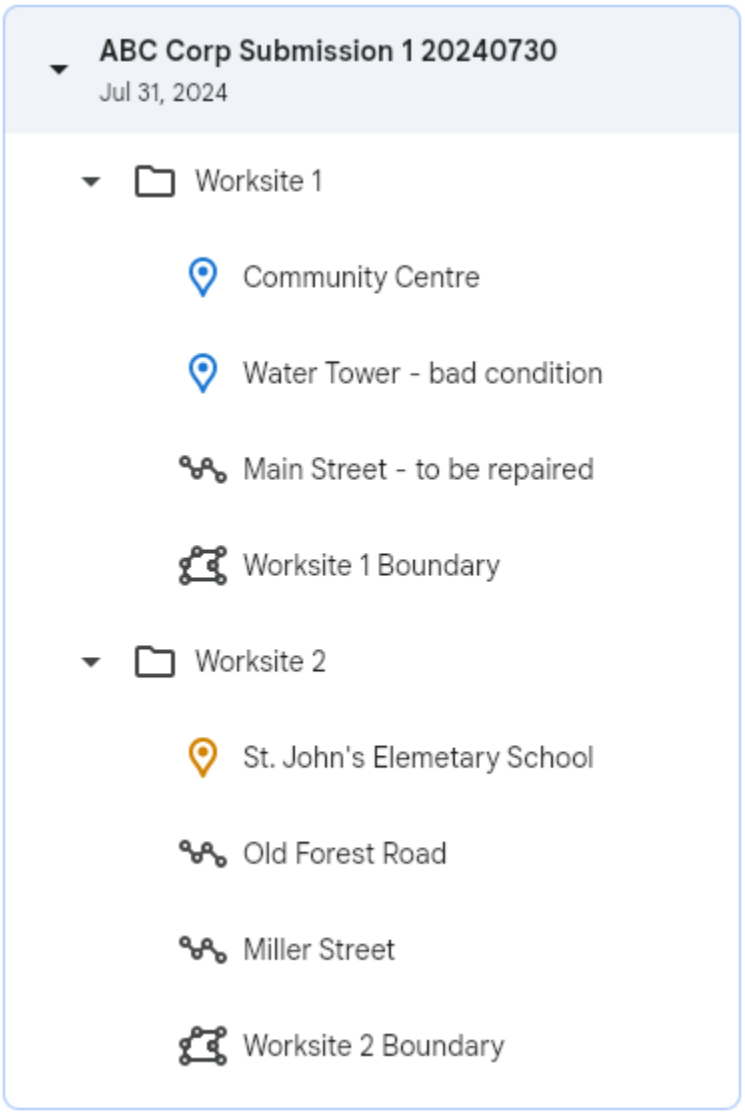
A submitted KML file must include a geometry for each element/asset of the project you are applying for.

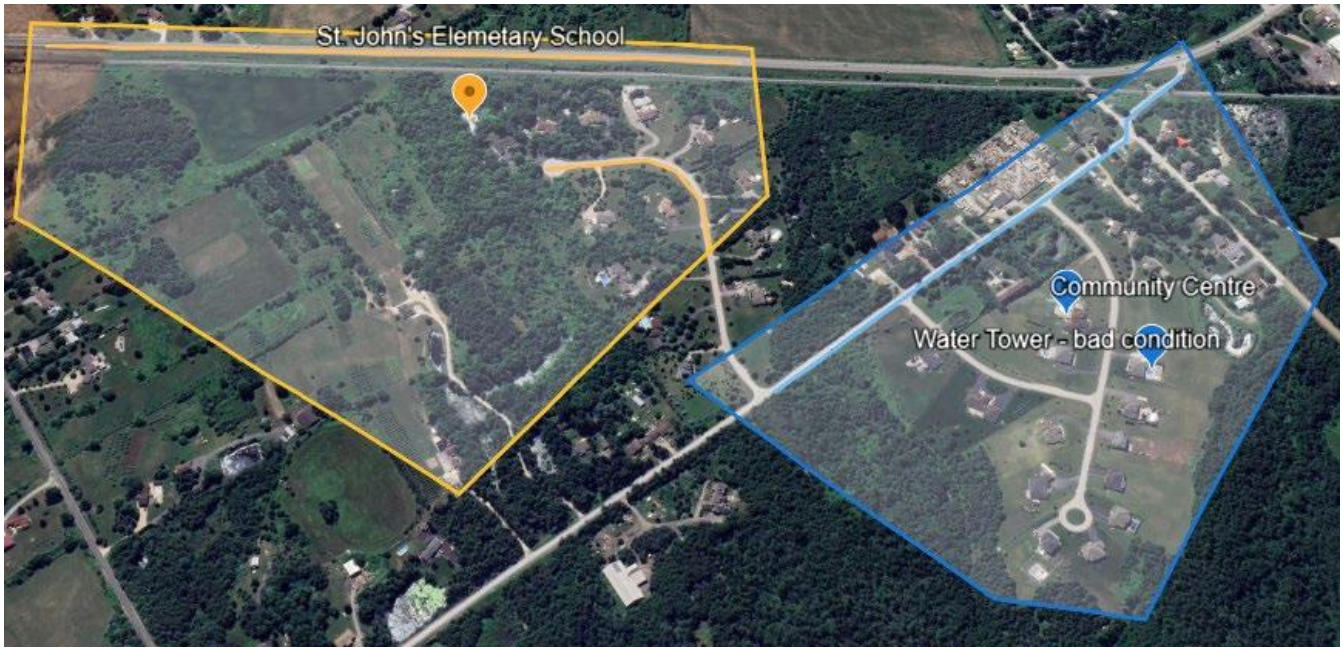
Every submitted KML file must include geometries representing the location of the asset on the ground. Geometries can be of three different types:

- Placemark (point):
  Use placemarks, or points, to represent discrete points on a map (small areas). Examples include: buildings, water towers, hydro poles, bridges, etc.
- Path (line):
  Use paths, or lines, to represent elongated features over larger distances such as roads, water mains, trails, rivers/streams, etc.

- Polygon:
  Use polygons to represent two-dimensional shapes that cover larger areas. Examples include parks, lots and concessions, project boundaries and large water bodies such as lakes and ponds.

See the below images for an example of a nicely structured KML file in Google Earth. Note that these images are meant for general reference for KML creation and may not reflect the data the applicant is meant to capture.





12.2 KML Submission Structure

1) When creating a KML file, the naming convention of the file should include:
    - Applicant name
    - Name of submission
    - Date of submission (yyyymmdd)

An example KML name would be: 'ABC Corp - Submission 1 - 20240730'

2) When adding geometries (placemarks, paths or polygons), each geometry should include:
    - Name:
      Ensure that each geometry is clearly named with the asset type and key identifying information. For example, the condition of the asset should be included in the name where applicable (and expanded upon in the description – see below). It should be clear to the reviewer what each geometry represents based on the name. Examples:
        i. A path (line) geometry named 'Main Street – to be repaired'
        ii. A point bridge geometry named 'Elora Bridge – good condition'
        iii. A polygon geometry named 'Worksite 1', displaying the boundary of the proposed worksite(s) of the applicant.
    - Description (Recommended):
      Add a description to the geometry for any additional information that cannot be captured in the name. Every geometry can be edited and a description added.

- Images/Videos (Optional):
  Attach an image or video file/URL to a geometry to provide further context to an asset.

3) When editing a KML file, use folders to categorize key information types. Note that you can further subdivide groups of geometries by adding sub folders. In general, there should be a folder for:

- Key application information:
  For example, label the folder 'New infrastructure to be built'
  i. You may add sub folders by asset type. For example, a 'Bridges' sub folder, or a 'Assets in Critical Condition' subfolder.
- Supplemental application information:
  This may or may not be necessary depending on your application. This could include items like site administration centers.

The applicant may choose an alternative folder structure, as long as it clearly identifies intuitive groupings of geometries for the reviewer.

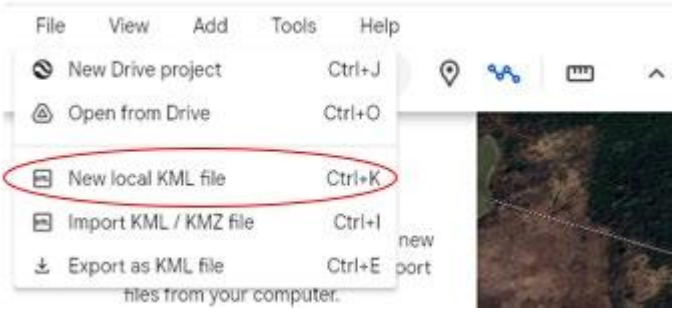
12.3 How to Create a KML File

A KML file can be created easily by anyone using Crown-Indigenous Relations and Northern Affairs Canada's (CIRNAC) publicly available Aboriginal & Treaty Rights Information System (ATRIS) web-based application or Google Earth's free web application, as well as other geographic software packages like ArcGIS or QGIS. This guide will walk you through the steps to do so using Google Earth or ATRIS.

Create a KML File using Google Earth:

1. Open Google Earth.
   - Go to the Google Earth website and click 'Launch Earth'.
2. Navigate to your area of interest.
   - Use the search bar or manually navigate to the area where you want to create your KML.
3. Create a new KML.
   - In the top left of Google Earth, click 'File', then click 'New local KML file'. This will create a new KML file to add geometries in. Ensure you name the KML file following the conventions in the KML Submissions Structure section, ie. Applicant Name

followed by the date of creation ('yyyymmdd').

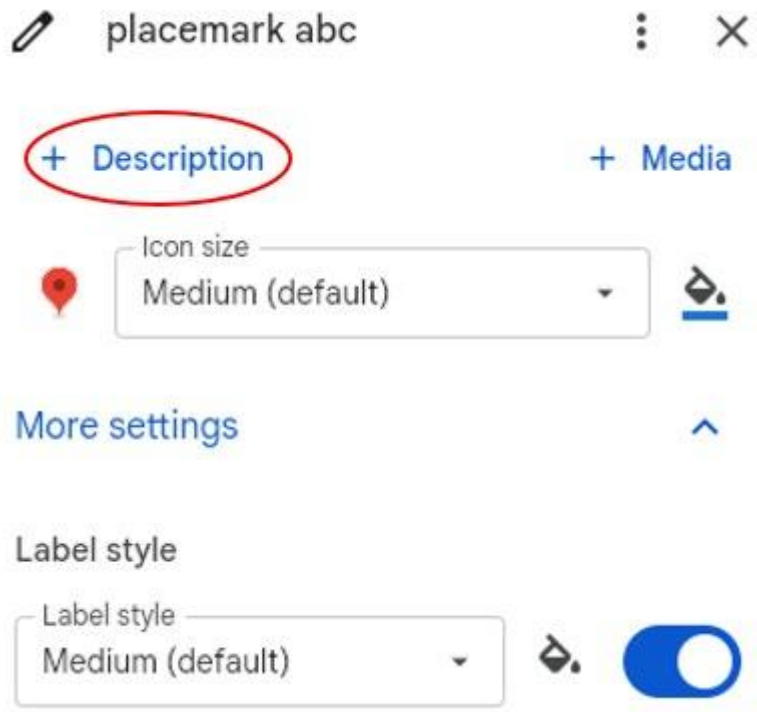


- Note that there is also an option to import existing KML's you've created 'New local KML file'.

4. Draw geometries. There are three types of geometries you can draw; placemarks, paths and polygons. Note that you can edit any geometry after it is created.
    - Add Placemarks (point geometries):
        i. Click on the Placemark button (the pushpin icon) in the toolbar.

        ii. A new placemark will appear at the center of the view. You can drag it to the exact location you want.
        iii. In the pop-up window that appears, give the placemark a name that properly identifies this feature (see KML Submission Structure section). Add a

description to provide further context to the feature.

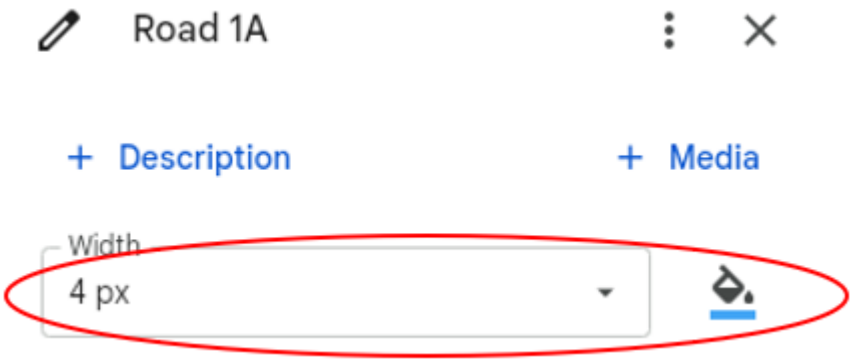


iv. Optional: click the icon image to change the icon symbol. This helps the viewer to visually differentiate between placemarks. For example, give bridge placemarks that same symbol.
v. When done, click OK to save the placemark.

- Add Paths (line geometries):
  i. Click on the Path button (the lines icon) in the toolbar.

i. Click on the map to start drawing your path. Each click will add a point to the path.
ii. Once you finish drawing, give the path a name that properly identifies this feature (see KML Submission Structure section). Add a description to provide further context to the feature.

iii. Optional: you may adjust the line width and line colour to help visually differentiate different types of lines.



iv. Click OK to save the path.

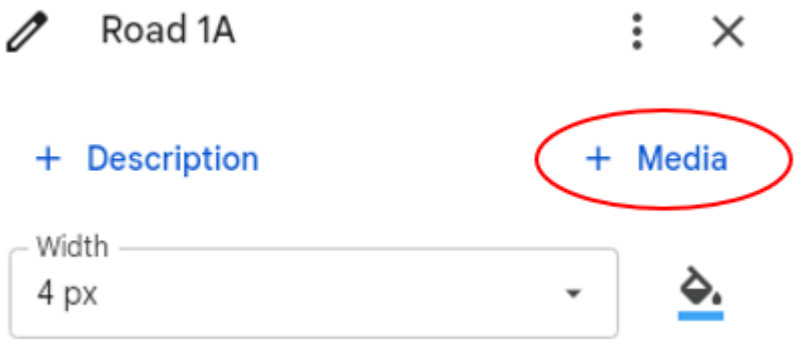
- Add Polygons:
  i. Click on the Path button (the lines icon) in the toolbar.

ii. Click on the map to start drawing your polygon. Each click will add a point to the polygon. Note that this operates identically to creating a path. The only difference is, to make a polygon geometry, you must close the linework by meeting the end of the line with the start of the line. When you hover over the end of the line, you should see 'Close shape' appear. Click to close the line and create a polygon.

iii. Once you finish drawing, give the polygon a name that properly identifies this feature (see KML Submission Structure section). Add a description to provide further context to the feature.

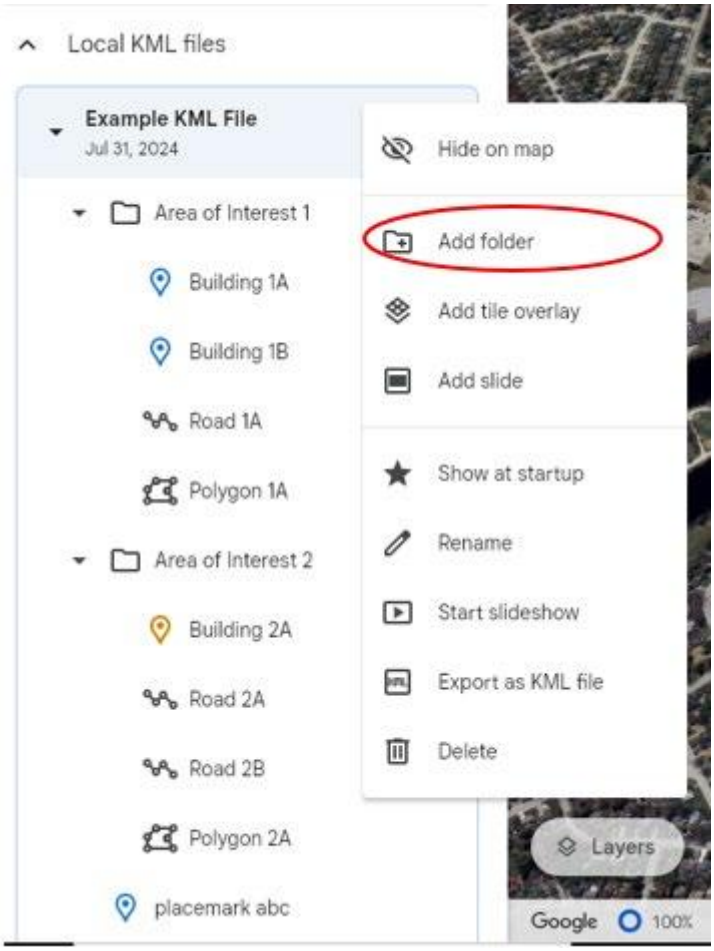
iv. Click OK to save the polygon.

- Note on images:
  Every geometry can have an image or video attached to it. It is recommended to do so to provide further context to a geometry. To attach a picture to a geometry, edit the geometry and select ‘Media’ then ‘Upload image file’.



5. Organize your geometries by creating folders:
   - You can create folders in the KML panel to organize your placemarks, paths, and polygons. To do so, hover over the name of the KML file (in the example below, the KML file is named ‘Example KML File’), select the three dots, then click ‘Add

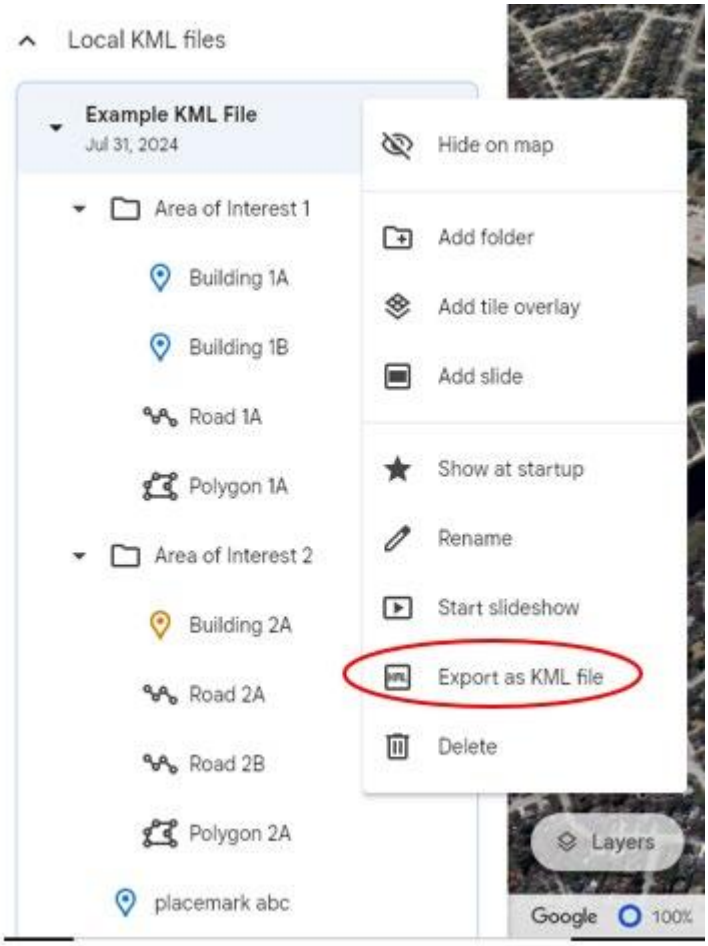
Folder’.



- Name the folder appropriately. Use intuitive names for grouping like geometries. You can also create nested sub-folders to further categorize the geometries.
- You can easily drag and drop geometries between folders.

6. Export your KML File.

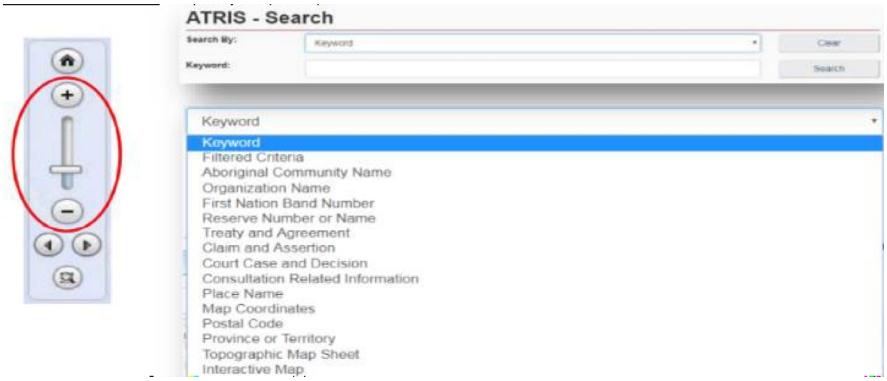
- To export your KML file to your local computer, hover over the name of the KML file, select the three dots, then click 'Export as KML file'.



- The KML file should keep the name you gave it and will save to where your browser downloads.
- You are now ready to submit your finished KML file. If you need to, you can import the KML file back into Google Earth and make edits.

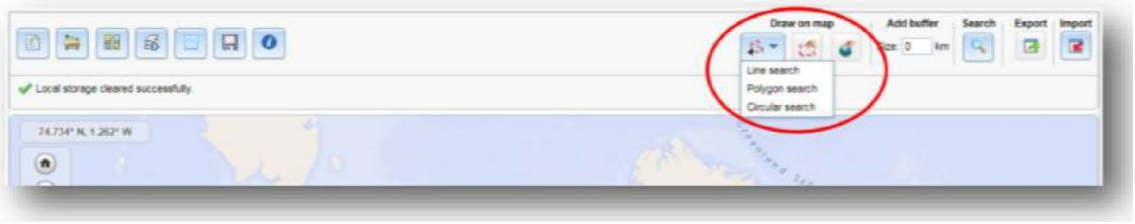
Create a KML File Using ATRIS:

1. Navigate to CIRNAC's publicly available ATRIS web-based application using this link: http://sidait-atris.aadnc-aandc.gc.ca/atris_online/Content/Search.aspx
2. Navigate to the project location in the map viewer, either by clicking, dragging, and scrolling to zoom, or using the various search options available in the 'Search By:' drop down menu.



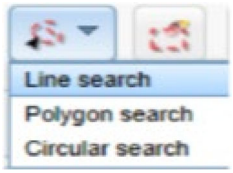
Draw your project on the map in the exact location using the “Draw on map” tools drop down located in the top right of the ATRIS interface. You may draw as many components of varying types (point*, line, polygon) as necessary to be saved as one single KML file.

*ATRIS users will not be able to create a geometry “point” in GIS terms, but the “Circular Search” option allows users to create circular polygons able to mimic points in terms of scale.

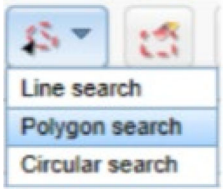


Choose the appropriate drawing tool for the type of component you are drawing:

- Line search – Click as many times as necessary to create a line that represents your linear project feature. Double click to complete.



- Polygon search – Click as many times as necessary to create a closed polygon that represents the project feature. Double click to complete.



- Circular search – Click on the map to automatically create a circle. To create a smaller circle similar to a point, zoom in as close as possible on the map before clicking. Alternatively, click and drag, then release to draw a circular project feature yourself.

If at any time you wish to erase anything you've drawn, use the following two options:

- Erase by Extent: Click and drag to create a shape around what you want to delete. Anything intersecting the box will be deleted when you release.

- Global Erase: This will erase everything on the map. Click OK when prompted to clear the map viewer and start fresh.

3. Once you are satisfied with the drawn representation of your project, click the 'Export' button.

The .KML will download as ‘SearchAreas.kml’ (unless you have specified otherwise) to the location where your browser saves downloads. The file name can be changed to something that reflects the project name before sending it in with your application.

Once saved, the KML file is ready to be uploaded. Should you need any further assistance with ATRIS, please visit the following link to find more information about ATRIS training webinars:

Aboriginal and Treaty Rights Information System (rcaanc-cirnac.gc.ca)

Development Charge Reduction Program – Frequently Asked Questions (FAQs)

June 1, 2026

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Applicant Eligibility

1. **Who is eligible to apply to the program?**

   Eligible applicants include all three tiers of municipalities (i.e., single, upper and lower tier) in Ontario as defined under the *Municipal Act, 2001,* that levy residential development charges with a development charge by-law in place as of March 30, 2026.

   For questions on the program or eligibility, please see program guidelines or email DCRP@ontario.ca.

2. **Can municipalities that implemented DC relief measures prior to March 30, 2026 apply for this program?**

   In order to be eligible for program funding for retroactive actions, the applicable municipalities must, in their application:

   - provide evidence of having reduced, or committing to continue to reduce, DC reductions of 30% to 50% across the board (i.e., for all residential development types);
   - commit to maintaining the DC rate reductions for a period of three years; and
   - ensure that the DC relief was provided to builders, who created new housing (i.e., had building permits issued) during the applicable three-year period.

3. **How does the application process and eligibility for the program impact upper and lower-tier municipalities?**

   All eligible lower-tier and upper-tier municipalities that own and levy development charges (DCs) on housing-enabling infrastructure and community infrastructure are eligible to submit applications.

   Definitions for lower-tier, upper-tier, and single-tier municipalities are provided in the *Municipal Act, 2001*.

4. **Is an applicant allowed to submit more than one application?**

   Applicants may submit more than one application individually or jointly with other municipalities. Within an application, applicants are encouraged to limit the number of eligible projects to five and bundle smaller inter-related projects into larger project submissions.

   However, municipal commitments to DC reductions must be consistent across all

applications (i.e., only projects may vary). For more details, please refer to Section 5.1 of the Guidelines for more details.

DC Reduction Commitment

5. What are the minimum required DC rate reductions?

Eligible applicants must provide an agreement-in-principle to reduce residential development charge (DC) rates in effect on March 30, 2026, by 30% to 50% or greater and maintain the reduction for three years as part of their application.

6. Can the development charge (DC) rate reductions apply to specific types of housing or are they required to be applied to all types of housing?

Eligible applicants would need to reduce DC rates across the board - i.e., for all residential development types in all areas of the municipality from their DC level as of March 30, 2026 and maintain that reduction for three years.

7. How should the DC rate reductions be determined in municipalities with area-specific DCs?

Eligible applicants can determine the manner in which the DC rate reduction is arrived at – i.e., reduce the DCs for certain services or reducing all services by the same percentage is a municipal choice.

8. How long should the DC rate reduction be maintained?

Eligible applicants are required to reduce DC rates by 30% to 50% or greater and maintain the reduction for three years. That means DC rate reductions would need to be applied to effective DC rates as of March 30, 2026 and maintained for a three-year period.

Eligible applicants, if successful, would need to ensure they take the necessary steps to extend the DC relief benefit to builders, who were issued a building permit for an eligible residential development on/after March 30, 2026.

Project Eligibility

9. What type of projects are eligible for funding through the program?

A project can be a new build and/or work to increase the capacity, size, scope or reach of existing infrastructure assets or systems to accommodate new growth. Projects that are for rehabilitation (i.e., extending the useful life or improving the quality, functionality or safety of an asset) and repair are considered ineligible.

Eligible projects also must be included in the applicant's most recent DC background study and capital plan.

The only exception is for municipalities that are applying to get recognition for DC relief provided prior to the March 30, 2026 announcement of the Canada-Ontario Partnership to Build. They can request funding for projects which may only be included in their capital plan.

For more details, please refer to Section 4.2 in the Project Guidelines.

10. Does the project have to be a part of the applicant's most recent development charges background study and capital plan?

Projects **must** be included in the applicant's most recent DC background study and capital plan. The infrastructure projects which are put forward by municipalities that are recognized for retroactive reductions could be in their capital plan but not in their DC background study.

The only exception is for municipalities that are applying to get recognition for DC relief provided prior to the March 30, 2026 announcement of the Canada-Ontario Partnership to Build. They can request funding for projects which may only be included in the capital plan.

11. Which asset types are eligible for the program?

The following asset types will be eligible for the program:

- **Potable water assets** (e.g., treatment plants, reservoirs, local pipes including the distribution system watermain and the recipient's portion of service lines, pump stations).
- **Wastewater assets** (e.g., pump stations, lift station, treatment plants, storage tanks and collection systems).
- **Stormwater assets** (e.g., management facilities, linear assets including conveyance piping/ditches/culverts).
- **Fixed transportation assets** (e.g. roads, bridges, tunnels, maintenance and storage facilities, public transit assets).
- **Transportation rolling stock** (e.g., heavy railcars [subway], commuter railcars, light railcars, streetcars, specialized transit, public transit buses)
- **Public safety and emergency services assets** (e.g. fire stations, pumpers and aerials, police detachments, and paramedic stations).
- **Community infrastructure assets** (e.g. sports and recreation centres, parks, cultural centres, libraries and community centres).

12. Are there minimum project contribution requirements to be eligible for the program?

Eligible applicants are required to contribute a minimum of 10 per cent towards their eligible project(s) costs. Projects with higher municipal contributions would be eligible for higher amount of funding from the program.

Eligible applicants can combine funding from other provincial and federal programs towards the proposed project(s) costs:

- subject to any existing conditions in previous agreements; and
- as long as the funding is not from housing-enabling infrastructure programs.

In addition, any combined (i.e., stacked) federal and provincial funding cannot count towards their municipal contribution.

Please note that, this program does not supersede previous intergovernmental funding agreements and eligible applicants would need to negotiate TPA changes with other signatory ministries as required.

13. What type of project costs are eligible for the program?

Eligible project costs are those incurred for, and directly related to, specific project costs, which include:

- Land acquisition costs for the provincial share of funds only
- Hard costs (e.g., costs related to construction, labour, building materials, and equipment).
- Costs related to the duty to consult (DTC) and Environmental Assessment (EA) that incurred after February 2026, 2026.

Other project costs (e.g., soft costs, overhead costs, taxes, etc.) are considered ineligible. However, soft costs, including those related to design, engineering, legal fees, permitting and insurance, would be counted as municipal contribution for assessment purposes only.

For more details, please refer to Sections 6.1, 7.4 and 7.5 in the Project Guidelines.

14. Does an applicant have to demonstrate shovel-readiness of their projects? What is the definition shovel-readiness?

Yes, eligible projects that are shovel-ready at the time of application will be prioritized based on their state of shovel-readiness. Projects are required to start construction no later than July 31, 2030 and be completed by October 31, 2035.

Eligible applicants will be required to provide evidence that demonstrates the project being

shove-ready (e.g., KML project map, awarded tender/contract etc.).

Shovel-readiness indicators considered include the extent to which the following requirements have been completed:

- Environmental Assessment, as applicable
- Land acquisition
- Conceptual engineering
- Detailed engineering
- Planning and design
- Tender/contract awarded but construction has not started

In addition, availability of dedicated DC reserves towards the project will be considered in determining the shovel-readiness of the project.

15. Does the land need to be acquired before an application is submitted? Is land acquisition an eligible expense under the program?

Priority will be given to those projects that are shovel ready. Projects that have completed land acquisition are considered more shovel-ready than those that have not.

Land acquisition costs are eligible for the provincial share of the DCRP funds only.

16. Do all the necessary Environmental Assessment studies need to be completed to be eligible for this funding? If they are not completed does this make a project ineligible?

It is not necessary to have all of the Environmental Assessment (EA) studies completed. However, priority will be given to those projects that are considered shovel-ready (i.e., construction will commence prior to July 31, 2030) and completion of EA activities is considered a positive indicator of shovel-readiness.

Project costs related to the EA that are incurred after February 26, 2026 will be eligible for program funding consideration.

Projects may not begin construction until applicable EA requirements are met.

17. Does the design and planning phase need to be complete in order for a project to be eligible? What if we have a completed feasibility study, but require funding for design and construction?

Planning and design do not have to be complete at the time of application. However, priority will be given to those projects that are considered shovel-ready and completion of planning

and design activities is considered a positive indicator of shovel-readiness.

Funding under the DCRP will not be provided for planning and design among other soft costs. These costs can be considered to be part of the municipal contribution for assessment purposes only.

18. **Will projects that have been tendered/awarded but not actually started yet be eligible? Can we tender before funding is awarded?**

    Projects eligible for funding can be tendered and awarded but cannot start construction until a Transfer Payment Agreement (TPA) is fully executed.

19. **Can a project submission include eligible costs from a combination of assets such as water (e.g., distribution system), transportation (e.g., roads) and wastewater (e.g., pipes). For projects where more than one eligible asset type is included, where can information on the other asset(s) included in the project be submitted?**

    Applicants must select only one primary asset type per project.

20. **If a submitted project scope forms part of a larger construction project, which is tendered prior to notification of receipt of funding, but commencement of funding-related construction is delayed until after notice of successful application is received, is the project still eligible for funding?**

    Projects can be stand-alone or a component of a larger project.

    Tendering for the component of a larger project may occur prior to provincial and federal approval. However, should your project be approved, contract award documentation will need to be provided showing the construction dollar amount and activities for the specific DCRP project.

    Funding-related construction must not start prior to project approval and duty to consult requirements being met and communicated by the Province.

    However, the eligible funding will flow to eligible municipalities over the next ten years once an annual report is submitted to the government demonstrating that required milestones, as set out in the TPA, have been met and the DC rate reduction will be maintained for three years.

Project Conditions

21. Can a single project include multiple tenders for phased work within a continuous area?

One single project may include multiple tenders. However, tenders may be awarded but construction cannot have started until a Transfer Payment Agreement is fully executed.

22. What kind of documents, engineering studies or plans show a good level of project readiness?

Documentation to demonstrate project readiness would vary depending on the project type.

Project readiness will be assessed based on engineering/geoscience studies (depending on project) that identifies the scope of the issue and the overall impact of the completion of the project (including project planning and engineering status/completed, environmental assessment or Master Plan status, requisite approvals/permits acquired, etc.)

Applicants should identify, among others, the state of completion of their engineering studies (conceptual, basic, and detailed engineering), and the status of their environmental assessment, where applicable.

Key Dates

23. What is the application intake period and how can applications be submitted?

Application intake opens at **9:00 a.m. ET on June 1, 2026**.

Municipal applicants will have until **June 19, 2026, at 10 a.m. ET** to submit their applications.

Applications must be submitted through the Transfer Payment Ontario (TPON) page where applicants can access the application form, the program guidelines document, and can upload supporting documents.

24. What are the eligible start and end dates for projects?

Projects must start no later than **July 31, 2030**, and must be completed **no later than October 31, 2035**. The project start could include pre-construction work (i.e., design, planning, engineering, project management, etc.) or construction (i.e., shovels in the ground). However, construction must not start until the following requirements have been met:

1. the province has approved the project and a Transfer Payment Agreement has been signed, and
2. the successful applicant has received confirmation in writing from the province that duty to consult requirements have been met.

25. What is the duration of the program?

The program will support projects over ten years. Successful applicants will have until October 31, 2035, to complete their project(s).

Assessment Process

26. How will applications be evaluated?

Applications that are complete and include all supporting documentation will undergo a comprehensive evaluation. Applications will be initially evaluated on application completeness, eligibility and meeting program outcomes.

Once an applicant has met program requirements, applications will be assessed on their merits within the context of the overall demand of funds in the program.

Assessment criteria will largely focus on level of DC rate reduction, the housing impact and the municipal contribution to the project.

Projects that are shovel ready and housing-enabling would be prioritized for funding.

27. How will DC reductions be considered in the assessment of applications?

Applications would be assessed on the depth of their committed DC rate reductions and in particular, DC rate reductions beyond the minimum required would be eligible for higher program funding.

28. How will the housing impact be considered in the assessment of applications?

Assessment related to housing impact will consider the level of DC relief provided to homebuilders as projected by municipalities.

However, the number and types of housing enabled by the projects submitted would be considered in the prioritization of projects.

29. Are applicants providing more than the minimum 10% contribution towards eligible project costs scored higher?

Applications that provide for a higher municipal infrastructure eligible project cost contribution (i.e., more than 10%) would receive greater consideration in the amount of funding received under the DCRP. Please note that while soft costs are considered ineligible project costs, they can be counted towards the municipal contribution amount for assessment purposes.

30. Where can applicants submit additional information (e.g., supporting documents)?

Supporting documentation that is required to support your application must be uploaded to TPON. For a list of supporting documentation that may be applicable as part of an application, please see Section 11 of the Program Guidelines.

31. How will applicants with limited internet access and/or barriers to access to TPON be accommodated?

If you experience issues with accessing TPON, applicants can email DCRP@Ontario.ca for additional support. However, applications are expected to be submitted through TPON.

32. What types of maps must be submitted with the application?

Please include a project map clearly identifying all components in the project description in KML format (please refer to Program Guidelines - Section 12 "Maps in KML Format" for instructions). Applicants may also submit a copy of the applicable official plan or housing plan for housing units being maintained/protected by the project.

33. Will the Asset Management Plan be used for assessment?

For the project to be eligible, it is required to be incorporated in the municipality's asset management plan by its next update, including the lifecycle management activities and financial management plan.

Financial Matters

34. What is the maximum funding available per project?

The maximum funding for municipal projects depends on the number of applicants to the program and the merits of each application.

The province and the federal governments will fund a maximum of 90% of eligible project costs with the recipient required to fund all remaining project costs.

Table 1. Example: Funding for One Recipient.

Value of Project	Provincial Contribution (90% maximum)	Recipient Contribution (10% minimum)
$5 million	$4.5 million (90%)	$.5 million (10%)
$48 million	$38.4 million (80%)	$9.6 million (20%)

35. What other types of funding (i.e., stacking) are allowed for the program?

Eligible applicants may not combine (i.e., stack) other federal and provincial funding towards their municipal contribution**.**

In addition, funding from other housing-enabling infrastructure programs cannot be used to fund eligible projects under this program.

36. Can the province advise on how to source the 10% minimum applicant contribution?

The Ministry cannot provide specific advice on how applicants should fund their contribution.

Applications would be assessed on the amount of municipal contribution for each eligible project. While the minimum required municipal contribution is 10% towards eligible project costs, applications that provide for more municipal contributions for each eligible project would be eligible for higher program funding.

Duty to Consult Requirements

37. Will a duty to consult (DTC) review be required?

Yes. Projects may only begin capital work (e.g., physical construction, removal of vegetation or site preparation), provided that funding approval has been received from the province **and** it has been confirmed in writing that duty to consult (DTC) requirements have been met.

Projects that proceed with construction or site preparation **prior to program approval** or receiving written confirmation from the province that DTC requirements have been met will not be eligible for funding.

Projects must start no later than July 31, 2030 and complete construction by October 31, 2035.

38. What is the duty to consult (DTC) review process?

The Crown may have a Duty to Consult (DTC) and, where appropriate, accommodate Indigenous communities (e.g., First Nation, Inuit and Métis peoples) if an activity is contemplated that may adversely impact an Aboriginal or treaty rights.

Where the duty to consult Indigenous communities is triggered, the municipal applicant must confirm that Indigenous consultation has been undertaken. The municipality will be notified if the duty to consult has been met or if further consultation needs to be undertaken. If duty to consult has not been met at the time of the application being submitted to the Province, the municipal applicant must undertake to meet the duty to consult prior to undertaking site preparation or construction. The municipality may be required to provide a complete

consultation record or any accommodation measures adopted in response to consultation with communities.

Contact Information

39. What is the contact information to ask questions for DCRP?

For program-related inquiries, the Development Charge Reduction Program team can be reached by email at DCRP@ontario.ca. For inquires related to the TPON system, please contact TPON at TPONCC@ontario.ca.

Development Charges Reduction Program Application

A) Instructions

The Development Charges Reduction Program (DCRP) is an application-based program. It will support municipalities in reducing and maintaining low development charges (DC) for builders over three years and support housing-enabling infrastructure investments in Ontario municipalities over ten years.

Before applying, potential municipal applicants are encouraged to review the Program Guidelines to determine if you are an eligible applicant and if your project(s) is/are eligible for funding under the DCRP.

How do I apply?

1. Applicants are required to complete this application form which includes a Duty to Consult Questionnaire. Applicants will also be **required** to submit the following supporting documents as attachments through the TPON system:
    - The DC by-law(s) showing the DC rates effective March 30, 2026.
    - The latest DC background study with highlights on pages where the project is listed.
    - The capital budget/plan with highlights on pages where the project is listed.
    - Any of the following evidence that demonstrates the project being shovel-ready, including but not limited to:
        - KML project map
        - DC background study and/or Treasurer's Statement showing DC reserve funds for the project (if applicable)
        - Awarded tender/contract (if applicable)
    - Applicable official plan schedule(s) and zoning by-law map(s) with the anticipated housing development lands clearly delineated.
2. Each application may be used to support multiple projects (up to five projects). Eligible applicants are encouraged to scope projects appropriately, including bundling and/or phasing projects so that they may remain in one application. If that is not feasible, an eligible applicant may submit multiple applications.

   Important: Municipal commitments to DC rate reductions must be consistent across all applications (i.e., only projects may vary). Please note joint submissions must be submitted only by a designated lead applicant in a separate application.

3. All applications and required documents must be completed electronically and submitted in the Transfer Payment Ontario (TPON) portal by **June 19, 2026,10 am (ET)**. Scanned or emailed application forms will not be accepted.

See Program Guidelines for more information on program eligibility and required supporting documentation.

Fill in all required fields and fields that apply to your proposed project. Failure to complete this form in its entirety and submit appropriate required documentation may result in the inability to assess the application and the project could be declined.

SAMPLE

Late applications will not be accepted.

How will I know my application was received?

Once the completed application has been submitted, an automated acknowledgement of receipt with a file number will be sent to the organization contact's email that is provided. After application submission, if acknowledgement of receipt has not been received by the organization's primary contact, please contact TPONCC@ontario.ca.

Other important information

Please note that Ontario cannot guarantee funding to all applicants, nor can the province ensure that the total amount requested by successful applicants will be granted. Approval will be assessed and prioritized based on program requirements, assessment criteria and the overall demand of funds in the program.

Privacy Notice Statement

The information provided as part of this application process is collected for the purpose of applying for funding under the DCRP. The information may be shared with the federal government and agencies, municipal governments and other organizations, for the purpose of assisting the province with project review, evaluation and selection, and verifying past federal and provincial funding sought by the applicant.

Please note that the general information about approved projects, including the name of the applicant, date of approval, the funding amount, project description and the location is proactively disclosed to the public once a funding agreement is signed.

By submitting this application, you agree to the collection, use and disclosure of personal and third-party information as outlined above. Failure to consent to the collection, use and disclosure of this information will result in the application not being further considered.

I have read this Privacy Notice Statement.

☐ Yes

SAMPLE

B) Organization Information

This section is not editable and displays information from your Transfer Payment Ontario (TPON) registration, except for the population. The TPON system is a one-window self-serve registration system for submitting and updating organization profile information. All organizations receiving transfer payments from the Government of Ontario must register in the TPON system. If changes are required in this section of your application, please make them in the TPON system. Once your information is revised, all future downloaded forms will include the updated information.

Organization Information

Municipality's Name: [Auto-populate]

Municipality's Legal Name: [Auto-populate]

Website URL: [Auto-populate]

Municipality's Population in 2026: [Space to enter]

Source of 2026 Population: [Space to enter]

SAMPLE

C) Organization Address Information

This section is not editable and displays information from your Transfer Payment Ontario (TPON) registration. The TPON system is a one-window self-serve registration system for submitting and updating organization profile information. All organizations receiving transfer payments from the Government of Ontario must register in the TPON system. If changes are required in this section of your application, please make them in the TPON system. Once your information is revised, all future downloaded forms will include the updated information.

Business Address

Street Address 1: [Auto-populate]

Street Address 2: [Auto-populate]

City/Town: [Auto-populate]

Province: [Auto-populate]

Postal Code: [Auto-populate]

Country: [Auto-populate]

Mailing Address

Street Address 1: [Auto-populate]

Street Address 2: [Auto-populate]

City/Town: [Auto-populate]

Province: [Auto-populate]

Postal Code: [Auto-populate]

Country: [Auto-populate]

SAMPLE

D) Applicant Contact Information

This section is automatically populated with your organization's general contact information for all projects in your organization managed by Transfer Payment Ontario. This contact is typically the CAO, Treasurer, or Clerk. Please ensure this information is correct. If this information needs to be updated, please update them in the Transfer Payment Ontario System.

Organization Contact Information

First Name: [Auto-populate]

Last Name: [Auto-populate]

Job Title: [Auto-populate]

Primary Phone Number: [Auto-populate]

Secondary Phone Number: [Auto-populate]

Email Address: [Auto-populate]

Project Contact Information (Able to add more than one contact)

Primary contact: [Space to enter]

First Name: [Space to enter]

Last Name: [Space to enter]

Job Title: [Space to enter]

Phone Number (Work): [Space to enter]

Phone Number (Mobile): [Space to enter]

Signing Authority: [Space to enter]

Is this a joint project? [Select from the list: "Yes", "No". If yes, then]

Contact at Partner Organization:

Name of Partner Organization: [Space to enter]

First Name: [Space to enter]

Last Name: [Space to enter]

Job Title: [Space to enter]

Primary Phone Number: [Space to enter]

Secondary Phone Number: [Space to enter]

Email Address: [Space to enter]

SAMPLE

E) Development Charge Reduction Information

Development Charge (DC) Reduction Commitment

Please describe the level of DC rate reduction that the municipality is committed to, including the rationale for the level (i.e., DC rate reduction of 30%-50% or greater). This should include a narrative of the cumulative request for DCRP funding across projects that is reflective of the estimated amount of DC relief provided and proposed municipal contribution. For joint applications, response must include the DC rate reduction commitment from all applicants.

Please note that applications will be prioritized based on the depth of DC rate reduction and the number of housing units resulting from DC relief provided to builders in their communities.

[Space to enter]

Development Charge (DC) Reduction Mechanism

Please describe the mechanism by which the DC reduction will be implemented in your municipality.

- Providing DC discounts and non-statutory exemptions
- Provide grants to offset DCs
- Removing or reducing capital projects within the DC by-law term horizon from DC background study
- Others (please specify)

Development Charge (DC) Reduction Benefit

Please describe why the level of DC rate reduction that the municipality is committed to, as stated above, will be most beneficial to their builder community in unlocking housing. For example, a X% DC rate reduction will incent Y% more builders to proceed with their developments based on stakeholder conversations/discussions.

[Space to enter]

Please provide details used to arrive at the estimates of new housing units (e.g., building permits issued) that benefit from the DC relief over the three-year DC relief period. Please cross-reference any figures here to those provided in section G) Outcomes.

[Space to enter]

Development Charge (DC) Reduction Amount

Please input the amount of DC relief that is estimated to be provided annually over three years (e.g., 2027-28 runs from April 1, 2027 to March 31, 2028), including the key assumptions and sources used to arrive at the estimate. Please note only for 2026-2027 include March 30th and 31st, 2026.

Year	DC Relief Amount ($)	Assumptions and Sources (500 Characters Limit)
1 – 2026-27		
2 – 2027-28		

SAMPLE

Year	DC Relief Amount ($)	Assumptions and Sources (500 Characters Limit)
3 – 2028-29		

Development Charges Rates

Please provide the effective DC rates for all residential types as of March 30, 2026, and the effective DC rates for all residential types after the committed DCRP-supported reduction (inclusive of area-specific DCs, where applicable).

Housing Type	As of March 30, 2026	Attributed to the DCRP	% Rate Reduction
[Space to enter]			
[Space to enter]			
[Space to enter]			

Types of Developments Benefitted

The expected types of housing that will be unlocked through the DC relief in your community are from the following categories:

- Single/semi-detached
- Apartment/condo
- Multiple attached (row, townhouses, stacked townhouses
- Other, please specify [Space to enter]

Housing Units Enabled due to the DC relief

Please provide the total number of estimated net new housing units added due to the DC relief (based on building permits that could be issued) each year (e.g., 2027-28 runs from April 1, 2027 to March 31, 2028). Please note only for 2026-2027 include March 30th and 31st, 2026.

Year	Estimated new housing units to be added due to the DC relief over three years
Total	

Multiple Projects: If this application pertains to multiple projects (up to five projects), please fill out the form accordingly.

Please note: Applicants are encouraged to limit the number of eligible projects to five within one application, by scoping projects through the bundling and/or phasing of projects.

SAMPLE

F) Project Information

Project Title

Please provide a project title that meaningfully describes the asset and work to be completed. In order to facilitate ease of cross-reference to the development charge (DC) background study and the capital plan, the title should be aligned with the title referenced in these two documents.

Project #1: [Space to enter]

Project #2: [Space to enter]

Project #3: [Space to enter]

Project #4: [Space to enter]

Project #5: [Space to enter]

Project Context

Please provide the current context, as well as the need for and urgency, if any of the project. If multiple projects are being requested for funding, this section should identify the prioritization of each of the projects and the rationale behind the prioritization.

Project #1: [Space to enter]

Project #2: [Space to enter]

Project #3: [Space to enter]

Project #4: [Space to enter]

Project #5: [Space to enter]

Project Objective and Expected Outcomes and Results

Please describe what the project seeks to achieve. Specifically, explain how it will address the current context in the municipality. Provide information specifically on:

- The main expected outcomes and how they will be achieved by the project;
- The communities and populations that will directly benefit from the project;
- Any climate considerations, including greenhouse gas mitigation, resilience/adaption measures, or use of low-carbon construction materials that will be incorporated into the project.

Please note that further details on outcomes are captured in section G.

Project #1: [Space to enter]

Project #2: [Space to enter]

Project #3: [Space to enter]

Project #4: [Space to enter]

SAMPLE

Project #5: [Space to enter]

Project Scope and Details

Please provide a technical description of the proposed project, including its key components (i.e., a full description of all of the infrastructure work to be undertaken).

Do not include components or details on other phases if this project is a component of larger work.

(2,000 characters max.)

Project #1: [Space to enter]

Project #2: [Space to enter]

Project #3: [Space to enter]

Project #4: [Space to enter]

Project #5: [Space to enter]

Project Type

Please select from the dropdown list the services which the asset and the project are intended to provide.

Project #1: [Dropdown list includes: Water services, Waste water services, Storm water services, Roads and associated, Transit services, Transportation services, Policing services, Fire services, Paramedics, Library, Parks and recreation, other community services]

If select others, please specify: [Space to enter]

Project #2: [Dropdown list includes: Water services, Waste water services, Storm water services, Roads and associated, Transit services, Transportation services, Policing services, Fire services, Paramedics, Library, Parks and recreation, other community services]

If select others, please specify: [Space to enter]

Project #3: [Dropdown list includes: Water services, Waste water services, Storm water services, Roads and associated, Transit services, Transportation services, Policing services, Fire services, Paramedics, Library, Parks and recreation, other community services]

If select others, please specify: [Space to enter]

Project #4: [Dropdown list includes: Water services, Waste water services, Storm water services, Roads and associated, Transit services, Transportation services, Policing services, Fire services, Paramedics, Library, Parks and recreation, other community services]

If select others, please specify: [Space to enter]

Project #5: [Dropdown list includes: Water services, Waste water services, Storm water services, Roads and associated, Transit services, Transportation services, Policing services, Fire services, Paramedics, Library, Parks and recreation, other community services]

SAMPLE

If select others, please specify: [Space to enter]

Nature of the Project

Please indicate the percentage for each of the options. Input "0" for inapplicable fields. Total percentage must equal 100%. Note: Please leave Reconstruction column blank.

Project #1:

New Construction %	Reconstruction %	Expansion %	Other %
Total Percentage			

Project #2:

New Construction %	Reconstruction %	Expansion %	Other %
Total Percentage			

Project #3:

New Construction %	Reconstruction %	Expansion %	Other %
Total Percentage			

Project #4:

New Construction %	Reconstruction %	Expansion %	Other %
Total Percentage			

Project #5:

New Construction %	Reconstruction %	Expansion %	Other %
Total Percentage			

SAMPLE

Project Location

Please identify the community in which the project will be located. Provide the address of the infrastructure to be completed. If your project has multiple locations, please provide an exhaustive list of locations. Please note that a KML map will also be required to be provided.

Project #1: [Space to enter]

Project #2: [Space to enter]

Project #3: [Space to enter]

Project #4: [Space to enter]

Project #5: [Space to enter]

Project Schedule

Please identify the project schedule. The project construction start date can represent pre-construction soft costs (e.g., design engineering, project management, etc.). **Please note that project(s) construction must start no later than July 31, 2030, and be completed by October 31, 2035.**

	Project #1	Project #2	Project #3	Project #4	Project #5
Forecasted Construction Start date (date on which construction is expected to begin, i.e., site preparation)					
Forecasted Construction End date					

Project Schedule Details:

Project #1:

Activities/Milestones	**Timeline for completion**	**Notes**

Project #2:

Activities/Milestones	**Timeline for completion**	**Notes**

SAMPLE

Project #3:

Activities/Milestones	Timeline for completion	Notes

Project #4:

Activities/Milestones	Timeline for completion	Notes

Project #5:

Activities/Milestones	Timeline for completion	Notes

Project Shovel-Readiness

Please indicate the status of the project, whether it is in the process of and/or substantially completed design and planning. The completion of at least one of the items listed in the following table is required.

Project #1:

Item	Status (Dropdown list)	Completion %
Environmental Assessment	Not Started, In Progress, Completed, Not Applicable/Exempt	
Land Acquisition Activities	Not Started, In Progress, Completed, Not Applicable	
Conceptual Engineering	Not Started, In Progress, Completed	
Basic Engineering	Not Started, In Progress, Completed	
Detailed Engineering	Not Started, In Progress, Completed	
Other comments for project readiness (e.g., DC reserve funds being allocated towards project, awarded construction tender/contract but construction has not started)		

SAMPLE

Project #2:

Item	Status (Dropdown list)	Completion %
Environmental Assessment	Not Started, In Progress, Completed, Not Applicable/Exempt	
Land Acquisition Activities	Not Started, In Progress, Completed, Not Applicable	
Conceptual Engineering	Not Started, In Progress, Completed	
Basic Engineering	Not Started, In Progress, Completed	
Detailed Engineering	Not Started, In Progress, Completed	
Other comments for project readiness (e.g., DC reserve funds being allocated towards project, awarded construction tender/contract but construction has not started)		

Project #3:

Item	Status (Dropdown list)	Completion %
Environmental Assessment	Not Started, In Progress, Completed, Not Applicable/Exempt	
Land Acquisition Activities	Not Started, In Progress, Completed, Not Applicable	
Conceptual Engineering	Not Started, In Progress, Completed	
Basic Engineering	Not Started, In Progress, Completed	
Detailed Engineering	Not Started, In Progress, Completed	
Other comments for project readiness (e.g., DC reserve funds being allocated towards project, awarded construction tender/contract but construction has not started)		

Project #4:

Item	Status (Dropdown list)	Completion %
Environmental Assessment	Not Started, In Progress, Completed, Not Applicable/Exempt	
Land Acquisition Activities	Not Started, In Progress, Completed, Not Applicable	
Conceptual Engineering	Not Started, In Progress, Completed	
Basic Engineering	Not Started, In Progress, Completed	
Detailed Engineering	Not Started, In Progress, Completed	
Other comments for project readiness (e.g., DC reserve funds being allocated towards project, awarded construction tender/contract but construction has not started)		

SAMPLE

Project #5:

Item	Status (Dropdown list)	Completion %
Environmental Assessment	Not Started, In Progress, Completed, Not Applicable/Exempt	
Land Acquisition Activities	Not Started, In Progress, Completed, Not Applicable	
Conceptual Engineering	Not Started, In Progress, Completed	
Basic Engineering	Not Started, In Progress, Completed	
Detailed Engineering	Not Started, In Progress, Completed	
Other comments for project readiness (e.g., DC reserve funds being allocated towards project, awarded construction tender/contract but construction has not started)		

Asset Operation

Please confirm whether the asset will be operated by the applicant?

Project #1: [Space to enter]

Project #2: [Space to enter]

Project #3: [Space to enter]

Project #4: [Space to enter]

Project #5: [Space to enter]

If the asset is not operated by the applicant, please describe the operating structure.

Project #1: [Space to enter]

Project #2: [Space to enter]

Project #3: [Space to enter]

Project #4: [Space to enter]

Project #5: [Space to enter]

Asset Management Plan – Lifecycle Management and related Finances

Please confirm that the applicant has planned for the lifecycle management activities and financing once the asset is ready.

Project #1: [Space to enter]

Project #2: [Space to enter]

Project #3: [Space to enter]

Project #4: [Space to enter]

SAMPLE

Project #5: [Space to enter]

SAMPLE

G) Outcomes

Assets

Please provide the asset to be completed in the project. For example, Wastewater Treatment Plants will be acceptable.

Project #1: [Space to enter]

Project #2: [Space to enter]

Project #3: [Space to enter]

Project #4: [Space to enter]

Project #5: [Space to enter]

Housing

Please provide the total number of estimated net new housing units added due to the project each year (e.g., 2027-28 runs from April 1, 2027 to March 31, 2028). Please note only for 2026-2027 include March 30th and 31st, 2026.

Year	**Estimated new housing units to be added due to the project**					
	Project #1	Project #2	Project #3	Project #4	Project #5	Total
2026-27						
2027-28						
2028-29						
2029-30						
2030-31						
2031-32						
2032-33						
2033-34						
2034-35						
2035-36						
Total						

SAMPLE

H) Project Financials

Before completing this section, please review the Program Guidelines on eligible and ineligible costs. Fill in the financial details of your project accordingly.

Fields in this section are mandatory.

Project Funding Request

Please identify how much funding is the applicant requesting from the DCRP.

	Project #1	Project #2	Project #3	Project #4	Project #5
Funding Request					

Project Total Costs and Costs Recovery

Please identify the total project costs and sources to fund the project as **originally planned** (i.e., prior to DCRP). It is important that the funding sources clearly identify the amounts that were to be raised using DCs – current, future and reserves. **The information provided should be aligned with details in DC background study and the latest DC Treasurer's Statement. Please note that costs related to the duty to consult (DTC) and environmental assessment (EA) requirements, incurred prior to February 26, 2026, are ineligible under the program. For item #3, please outline how much of this funding is related to EA and DTC costs incurred after February 26, 2026 and include this information in the text box below the table.**

Project #1:

Funding Source	**Funding**	**% of Total Project costs**
(1) DCs – Construction Cost (e.g., labour, material and equipment)		
(2) DCs – land acquisition		
(3) DCs – Soft Costs (e.g., design, engineering, legal fees, permitting and insurance)		
(4) Federal funding except for DCRP		
(5) Provincial funding except for DCRP		
(6) DC ineligible costs		
(7) Others		
Total Project costs		

[space to enter]

SAMPLE

Project #2:

Funding Source	Funding	% of Total Project costs
(1) DCs – Construction Cost (e.g., labour, material and equipment)		
(2) DCs – land acquisition		
(3) DCs – Soft Costs (e.g., design, engineering, legal fees, permitting and insurance)		
(4) Federal funding except for DCRP		
(5) Provincial funding except for DCRP		
(6) DC ineligible costs		
(7) Others		
Total Project costs		

[space to enter]

Project #3:

Funding Source	Funding	% of Total Project costs
(1) DCs – Construction Cost (e.g., labour, material and equipment)		
(2) DCs – land acquisition		
(3) DCs – Soft Costs (e.g., design, engineering, legal fees, permitting and insurance)		
(4) Federal funding except for DCRP		
(5) Provincial funding except for DCRP		
(6) DC ineligible costs		
(7) Others		
Total Project costs		

[space to enter]

Project #4:

Funding Source	Funding	% of Total Project costs
(1) DCs – Construction Cost (e.g., labour, material and equipment)		
(2) DCs – land acquisition		

SAMPLE

Funding Source	Funding	% of Total Project costs
(3) DCs – Soft Costs (e.g., design, engineering, legal fees, permitting and insurance)		
(4) Federal funding except for DCRP		
(5) Provincial funding except for DCRP		
(6) DC ineligible costs		
(7) Others		
Total Project costs		

[space to enter]

Project #5:

Funding Source	Funding	% of Total Project costs
(1) DCs – Construction Cost (e.g., labour, material and equipment)		
(2) DCs – land acquisition		
(3) DCs – Soft Costs (e.g., design, engineering, legal fees, permitting and insurance)		
(4) Federal funding except for DCRP		
(5) Provincial funding except for DCRP		
(6) DC ineligible costs		
(7) Others		
Total Project costs		

[space to enter]

If your municipality plans to use debt to fund the project, please provide an updated Annual Repayment Limit (per section 4 of O. Reg. 403/02: DEBT AND FINANCIAL OBLIGATION LIMITS)

[Space to enter]

Project Municipal Contribution

Please identify municipal contribution as requested (a minimum of 10% of the eligible project costs), and cross-reference clearly the amount of DC relief attributed to the DCRP.

Eligible applicants can combine funding from other provincial and federal programs towards the proposed project(s) costs:

SAMPLE

- subject to conditions in previous agreements; and
- as long as the funding is not from housing-enabling infrastructure program.

In addition, any combined (i.e., stacked) federal and provincial funding cannot count towards their municipal contribution.

Please note that, this program does not supersede previous intergovernmental funding agreements and eligible applicants would need to negotiate any required TPA changes with other signatory ministries.

Project #1:

Municipal Contribution – Construction Costs, Soft Costs and eligible EA and DTC costs	**Funding Amount**	**% of Total Municipal Contribution**
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
Total Municipal Contribution		

Project #2:

Municipal Contribution – Construction Costs, Soft Costs and eligible EA and DTC costs	**Funding Amount**	**% of Total Municipal Contribution**
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
Total Municipal Contribution		

SAMPLE

Project #3:

Municipal Contribution – Construction Costs, Soft Costs and eligible EA and DTC costs	**Funding Amount**	**% of Total Municipal Contribution**
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
Total Municipal Contribution		

Project #4:

Municipal Contribution – Construction Costs, Soft Costs and eligible EA and DTC costs	**Funding Amount**	**% of Total Municipal Contribution**
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
Total Municipal Contribution		

Project #5:

Municipal Contribution – Construction Costs, Soft Costs and eligible EA and DTC costs	**Funding Amount**	**% of Total Municipal Contribution**
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
Total Municipal Contribution		

SAMPLE

Project Land Acquisition Costs

Please identify municipal contribution as requested as it relates to land acquisition costs and funding. Please note that land acquisition costs are eligible for provincial portion of DCRP funding only.

Project #1:

Municipal Contribution – Land Acquisition	**Funding Amount**	**% of Total Municipal Contribution**
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
Total Municipal Contribution		

Project #2:

Municipal Contribution – Land Acquisition	**Funding Amount**	**% of Total Municipal Contribution**
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
Total Municipal Contribution		

Project #3:

Municipal Contribution – Land Acquisition	**Funding Amount**	**% of Total Municipal Contribution**
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		

SAMPLE

Municipal Contribution – Land Acquisition	Funding Amount	% of Total Municipal Contribution
Property Tax		
User Fees		
Others [Space to enter]		
Total Municipal Contribution		

Project #4:

Municipal Contribution – Land Acquisition	Funding Amount	% of Total Municipal Contribution
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
Total Municipal Contribution		

Project #5:

Municipal Contribution – Land Acquisition	Funding Amount	% of Total Municipal Contribution
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
Total Municipal Contribution		

Project Forecast

Please indicate the percentage for each year where project work is forecasted. Input "0" for inapplicable years. Total percentage must equal 100%. Note that the years below reflect the province's fiscal year – which runs from April 1 to March 31 (e.g., 2024-25 runs from April 1, 2024, to March 31, 2025). Please ensure that forecasted expenditures align with the project construction

SAMPLE

start and end date, as indicated above (i.e., funding should end in the same fiscal year the construction ends unless there is a specific rationale provided for post-construction funding needed). Construction holdbacks should be forecast in the year in which the work is performed – not the year in which the holdbacks are released. Please note only for 2026-2027 include March 30th and 31st, 2026.

Project #1:

Year	% Forecasted Eligible Expenditures
2026-2027	
2027-2028	
2028-2029	
2029-2030	
2030-2031	
2031-2032	
2032-2033	
2033-2034	
2034-2035	
2035-2036	

Project #2:

Year	% Forecasted Eligible Expenditures
2026-2027	
2027-2028	
2028-2029	
2029-2030	
2030-2031	
2031-2032	
2032-2033	
2033-2034	
2034-2035	
2035-2036	

Project #3:

Year	% Forecasted Eligible Expenditures
2026-2027	
2027-2028	
2028-2029	
2029-2030	
2030-2031	
2031-2032	

SAMPLE

Year	% Forecasted Eligible Expenditures
2032-2033	
2033-2034	
2034-2035	
2035-2036	

Project #4:

Year	% Forecasted Eligible Expenditures
2026-2027	
2027-2028	
2028-2029	
2029-2030	
2030-2031	
2031-2032	
2032-2033	
2033-2034	
2034-2035	
2035-2036	

Project #5:

Year	% Forecasted Eligible Expenditures
2026-2027	
2027-2028	
2028-2029	
2029-2030	
2030-2031	
2031-2032	
2032-2033	
2033-2034	
2034-2035	
2035-2036	

SAMPLE

I) Risks

Identify any applicable risks from the list below in the expanded section, please fill in the required details of the risk related to your project including a risk mitigation strategy for each:

Project #1:

☐Risks that may impact the successful completion or forecasted end date of the project

☐Risk that may increase the costs (cost overrun)

☐Risks of using specialized technology or equipment that is new/unfamiliar to the applicant

☐Project complexity contributing to risk considerations

☐Risk of public sensitivity to the project

Risk Details

Risk: [Space to enter]

Level of Risk: (N/A, Low, Medium, High)

Mitigation (2000 characters) [Space to enter]

Project #2:

☐Risks that may impact the successful completion or forecasted end date of the project

☐Risk that may increase the costs (cost overrun)

☐Risks of using specialized technology or equipment that is new/unfamiliar to the applicant

☐Project complexity contributing to risk considerations

☐Risk of public sensitivity to the project

Risk Details

Risk: [Space to enter]

Level of Risk: (N/A, Low, Medium, High)

Mitigation (2000 characters) [Space to enter]

Project #3:

☐Risks that may impact the successful completion or forecasted end date of the project

☐Risk that may increase the costs (cost overrun)

☐Risks of using specialized technology or equipment that is new/unfamiliar to the applicant

☐Project complexity contributing to risk considerations

SAMPLE

☐Risk of public sensitivity to the project

Risk Details

Risk: [Space to enter]

Level of Risk: (N/A, Low, Medium, High)

Mitigation (2000 characters) [Space to enter]

Project #4:

☐Risks that may impact the successful completion or forecasted end date of the project

☐Risk that may increase the costs (cost overrun)

☐Risks of using specialized technology or equipment that is new/unfamiliar to the applicant

☐Project complexity contributing to risk considerations

☐Risk of public sensitivity to the project

Risk Details

Risk: [Space to enter]

Level of Risk: (N/A, Low, Medium, High)

Mitigation (2000 characters) [Space to enter]

Project #5:

☐Risks that may impact the successful completion or forecasted end date of the project

☐Risk that may increase the costs (cost overrun)

☐Risks of using specialized technology or equipment that is new/unfamiliar to the applicant

☐Project complexity contributing to risk considerations

☐Risk of public sensitivity to the project

Risk Details

Risk: [Space to enter]

Level of Risk: (N/A, Low, Medium, High)

Mitigation (2000 characters) [Space to enter]

SAMPLE

J) Duty to Consult Questionnaire

As part of the application process for funding, applicants are required to complete the duty to consult (DTC) Questionnaire and provide applicable supporting documents:

Project #1:

1. Is the project site in proximity to bodies of water? If so, please describe those bodies of water (i.e., type, size and shape, use etc.).

   [Space to enter]

2. Is the project considered new infrastructure, expansion of existing infrastructure, or others?

   [Space to enter]

3. Will the project involve any activities such as site preparation, removal of vegetation, construction, excavation, deforestation, etc.?

   [Space to enter]

4. Will the project require in-water work or work in close proximity to a waterbody or waterway?

   [Space to enter]

5. Will the project affect birds/fowl or other animals and their habitat?

   [Space to enter]

6. Please list any regulatory decisions/approvals etc. made or anticipated in relation to the project. Include the type of approval, e.g., Municipal Class Environmental Assessment (200 characters maximum)

   [Space to enter]

7. Is an Environmental Assessment required for the project?

   [Space to enter]

8. Has an archaeological assessment previously been completed for the project site or is an archaeological assessment required for the project?

   [Space to enter]

9. Is your municipality aware of any historical or archaeological finds, etc., in the vicinity of the project site?

   [Space to enter]

10. Have any Indigenous communities been engaged in the proposed undertaking of this project? If so, please list the communities engaged and the nature/outcome of the engagement.

    [Space to enter]

SAMPLE

11. Is your municipality aware of past or current use of the project site or lands surrounding the project site (within 500 metres) by Indigenous communities?

    [Space to enter]

12. Are you aware of any recent claims or assertions by any Indigenous communities in connection with the project site?

    [Space to enter]

13. Has any Indigenous community previously expressed a concern regarding other infrastructure projects you have undertaken in the same area?

    [Space to enter]

Project #2:

1. Is the project site in proximity to bodies of water? If so, please describe those bodies of water (i.e., type, size and shape, use etc.).

   [Space to enter]

2. Is the project considered new infrastructure, expansion of existing infrastructure, or others?

   [Space to enter]

3. Will the project involve any activities such as site preparation, removal of vegetation, construction, excavation, deforestation, etc.?

   [Space to enter]

4. Will the project require in-water work or work in close proximity to a waterbody or waterway?

   [Space to enter]

5. Will the project affect birds/fowl or other animals and their habitat?

   [Space to enter]

6. Please list any regulatory decisions/approvals etc. made or anticipated in relation to the project. Include the type of approval, e.g., Municipal Class Environmental Assessment (200 characters maximum)

   [Space to enter]

7. Is an Environmental Assessment required for the project?

   [Space to enter]

8. Has an archaeological assessment previously been completed for the project site or is an archaeological assessment required for the project?

   [Space to enter]

SAMPLE

9. Is your municipality aware of any historical or archaeological finds, etc., in the vicinity of the project site?

   [Space to enter]

10. Have any Indigenous communities been engaged in the proposed undertaking of this project? If so, please list the communities engaged and the nature/outcome of the engagement.

    [Space to enter]

11. Is your municipality aware of past or current use of the project site or lands surrounding the project site (within 500 metres) by Indigenous communities?

    [Space to enter]

12. Are you aware of any recent claims or assertions by any Indigenous communities in connection with the project site?

    [Space to enter]

13. Has any Indigenous community previously expressed a concern regarding other infrastructure projects you have undertaken in the same area?

    [Space to enter]

Project #3:

1. Is the project site in proximity to bodies of water? If so, please describe those bodies of water (i.e., type, size and shape, use etc.).

   [Space to enter]

2. Is the project considered new infrastructure, expansion of existing infrastructure, or others?

   [Space to enter]

3. Will the project involve any activities such as site preparation, removal of vegetation, construction, excavation, deforestation, etc.?

   [Space to enter]

4. Will the project require in-water work or work in close proximity to a waterbody or waterway?

   [Space to enter]

5. Will the project affect birds/fowl or other animals and their habitat?

   [Space to enter]

6. Please list any regulatory decisions/approvals etc. made or anticipated in relation to the project. Include the type of approval, e.g., Municipal Class Environmental Assessment (200 characters maximum)

SAMPLE

[Space to enter]

7. Is an Environmental Assessment required for the project?

   [Space to enter]

8. Has an archaeological assessment previously been completed for the project site or is an archaeological assessment required for the project?

   [Space to enter]

9. Is your municipality aware of any historical or archaeological finds, etc., in the vicinity of the project site?

   [Space to enter]

10. Have any Indigenous communities been engaged in the proposed undertaking of this project? If so, please list the communities engaged and the nature/outcome of the engagement.

    [Space to enter]

11. Is your municipality aware of past or current use of the project site or lands surrounding the project site (within 500 metres) by Indigenous communities?

    [Space to enter]

12. Are you aware of any recent claims or assertions by any Indigenous communities in connection with the project site?

    [Space to enter]

13. Has any Indigenous community previously expressed a concern regarding other infrastructure projects you have undertaken in the same area?

    [Space to enter]

Project #4:

1. Is the project site in proximity to bodies of water? If so, please describe those bodies of water (i.e., type, size and shape, use etc.).

   [Space to enter]

2. Is the project considered new infrastructure, expansion of existing infrastructure, or others?

   [Space to enter]

3. Will the project involve any activities such as site preparation, removal of vegetation, construction, excavation, deforestation, etc.?

   [Space to enter]

4. Will the project require in-water work or work in close proximity to a waterbody or waterway?

SAMPLE

[Space to enter]

5. Will the project affect birds/fowl or other animals and their habitat?

   [Space to enter]

6. Please list any regulatory decisions/approvals etc. made or anticipated in relation to the project. Include the type of approval, e.g., Municipal Class Environmental Assessment (200 characters maximum)

   [Space to enter]

7. Is an Environmental Assessment required for the project?

   [Space to enter]

8. Has an archaeological assessment previously been completed for the project site or is an archaeological assessment required for the project?

   [Space to enter]

9. Is your municipality aware of any historical or archaeological finds, etc., in the vicinity of the project site?

   [Space to enter]

10. Have any Indigenous communities been engaged in the proposed undertaking of this project? If so, please list the communities engaged and the nature/outcome of the engagement.

    [Space to enter]

11. Is your municipality aware of past or current use of the project site or lands surrounding the project site (within 500 metres) by Indigenous communities?

    [Space to enter]

12. Are you aware of any recent claims or assertions by any Indigenous communities in connection with the project site?

    [Space to enter]

13. Has any Indigenous community previously expressed a concern regarding other infrastructure projects you have undertaken in the same area?

    [Space to enter]

Project #5:

1. Is the project site in proximity to bodies of water? If so, please describe those bodies of water (i.e., type, size and shape, use etc.).

   [Space to enter]

SAMPLE

2. Is the project considered new infrastructure, expansion of existing infrastructure, or others?

   [Space to enter]

3. Will the project involve any activities such as site preparation, removal of vegetation, construction, excavation, deforestation, etc.?

   [Space to enter]

4. Will the project require in-water work or work in close proximity to a waterbody or waterway?

   [Space to enter]

5. Will the project affect birds/fowl or other animals and their habitat?

   [Space to enter]

6. Please list any regulatory decisions/approvals etc. made or anticipated in relation to the project. Include the type of approval, e.g., Municipal Class Environmental Assessment (200 characters maximum)

   [Space to enter]

7. Is an Environmental Assessment required for the project?

   [Space to enter]

8. Has an archaeological assessment previously been completed for the project site or is an archaeological assessment required for the project?

   [Space to enter]

9. Is your municipality aware of any historical or archaeological finds, etc., in the vicinity of the project site?

   [Space to enter]

10. Have any Indigenous communities been engaged in the proposed undertaking of this project? If so, please list the communities engaged and the nature/outcome of the engagement.

    [Space to enter]

11. Is your municipality aware of past or current use of the project site or lands surrounding the project site (within 500 metres) by Indigenous communities?

    [Space to enter]

12. Are you aware of any recent claims or assertions by any Indigenous communities in connection with the project site?

    [Space to enter]

13. Has any Indigenous community previously expressed a concern regarding other infrastructure projects you have undertaken in the same area?

SAMPLE

[Space to enter]

The Province reserves the right to seek further information or documentation from the municipal applicant regarding Indigenous consultation.

SAMPLE

K) Declaration/Signing

Applicants will comply with the Ontario Human Rights Code (the "Code") and all other applicable laws (http://www.ohrc.on.ca/en/ontario-humanrights-code). Failure to comply with the letter and spirit of the Code will render the applicant ineligible for a grant and, in the event a grant is made, liable to repay the grant in its entirely at the request of the Ministry. Applicants should be aware that Government of Ontario institutions are bound by the Freedom of Information and Protection of Privacy Act, R.S.O 1990, c.F.31 (https://www.ontario.ca/laws/statute/90f31), as amended from time to time, and that any information provided to them in connection with this application my be subject to disclosure in accordance with that Act. Applicants are advised that the names and addresses of organization receiving grants, the amount of the grant awards, and the purpose for which grants are awarded is information made available to the public.

Certification

Yes / No questions (all mandatory)

If you indicate no to any of the following statements, you should contact the program area through DCRP@ontario.ca for further information and to determine if your project will be eligible for funding:

All capital costs, including site preparation and construction costs are ineligible until Ontario has confirmed in writing that environmental assessment, land use planning requirements and duty to consult (DTC) requirements have been met.

All construction and site preparation work must be scheduled to occur after Ontario has confirmed that environmental assessment, land use planning requirements and duty to consult (DTC) requirements have been met.

[Space to enter]

The project, if subject to the Ready-Mixed Concrete Carbon Emission Reduction Requirement, will meet the requirement and if not, will provide a rationale. [Please note projects with this requirement are those that have total eligible costs over $10 million, are within a municipality with a population over 30,000 and use over 100 cubic metres (m3) of ready-mixed concrete.]

[Space to enter]

Agreement-in-Principle

By submitting an application, the Applicant agrees to fulfil the following obligations:

- To reduce the Applicant's DC rates, in effect on March 30, 2026, by the level committed to in section E of this application form (the "DC Reduction Commitment');
- To maintain the DC Reduction Commitment for a minimum period of three years from the date such reductions come into effect;
- To ensure that actual DC reductions are fully implemented and in effect immediately following execution of any transfer payment agreements ("TPAs") with the province in order to receive DCRP funding, including following all necessary legislative, regulatory, municipal, administrative and operational steps to give effect to such reductions;

SAMPLE

- To take all reasonable and necessary measures to ensure that developments that obtained building permits after March 30, 2026 are provided the benefits of the DC Reduction Commitment under this program, including implementing retroactive adjustments, credits, refunds, or alternative mechanisms, as required, and
- Where the application is submitted jointly, to take all necessary actions to ensure that all non-signatory applicants expressly agree to and fully comply with all the above-noted obligations.

By agreeing to these obligations, the Applicant acknowledges and agrees that:

- The Applicant bears full responsibility for implementing and maintaining the DC Reduction Commitment for the required three-year period, including all associated financial, operational, administrative, and legal impacts;
- The Applicant is responsible for ensuring that any required approvals (including council approval, by-law amendments, or other authorizations) are obtained in a timely manner and do not delay or limit the implementation of the DC Reduction Commitment;
- Any payment under the TPA will be conditional upon the Applicant and all non-signatory applicants, where applicable, complying with the obligations outlined above;
- Failure to implement or maintain the DC Reduction Commitment in accordance with these terms, the Program Guidelines, or a subsequent TPA may result in consequences including, but not limited to:
    - reduction, suspension, or termination of funding;
    - recovery or repayment of funds previously disbursed; and/or
    - ineligibility for future program funding;

Good Faith Commitment

By submitting this application, the Applicant confirms its good faith intention to:

- take all necessary actions to fulfill the obligations set out above;
- where the application is submitted jointly, take all necessary actions to ensure that all non-signatory applicants expressly agree to and fully comply with the obligations set out above;
- comply with the Program Guidelines and all other program requirements; and
- enter into and abide by a formal TPA, if approved, for the duration required to receive and retain program funding.

Attestation

The Applicant hereby certifies as follows:

a. the information provided in this application and all supplementary attachments is true, correct and complete in every respect;
b. the Applicant understands any funding commitment will be provided by way of an approval letter signed by the responsible Minister and will be subject to any conditions included in such a letter. Conditions of funding will be outlined through a Transfer Payment Agreement and will include reporting requirements to ensure accountability;

SAMPLE

c. the Applicant has read and understands the information contained in the Application Form and all supplementary documents;
d. the Applicant is aware that the information contained herein will be used for the assessment of grant eligibility and for statistical reporting, including reporting to the provincial and federal government;
e. the Applicant understands that it is expected to comply with the Ontario Human Rights Code and all other applicable laws;
f. the Applicant understands that the information contained in this application or submitted to the Ministry in connection with the grant is subject to disclosure under the Freedom of Information and Protection of Privacy Act;
g. the Applicant is not in default of the terms and conditions of any grant, loan or transfer payment agreement with any ministry or agency of the Government of Ontario;
h. following project completion, all major identified elements above will meet or exceed the highest published accessibility standards in Ontario, in addition to provincial building codes and relevant municipal by-laws, and
i. I am an authorized signing officer for the Applicant.

This form must be digitally validated using the "Sign Document" button and submitted in electronic format only. Scanned and faxed application forms will not be accepted.

Please validate your application by clicking the validate button before submitting the form back to Transfer Payment Ontario.

SAMPLE

1194 and 1224 Belle Aire Beach Road DLR Holdings and 2524445 Ontario Ltd. Request for Inclusion of Lands within the Settlement Area Boundary

Staff Report DSR-090-26

To: Mayor, Deputy Mayor, and Members of Council

From: Andria Leigh, Director of Planning & Growth

Date: June 10, 2026

Executive Summary

- As a result of a May 20, 2026 delegation staff were requested to review a request to include additional lands into the Lefroy-Belle Ewart Settlement Area.
- Inclusion of the lands in the settlement area boundary is not recommended at this time.
- Future opportunities to consider the addition of these lands can occur through a private Official Plan Amendment.

Recommendation:

1. **That Staff Report DSR-090-26 regarding DLR Holdings and 2524445 Ontario Ltd., Request for Inclusion of Lands within the Settlement Area Boundary be received; and**

2. **That Council does not amend the Official Plan at this time to include the lands at 1194 and 1224 Belle Aire Beach Road within the settlement area boundary of Lefroy-Belle Ewart.**

Background:

At the May 20, 2026 meeting, Council received a delegation from Mr. Marvin Geist and Mr. Darren Vella regarding the Official Plan Review and the inclusion of Lands located at 1194 and 1224 Belle Aire Beach Road within the Settlement Area Boundary. Council provided direction to staff to report back on the merits of the proposal, which is the purpose of this report. Their request letter of May 15, 2026 is found in Attachment 1 for reference.

The Lands are approximately 53 hectares (132 acres) in size and are located north of Belle Aire Beach Road within Transit Oriented Community 3 (TOC 3) of the Council adopted Orbit Secondary Plan. The lands are designated Agricultural Area, Key Natural Heritage, and Key Hydrologic Features currently in the Town of Innisfil Official Plan.

Through the Official Plan Review consultation process Innovative Planning Solution (IPS) provided written comments requesting the subject lands be designated for urban uses. The final draft of the Official Plan has been revised to align with the Orbit Secondary Plan but does not reflect the inclusion of the lands within the settlement area boundary given their location within TOC3 which is intended for growth beyond 2051.

Analysis/Consideration:

SABE Criteria and Evaluation process

Throughout the Town's Official Plan Review process, a total of 53 requests for settlement area boundary expansion ("SABE") were received that total 2,208 hectares of settlement area land and 605 hectares of employment area land. The Town also identified two potential SABEs in Innisfil Heights and the Highway 400/89 vicinity that total 313 hectares of future employment area and strategic area lands.

To assess and evaluate these requests, Growth Evaluation Criteria were developed then updated to be consistent with the PPS 2024 and approved by Council on March 26, 2025. The Growth Evaluation Criteria evaluated the 53 SABE requests according to land need, infrastructure capacity, protection of agricultural and environmental resources and achieving complete community objectives. The Criteria is designed to inform the growth policies of this Official Plan update as well to provide a tool to evaluate any future SABE request in a consistent manner.

Town of Innisfil - SABE Evaluation Criteria Form

Criteria No.	Criteria	Criteria Type	Applicable Policy Directions*
1	There is a demonstrated need for additional land according to the Ministry of Finance's Ontario Population Projections, as appropriate	Threshold	PPS 2024 - Section 2.1.1 - Population and Employment growth shall be based on Ontario Population Projections
2	The expansion does not result in land area capacity that would exceed that needed to accommodate the range and mix of land uses over the planning horizon of the Official Plan	Threshold	PPS 2024 - Section 2.3.2.1a - need for additional land to acomodat an appropriate mix and range of uses
3	There is sufficient capacity in existing and planned infrastructures and public service facilities, informed by applicable water and wastewater master plans and stormwater master plans, as appropriate.	Theshold	PPS 2024 - Section 2.3.2.1b
4	The expansion cannot result in land being added to a settlement if that land is situated in another municipality	Threshold	
5	Expansion into a Specialty Crop Area and into lands subject to the Greenbelt Plan is prohibited.	Threshold	PPS 2024 - Section 2.3.2.1c ; Greenbelt Plan 2017 - Section 3.4.5
6	The expansion area must be located immediately adjacent/contiguous to an existing Settlement Area	Threshold	PPS 2024 - Section 2.3.2.1g - phased progression of urban development ; Innisfil Official Plan 9.11.1i
7	The expansion area should be located immediately adjacent/contiguous to Alcona, in particular the area subject to the Alcona North Secondary Plan	Interpretive	PPS 2024 - Section 2.3.1.1 & 2.4.1.1 (Strategic Growth Areas) and Innisfil Official Plan, Sections 9.1.1, 9.2.2 and 9.8.3
8	The expansion area is located where development would support achievement of the Town's density targets and meet the policy intent of the Town's Official Plan.	Interpretive	Innisfil Official Plan - Sections 9.9 & 9.10
9	The expansion area is located where it can support a range and balance of housing (including affordable housing) and employment options	Interpretive	PPS 2024 - Section 2.4.1.2a & d; Innisfil Official Plan - Sections 9.2.4 & 14.3
10	The expansion area will contribute to achieving compact, walkable, sustainable and healthy communities that enhance a sense of place.	Interpretive	PPS 2024 - Section 2.4.1.3c (Strategic Growth Areas); Innisfil Official Plan - Section 9.11.1v
11	The expansion area provides an appropriate rural interface	Interpretive	Innisfil Official Plan - Section 9.1.2
12	Prime agricultural areas are avoided where possible by considering and evaluating alternative locations. Where prime agricultural areas cannot be avoided, consider lower priority agricultural lands.	Interpretive	PPS 2024 - Section 2.3.2.1d
13	The expansion area complies with the minimum distance separation formulae (MDS)	Interpretive	PPS 2024 - Section 2.3.2.1e
14	It should be demonstrated how any adverse impacts on the agricultural system including agricultural operations from expanding settlement areas will be avoided and if avoidance is not possible, minimized and mitigated, through an agricultural impact assessment or equivalent analysis, based on provincial guidance	Interpretive	PPS 2024 - Section 2.3.2.1f
15	The expansion area would be located to maximize the use of existing infrastructure and public service facilities. The infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets	Interpretive	Innisfil Official Plan - Section 16.3.3
16	The expansion area has appropriately considered matters related to sustainability and climate change	Interpretive	PPS 2024 - Section 2.9; Innisfil Official Plan - Section 15.2
17	The expansion area adequately protects and avoids development within key natural heritage features and hydrologic features.	Interpretive	PPS 2024 - Section 4.1.1; Innisfil Official Plan - Section 17.1
18	The expansion area will avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system including the quality and quantity of water.	Interpretive	PPS 2024 - Section 4.2.1; Innisfil Official Plan - Section 15.8

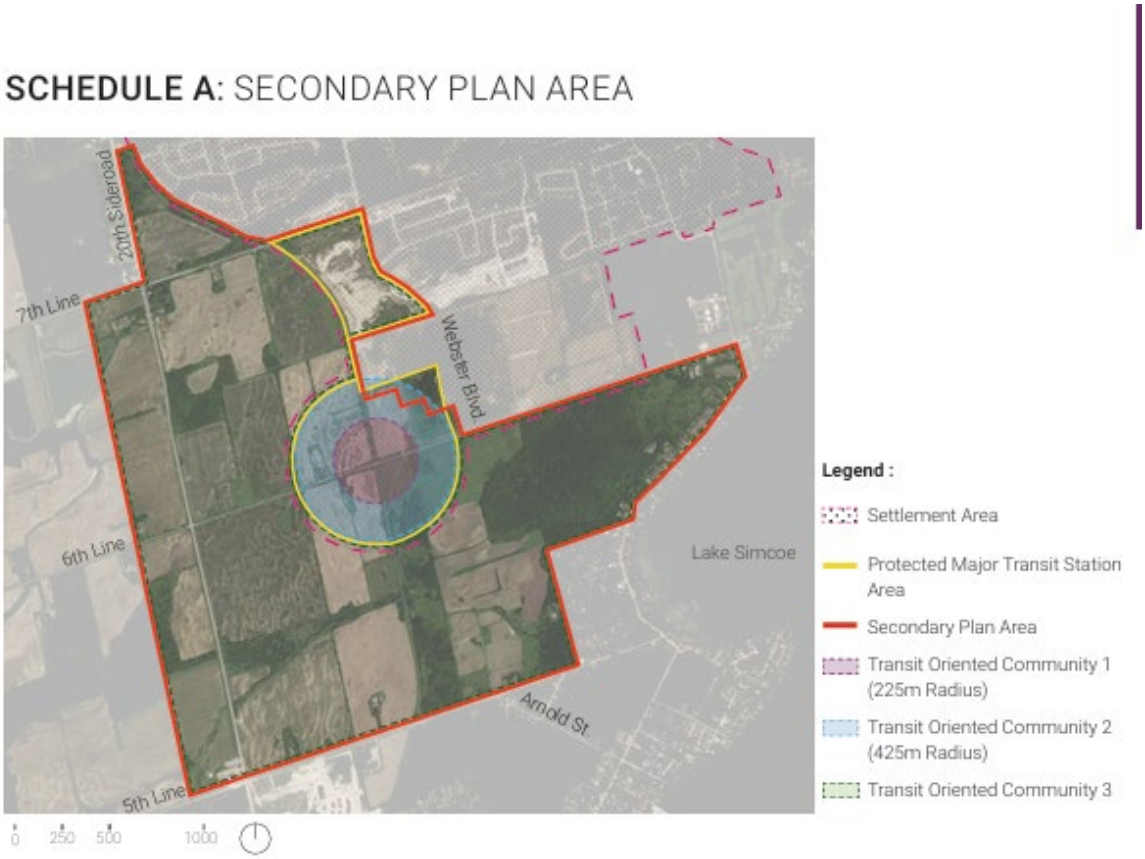
Following the evaluation of all requests in order to ensure sufficient land is available for Innisfil to grow to 2051, staff presented a Growth Options Report (DSR-094-25) in June 2025 and Growth Option #2 (Alcona and Stroud) was endorsed as the preferred growth option. This preferred growth option was intended to guide growth in Innisfil to 2051 ensuring that growth is responsibly planned, achieves long standing objectives of the Town and aligns with planned servicing.

The DLR lands, known as SABE 26, were identified as failing to meet the threshold screening criteria and were removed from further evaluation in the preferred growth option for Alcona and Stroud along with 31 other requests.

Should a determination be made by Council at this time to re-consider the inclusion of SABE 26 into the settlement area; there in inherent risk in opening up re-consideration of the other 30 SABE requests that did not meet the threshold criteria in the Phase 1 evaluation. Additionally, an inconsistent approach in the application of the approved evaluation criteria opens up further risk potential for the Town to appeals to the Official Plan Review document.

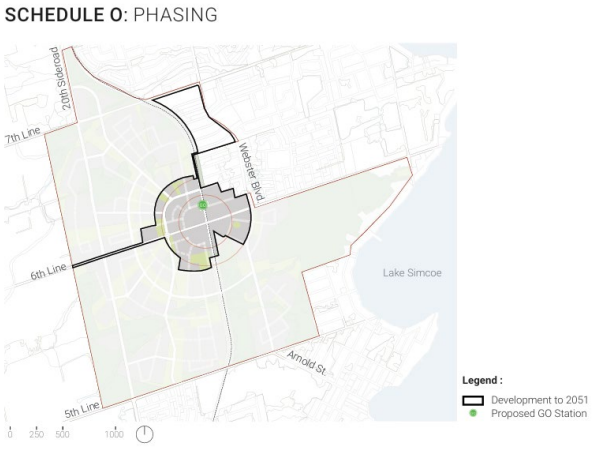
Orbit Secondary Plan

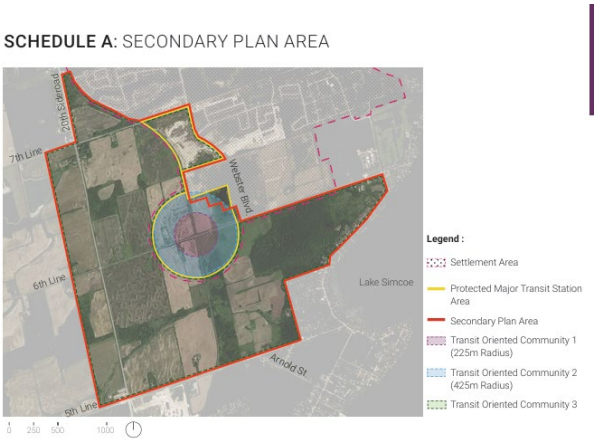
As noted above, the lands are located within TOC3 in the Orbit Secondary Plan (extract of Schedule A from Secondary Plan below for reference).



The Transit Oriented Community 3 (TOC 3) refers to the extent of the Secondary Plan Area beyond a 425 metre radius from the intersection of 6th Line and the Metrolinx Barrie rail corridor and outside the MZO.

From a servicing perspective the TOC3 lands where outside the scope of the Master Servicing Update completed by InnServices in 2024 as the focus was to ensure sufficient water and wastewater capacity for the TOC1 and TOC2 lands which are subject to the MZO. They were also identified on Schedule O of the Orbit Secondary Plan as being for future development post 2051. Schedule A of the Secondary Plan further confirms that these lands are not within the settlement area in either the Town or County Official Plan.





The Secondary Plan does however contain policies in Section 16 regarding Phasing and Implementation, specifically Section 16.2.10, provides a framework for the Town to consider amendments to the Secondary Plan to permit development of TOC3 lands prior to 2051 where compliance with provincial settlement area boundary expansion policies is achieved and subject to satisfying the outlined criteria (servicing, proximity to existing road networks, demonstrated need, etc.). This would provide the basis for the DLR lands or other TOC3 lands to be considered, more appropriately, through a private Official Plan Amendment at a future date.

Belle Aire Creek Diversion and Wetland Creation – EA and Capital Project SWM5)

For many years, the area located south of 6th Line, north of Belle Aire Beach Road, and east of 20th Sideroad to the shoreline of Lake Simcoe has experienced chronic seasonal flooding. The South Alcona Flood Reduction Project, Conservation Authority Class Environmental Assessment ("EA") - Environmental Study Report was completed in March 2020 through partnership between the Lake Simcoe Region Conservation Authority (LSRCA), the Town and Greenland Consulting Engineers. The purpose of the EA was to advance a strategic wetland enhancement (green infrastructure) and a flood mitigation solution.

The preferred solution included two components:

1. Conveyance solution – This option includes upgrading the Belle Aire Creek Channel and Culverts Capacity to Coney Existing 2-yr Storm through re-shaping and cleanout of approximately 670 m of Belle Aire Creek through the existing community north of Belle Aire Beach Road
2. Storage Solution - This storage/bypass option by-passes flows above the 2-yr storm to the existing wetland via a new Green Infrastructure Bypass/Storage Channel Buffer and Earth Berms

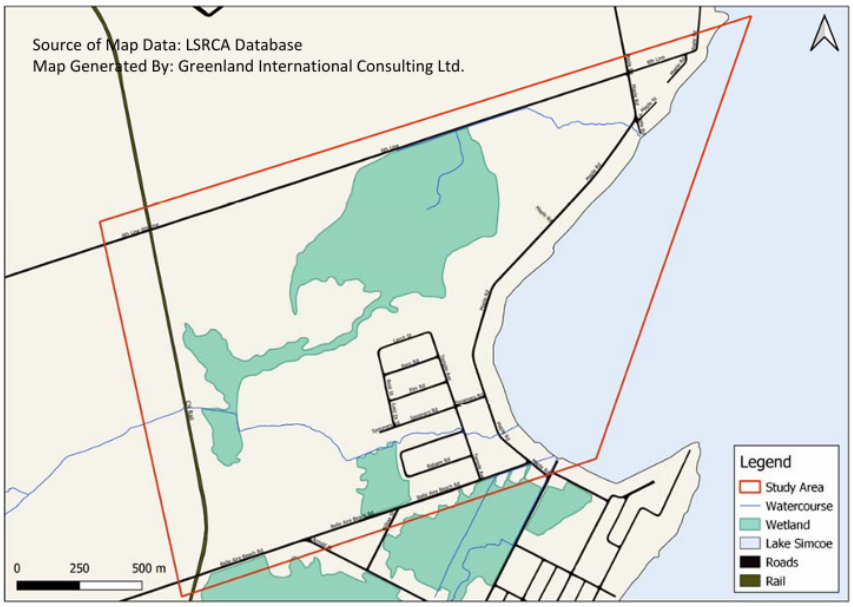


Figure 1-2: NDMP Project Study Area

In the 2021/2022 capital budget a new project - SWM5 “Belle Aire Creek Diversion & Wetland Creation” was created to allow the Town to move forward with detailed design and construction of the preferred conveyance and storage solutions based on the recommendations from the EA.

In order to implement the approved solutions and proceed with the detailed design, additional technical studies and/or investigations were noted in the EA. This technical work is required to be completed before construction of the preferred flooding solution can commence. As reflected in the preferred concept design from the EA (Attachment 2) temporary access/easements are required from 19 properties including the DLR lands for the Town to enter their properties and compete the additional technical studies outlined in the EA to complete the detailed design and ultimately the construction of the preferred flooding solution. The Town has been delayed over a period of years in being provide access to these properties that has delayed the remaining study work and the ability for the Town to proceed with the detailed design and move this flood mitigation project forward. Should the Town be provided access to the DLR lands and potentially financial contributions towards the preferred flooding strategy/solution outlined in the 2020 EA; this would provide a step towards mitigating the flooding to the community. However, without the involvement of all the properties necessary to implement the 2020 EA solution, the Town is not in a position to successfully process with the construction of the solution and mitigate the flooding impacts on the community, which is the ultimately the Town’s desired outcome.

Additionally, as the landowners’ representatives noted in their letter and deputation, the desire of the property owner is to develop these lands for residential purposes. Should the Town receive planning applications for these lands, cost sharing for the required stormwater/ flooding works would be one of the financial requirements of the Town that would be reflected in any approvals and agreements.

Community Strategic Plan Alignment:
Town's Priority # 1 Grow - We are a growing community. Through proactive and smart planning, we work towards the strategic balance of enabling Innisfil to grow and thrive while also celebrating and respecting the unique mix of urban, rural, and agricultural spaces that make it special.

Town's Priority #2 Sustain - We embrace the principles of sustainability as we actively protect, maintain, and enhance the environment, assets and amenities that our residents depend on.

Financial Consideration:
While there are not specific financial considerations associated with the staff report as noted above there are potential financial implications with a decision to include/not include the lands within the Settlement Area boundary and potential OLT appeals. There are also financial considerations associated with the Belle Aire Creek Diversion and Wetland Creation capital project that have been reflected in the Council approved capital project and will be further addressed through cost sharing agreements associated with specific development approvals as they proceed.

Local Impact:
Continuing to advance and construct the SWM 5 capital project will result in significant flooding relief for the residents that are impacted by yearly flooding in the Belle Ewart area.

Options/Alternatives:
Council has the option to support the request to include the DLR land holding into the Lefroy/Belle Ewart settlement Area through the current Official Plan Review process. However as noted in this report, staff do not recommend this approach given the potential risks to further appeals. Additionally, as outlined in this report given the multiple properties involved in the SWM 5 capital project implementation the support solely from the one property doesn't not allow for the project to proceed forward and be constructed to bring the desired flooding mitigation to the community.

Conclusion:
On the basis of the summary provided through this report, staff are not recommending the inclusion of these lands into the settlement area boundary at this time. There continue to remain opportunities for the property owner to pursue consideration of the inclusion of the lands within the settlement area boundary through alternative process at the appropriate time.

Prepared By:
Andria Leigh, Director of Planning and Growth

Approved By:
Oliver Jerschow, CAO

Attachments:
Attachment 1 – Innovative Planning Solutions May 15, 2026 Correspondence
Attachment 2 – Figure 7-1: Preferred Conveyance Solution Concept Design, Figure 7-2: Preferred Bypass & Storage Solution Concept Design, and Table 8-3 Costs

Reference Material:
Community Strategic Plan

INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

May 15th, 2026

Mayor Lynn Dollin and Members of Council
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, Ontario L9S 1A1

Re: 1194 and 1224 Belle Aire Beach Road, Town of Innisfil
Request for Inclusion of Lands within the Settlement Area Boundary
DLR Holdings and 2524445 Ontario Ltd.

Introduction

Innovative Planning Solutions (IPS) has been retained on behalf of DLR Holdings and 2524445 Ontario Ltd., the owners of the lands municipally addressed as 1194 & 1224 Belle Aire Beach Road ("Subject Lands") to requests that Council support the inclusion of the Subject Lands within the Orbit Settlement Area as part of the ongoing Official Plan Update.

Including the Subject Lands within the Orbit Settlement Area Boundary through the Official Plan Review process will allow the landowner to fully fund the costs associated with the stormwater management infrastructure to resolve the long-standing flooding experienced by the residents in the area, at no cost to the taxpayer. It will also allow for the introduction of housing types that are currently not contemplated in the MZO Orbit lands and facilitate the extension of Webster Blvd to the 5th Line.

Proposed Development Concept

The Subject Lands are 53 hectares (132 acres) in size and located north of Belle Aire Beach Road, bounded by existing residential development to the east and future Orbit growth lands to the west and north, and the Lefroy Belle Ewart Settlement Area to the south as shown in Appendix A. The lands are currently designated Agricultural Area, Key Natural Heritage, and Key Hydrologic Features under the Town of Innisfil Official Plan and are identified within Transit Oriented Community 3 (TOC 3) of the draft Orbit Secondary Plan. The proposed development concept includes a mix of apartment buildings, mixed-use buildings, townhouse dwellings in standard, back-to-back, and stacked form, semi-detached and single detached dwellings, and a long-term care and retirement building, totalling approximately 3,120 to 4,350 residential units as shown in Appendix A. The concept

plan aligns with the draft Orbit Secondary Plan Schedule F designations of Residential Medium Density 1 and 2, Neighbourhood Commercial Area, Natural Heritage Features, Parks and Open Space, and Proposed Woodland.

Flood Mitigation

The residential subdivision to the east of the Subject Lands has experienced long-standing and recurring flooding. The Town of Innisfil, in partnership with the Lake Simcoe Region Conservation Authority (LSRCA) and Greenland International Consulting Ltd., has completed a Class Environmental Assessment (Class EA) for the Belle Aire Creek Diversion and Wetland Creation project, which identified a preferred solution that requires physical works including creek reshaping, flow diversion, and flood storage to be constructed within the Subject Lands. DLR Holdings will commit to funding the full cost of those works on their lands, at no cost to the municipality, delivering a funded and immediate solution to a flooding problem that has remained unaddressed for decades.

Distinguishing the Subject Lands for Inclusion in Settlement Area

The Subject Lands are distinguished by the following characteristics:

1. DLR Holdings will commit to funding the full cost of the flood mitigation works as a condition of development, directly resolving a public safety issue affecting the Lefroy residential subdivision that no other landowner in the Orbit area can address.
2. The Subject Lands are identified within Transit Oriented Community 3 (TOC 3) of the draft Orbit Secondary Plan under the Town's own planning framework, designating them for residential and mixed-use development. Under the current framework, the subject lands are not proposed for development until post 2051. It is our opinion that this flooding issue cannot remain unresolved until then.
3. Existing servicing infrastructure is already in place at the boundary, including a 500 mm watermain along Belle Aire Beach Road and wastewater capacity at Innisfil

Heights SPS No. 1 and Alcona SPS No. 22, subject to future landowner group discussions.

4. The Subject Lands support the logical extension of Webster Boulevard, improving direct access to the Planned Innisfil GO Station for residents located south of the station area and delivering broader regional connectivity as a public benefit.
5. Technical studies have been completed for the Subject Lands, including a Planning Justification Report, Environmental Impact Study, Functional Servicing Report, and Conceptual Site Plan.

Innisfil's Official Plan Review as an alternative to Site-Specific OPA

As Council is aware, a site-specific OPA would be a lengthy and duplicative process, adding years of delay while Belle Aire Beach residents continue to experience flooding. The Town is already undertaking its Official Plan Review, the Subject Lands are identified within TOC 3 of the draft Orbit Secondary Plan, and the PPS 2024 directs that settlement area expansions can occur through a municipal comprehensive review. The Town's Official Plan Update is scheduled to come before Council in June 2026, making it the immediate and available vehicle for this request. Innisfil's Official Plan Review is the appropriate and preferable planning mechanism to deliver the flood mitigation infrastructure residents need within a reasonable timeframe at no cost to those residents.

Conclusion

IPS, on behalf of DLR Holdings, respectfully requests that:

- **Council direct staff to support the inclusion of 1194 and 1224 Belle Aire Beach Road within the Orbit Settlement Area as part of the ongoing Official Plan Review.**

The Subject Lands provide a tremendous amount of community benefits including flood mitigation, transportation improvements and connectivity, and introduce housing types that are currently not available within the Orbit MZO lands, and are more geared towards current housing trends in the current marketplace. Should Council or staff require any additional information in support of this request, please do not hesitate to contact the undersigned.

Respectfully submitted,
Innovative Planning Solutions

Darren Vella, MCIP, RPP
President and Director of Planning

John Albert, B.E.S., M.B.A., RPP
Planner

Appendix A

Concept Plan

CONCEPTUAL STORM SERVICING PLAN

1194 & 1224 BELLE AIRE BEACH ROAD,
TOWN OF INNISFIL

Scale 1:1600

0 40 80 120 160

N

AGRICULTURE

AGRICULTURE

AGRICULTURE

ENVIRONMENTAL

ENVIRONMENTAL

AGRICULTURE

Webster Blvd. Extension

Street 'T'

Lane 'S'

4 Storeys

4 Storeys

Street 'U'

Proposed Water Sewer

Street 'R'

4 Storeys

1 Storey

4 Storeys

4 Storeys

Lane 'P'

Street 'M'

Street 'N'

Street 'Q'

Street 'R'

4 Storeys

1 Storey

5 Storeys

Lane 'O'

Street 'R'

5 Storeys

Proposed Water Sewer

Existing Watercourse

S.W.M. Pond

Street 'V'

Existing Watercourse

Lane 'C'

Street 'D'

Webster Blvd. Extension

Lane 'K'

Street 'L'

Lane 'J'

Street 'A'

Street 'E'

Street 'B'

Lane 'F'

Street 'G'

Lane 'H'

Lane 'I'

S.W.M. Pond

Belle Aire Beach Rd.

Arnold St.

Willow St.

Reid Ave.

Reid Ave.

Larch St.

Fern Rd.

RESIDENTIAL

Elm Rd.

Spooners Rd.

RESIDENTIAL

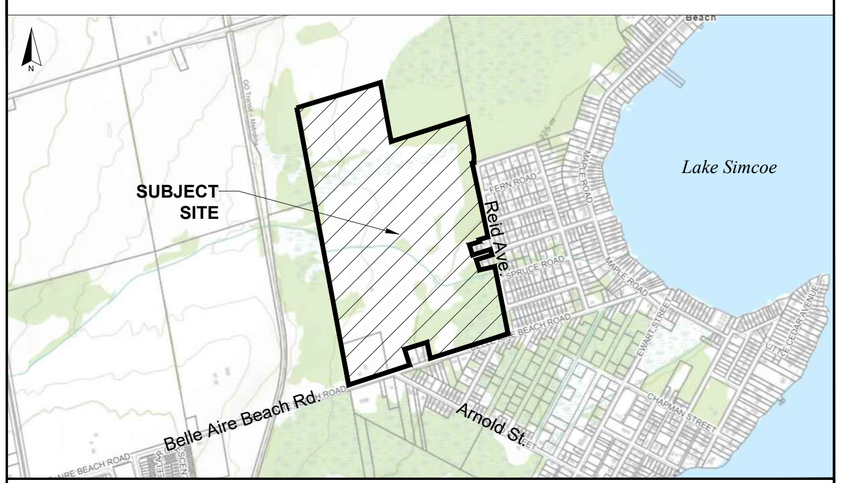
Spruce Rd.

Balsam Rd.

Legend

- Subject Site (538,126.72m2 / 53.81ha)
- Existing Water Course (Belle Aire Creek)
- Proposed Water Sewer
- Proposed Mixed-Use Building (Area: 2.08 ha.)
- Proposed 4 Storey Apartment Building (Area: 2.00 ha.)
- Proposed 1 Storey Retail Building (Area: 0.57 ha.)
- 2 Storey Semi-Detached Dwelling (Area: 1.13 ha.)
- 3 Storey Standard Townhouse Dwellings (Area: 6.70 ha.)
- 3 Storey Back-To-Back Townhouse Dwellings (Area: 5.22 ha.)
- 4 Storey Stacked Back-To-Back Townhouse Dwellings (Area: 1.05 ha.)
- 4 Storey L.T.C. Facility / Retirement Building (Area: 1.66 ha.)
- 18 Single Detached Dwellings (Area: 0.83 ha.)
- Trail
- Amenity Area (1.02 ha.)
- S.W.M. Pond
- Significant Woodlands & P.S.W. Limits
- Development Limit

KEY MAP n.t.s.



IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	May 07, 2026	Drawn By:	M.D
File:	17 - 677	Checked:	D.V | J.A

1. Introduction

Mar-King has been operating as a general contractor, delivering infrastructure in southern Ontario since 1991. Since the inception of Mar-King, our primary focus has been on municipal infrastructure and road reconstruction projects. This dedication to working with municipalities has resulted in a breadth of experience, allowing us to hone our skills in the important aspects of working within the existing urban landscape.

All of the primary heavy equipment required to undertake these often complex projects is owned by Mar-King, as well as most of the secondary support equipment.

The guiding principles which prevail over all of our projects are outlined as follows:

- Health and safety is of paramount importance. Both the company and the individual have a responsibility to maintain a safe work environment.
- We take pride in the quality of our work. We stand behind our product, which is the municipal infrastructure that allows our communities to function.
- We understand our responsibility in protecting the environment during our construction projects. We understand relevant legislation, and work with our engineering and municipal project partners to remain compliant.
- Traffic management is an important element of every road reconstruction project and is a part of a safe workplace.

Leadership Team

Mar-King's founding principals, Peter Baldesarra and Steve Polsinelli, have a combined work experience of 75 years. Previous to incorporating Mar-King, they both worked at Craftwood Construction where they were involved with many projects, some of which included the successful completion of large diameter concrete pressure pipe work. Peter and Steve bring a breadth of experience is a valued resource. Their 'hands on' leadership style allows their experience in every facet of infrastructure construction to be engrained in the work of every project Mar-King undertakes.

In addition to the founding company principals, Mar-King has the added leadership from Robert Baldesarra, Mike Baldesarra, and Marco Baldesarra.

Robert is an experienced superintendent on major construction projects throughout the GTA. His 21+ years experience in complex multi-discipline projects as a general contractor, along with a diploma in Construction Engineering Technology Management.

Mike is an experienced Professional Engineer, licensed in both Ontario. Mike has 22+ years experience in the construction, design and management of infrastructure projects throughout the Golden Horseshoe.

After completing his Construction Management diploma, Marco has dedicated his career to Mar-King, and has been contributing to both the success of the company and the success of the projects he works on for over 20 years.

Beyond the leadership team, Mar-King employs a team of equipment operators, drivers, pipe layers & labourers eager to take on new and exciting projects.

We believe that, if successful, the execution of these projects will meet or exceed your expectations. Each of project experiences had unique and specific challenges that were consistently resolved using experience and hard work

2. Similar Project Experience and References

Below is an additional listing beyond the information already provided of select projects which typifies the work Mar-King is capable of undertaking.

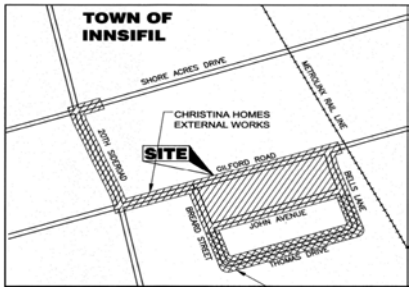
After 30 years of being in the construction business, Mar-King has an extensive list of infrastructure projects completed as a general contractor right across the Golden Horseshoe.

<table>
<tr><th colspan="2">Hurst Drive – Barrie</th></tr>
<tr><td>

- 1.1 km of road construction/ reconstruction
- 90 m dual span bridge over Lovers Creek
- Storm sewers, sanitary sewers, watermains and street lighting

</td><td> </td></tr>
<tr><th colspan="2">Gilford External Servicing – Innisfil</th></tr>
<tr><td>

- 1.5 km of new 200 mm watermain to service new and existing development in Gilford
- Includes 60 m HDD crossing of existing creek
- Construction of 350 m of new road
- $1.5M const value (2015)
- No major unresolved issues or claims

</td><td> 
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</table>

Glad Park Avenue – Stouffville

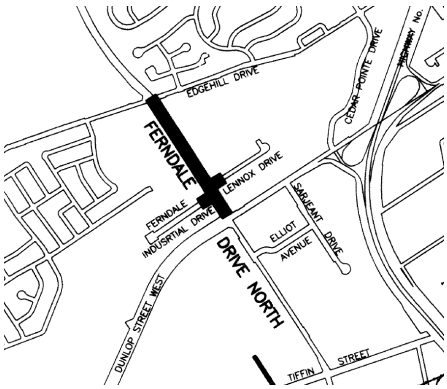
- 0.4 km of sanitary re-construction, storm sewers, watermains and complete road reconstruction
- Local residential area, where on site public relations and efficient construction management were key factors to project success
- $1.3M const value (2015)
- Completed on schedule

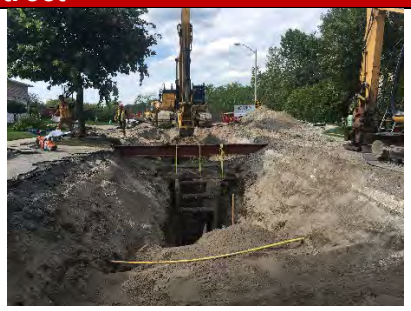
Park Drive Extension and Bridge– Stouffville

- Reconstruction of existing road
- 30 m single span bridge over Stouffville Creek
- Storm sewers up to 1800 mm diameter
- 2 OGS facilities
- 400 mm watermain including trenchless creek crossing
- $4 M const value (2010)
- No major unresolved issues or claims
- Completed on schedule
-

Ferndale Drive North – Barrie

- Sanitary, storm and watermain reconstruction. Road widening and and reconstruction.
- Extensive dewatering
- $2.3M const value (2011)
- No major unresolved issues or claims
- Completed on schedule



Mapleview Drive – Barrie	
• 3 km of road reconstruction and widening • Multiple phases including storm sewers sanitary and watermain • large Oil Grit Separator unit and major precast walls. (Bayview Drive to Welham Road) • $6.5M const value (through 2009) • No major unresolved issues or claims • Completed on schedule	
Melbourne Drive – Bradford	
• 1 km of road construction and widening including watermain, sanitary sewers and storm sewers • Busy commercial & industrial area with high school, major grocery storm, public works facility, police station and fire station • $3M const value (2015) • No major unresolved issues or claims • Completed on schedule	
Oak Knoll – Limerick Street	
• New watermain, sanitary sewer and storm sewer, which included the reconstruction and lowering of the existing storm and sanitary sewer to a depth of approximately 7 meters. • Utility congestion, management of existing resident access were key issues managed successfully • Road reconstruction on existing Limerick was part of the project delivery.	

PROJECT PROFILES

Roadway Reconstruction of Davidson, Bailey, Adair and Harriman

Contract No 2020-39-PDS-ENG

PROJECT PROFILE

Owner/Administrator

Town of Aurora
Norman Whitley
Administrator, Construction Projects

905-727-3123 ext. 4376
nwhitley@aurora.ca

Project Value at award– $4.53M
Final Project Value - $4.69M

Substantial Completion – December 2020 per contract schedule

Key Project Features

- Complete urbanization with all works completed within existing busy residential neighbourhood
- 6,800 m3 roadway excavation
- 12,000 T of roadway granular,
- Over 400m of new storm sewer, plus 100 m of 1800mm x1200mm concrete box culvert
- Enhanced Jellyfish OGS system
- Linear boulevard bioswale treatment systems
- 660m of 200mm sanitary sewer replacement, complete with replacement of 78 sanitary sewer laterals
- 800 m of 200mm watermain complete with replacement of 91 water services
- Harriman Road reconstruction completed parallel to TRCA regulated watercourse, with ESC measures in place
- Roadway illumination throughout
- Street tree planting

Reconstruction of Algonquin Crescent and Haida Drive – Contract 2017-06-IES

PROJECT PROFILE

Owner

Town of Aurora
Glen McArthur, P.Eng., PMP.
Municipal/Engineering Manager
Engineering Division
Planning and Development Services
Phone: 905-727-3123 ext. 4322
gmcarthur@aurora.ca

Administrator

Norman Whitley
Administrator, Construction Projects
Phone: 905-727-3123 ext. 4376
NWhitley@aurora.ca

Project Value – $1.5M

Substantial Completion – July 2017, per contract schedule

Key Project Features

Complete road reconstruction of Algonquin Crescent and Haida Drive, from rural section with ditches to urban cross section complete with sidewalks, approximately 550 m.

Reconstruction of 575 m of 200 mm diameter watermain, complete with water service replacement to 45 residences.

Construction of a triple pipe exfiltration Storm Sewer System

Construction of three bio-retention systems/areas

Reconstruction of Lakeland Crescent – Contract RFB-09-16

PROJECT PROFILE

Owner

Town of Richmond Hill
John Thompson B.Sc., C.E.T.
Project Manager, Capital Infrastructure (now employed with the City of Vaughan)
Phone: 905-832-8585
John.thompson@vaughan.ca

Project Value – $2.7M

Substantial Completion – November 2016, per contract schedule

Key Project Features

This was an environmentally sensitive area adjacent to Lake Wilcox

Erosion control measures were implemented and monitored regularly

Road Reconstruction and Urbanization of Lakeland Crescent

(approximately 1000 m)

Reconstruction of 1000 m of 150 mm diameter watermain, complete with service connections to all residences.

Construction of a phosphorous reduction trench

Turfstone ditch liner

Construction of approximately 500m of storm sewer

Replacement of street lighting luminaires

Lakeview Boulevard Realignment and Site works – Contract T18020

PROJECT PROFILE

Owner
Town of Ajax
Ranil Fernando, P.Eng.
Infrastructure and Asset Management Engineer
(905) 619-2529 x4241
ranil.fernando@ajax.ca

Consultant
TMIG
David Wood, C.E.T.
Senior Contract Administrator
(905) 738-5700 x249
dwood@tmig.ca

Project Value – $2.7M

Substantial Completion – November 2018, per contract schedule

Key Project Features

Complete realignment and reconstruction of Lakeview Boulevard through Paradise Park in Ajax, approx. 700m.

New watermain and sanitary sewer construction for existing residents and future park facility.

Three (3) 2400x1500 box culvert crossings to provide drainage improvements to Lake Ontario, and to replace existing watercourse crossing.

Two new pervious paver parking lots, 2,100m2

Street lighting, illumination, traffic calming measures and signage throughout.

Main Street – Stouffer Street to 10th Line, Watermain, Sanitary Sewer and Road Resurfacing – Contract RFT-16-49

PROJECT PROFILE

Owner
Town of Whitchurch – Stouffville
Brian Kavanagh, P.Eng.
Manager, Capital Projects
(905) 640-1910 x2329
Brian.kavanagh@townofws.ca

Consultant
exp Group
Doug McLaren, P.Eng.
Project Manager
(705) 719-1100 x4015
Doug.mclaren@exp.com

Project Value – $3.1M

Substantial Completion - Fall 2016 per contract schedule

Key Project Features

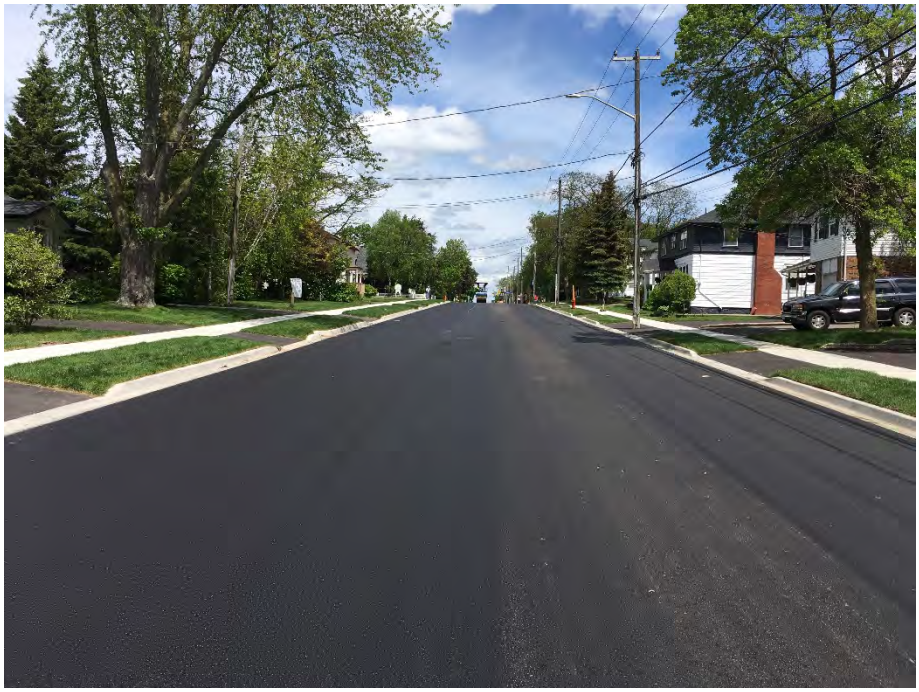
Reconstruction of busy Main Street -Stouffville, while maintaining access to residents, businesses and through traffic. Total length approx. 600 m.

Complete sanitary sewer (300mm) and watermain (300mm) replacement, inclusive of service connections to 44 residences and businesses.

New sidewalk construction on both sides of Main Street - POST TENDER CHANGE.

Excavation and disposal of approximately 8,000T of PAH contaminated soil – POST TENDER CHANGE.

Maintenance of through traffic throughout the contract duration- POST TENDER CHANGE.



Regional Road 13 and Lakeridge Road (Regional Road 23) Road Reconstruction and Intersection Upgrades - Contract D2019-027

PROJECT PROFILE

Owner

Durham Region
Robert Baldasaro, A.Sc. T., rcca, CPL
Project Supervisor
(365) 688-4327
robert.baldasaro@durham.ca

Project Value – $4.5M

Substantial Completion – September 2020 per contract schedule

Key Project Features

Complete reconstruction of approximately 1.5 km of roadway, including complete intersection reconstruction and new signalization.

28,000m3 or road excavation

Placement of approximately 40,000T of roadway granular materials

Asphalt paving, base course and top course, of 7,500T of asphalt pavement

1,200 m of new storm sewer New 1200mm diameter creek crossing completed in accordance with LSRCA permit requirements.

Signalization and roadway illumination.

bioswale system implementation

Newtonbrook Plaza Re-Development

Project # - 17180

PROJECT PROFILE

Owner

Aoyuan International.
Consultant: Dana McNabney, Construction Management Team Lead, The Municipal Infrastructure Group Ltd.

Phone : 1-905.738.5700 x333
Email : dmcnabney@tmig.ca

Project Value – $4.1m

Substantial Completion – September 21, 2021, as per contract schedule

Key Project Features

Installation of sediment control measures.
Earthworks, site serving works (which included majority of the sanitary and storm with connections.

Installation of Membrane filtration treatment device.

Approximately 400 m of 300mm dia. Watermain.

Construction of approximately 400 m of sanitary sewer

New sidewalk construction on both sides of roadway

MAR KING

Attachment 2 –Extracts from the South Alcona Flood Reduction NDMP Project Conservation Authority Class Environmental Assessment Environmental Study Report – March 2020

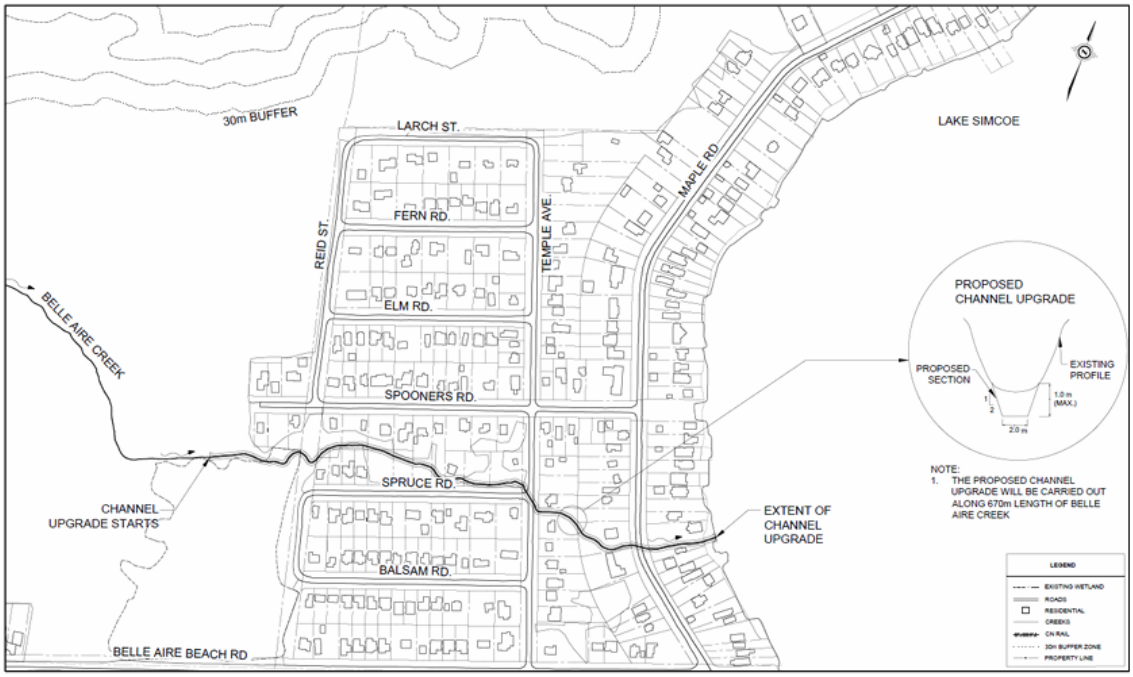


Figure 7-1: Preferred Conveyance Solution Concept Design

South Alcona Flood Reduction Project
Conservation Authority (LSRCA) Environmental Assessment
March 2020
Environmental Summary Report

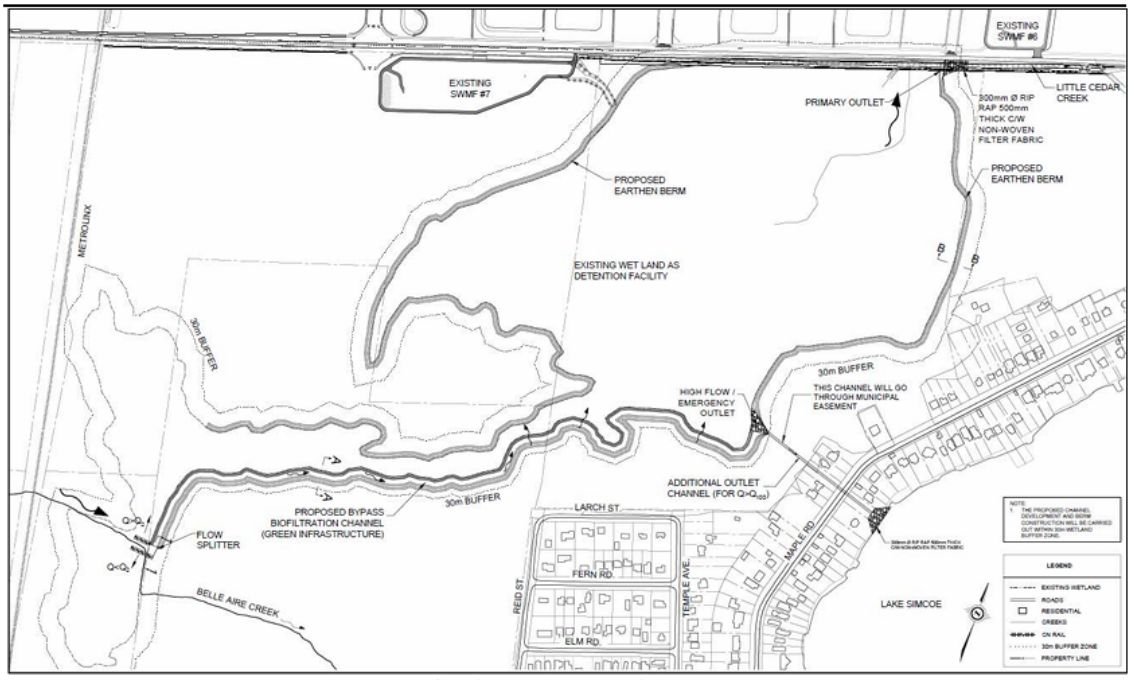


Figure 7-2: Preferred Bypass & Storage Solution Concept Design

Table 8-3: Order of Magnitude Wastewater Treatment and Disposal Costs – Option WWT-9

Project Description	Opinion of Probable Capital Costs (Millions)*
Flow bypass Structure & Inlet Channel (With Bio-filtration Feature)	$2.61
Berms and Outlet Structures for Wetland Storage System (All Work within Regulated 30m Buffer by LSRCA)	$3.50
Localized Improvements to Belle Aire Creek Channel and Road Drainage Conveyance Structures	$0.69
Sub-total All Projects:	**$6.80**
*Costs include Engineering & Contingency Allowances	

Innisfil Official Plan Update

Staff Report DSR-086-26

To: Mayor, Deputy Mayor, and Members of Council

From: Brandon Correia, Manager of Planning

Date: June 10, 2026

Executive Summary:

- The proposed Innisfil Town-wide Official Plan Update has been finalized and is recommended for adoption by Council.
- The proposed Official Plan Update is consistent with the Provincial Planning Statement 2024, conforms to the *Planning Act* and follows the direction set by Council.
- The proposed Official Plan Update plans for growth to 2051, meeting the needs of the present and future communities and guiding the physical, social, sustainable and economic development of Innisfil.
- This report addresses comments received from the January 21, 2026 Statutory Public Meeting and subsequent engagement.
- The Town has concurrently completed an Affordable Housing Strategy in order to support the community's need for more affordable housing options.
- Following adoption, the Official Plan Update amendment will be sent to the County of Simcoe for approval. The County of Simcoe will adopt an implementing Official Plan Amendment to the County Official Plan, which will be sent to the Ministry of Municipal Affairs and Housing (MMAH) for approval.

Recommendation:

1. **That Staff Report DSR-086-26 regarding the Innisfil Official Plan Update, be received; and**

2. **That through the passing of By-law No. 061-26, Council adopt the Final Draft, as the Official Plan of the Town of Innisfil and submit that Plan for approval to the County of Simcoe; and**

3. **That Council direct written notice of the adoption of the proposed Official Plan Update to be given as prescribed under the Planning Act and the regulations under that Act.**

Background:

As required by the *Planning Act*, the Town of Innisfil initiated the process of reviewing and updating its Official Plan in December 2024, with the goal of updating the Town's previous Official Plan which was adopted in 2018 (the "2018 OP"). The 2018 OP was based on population, housing, and employment forecasts to a horizon year of 2031, and the new Official Plan is required to account for growth projected to 2051.

Analysis/Consideration:

The proposed Official Plan is re-organized and structured into 11 sections as reflected in the table of contents, which implements Provincial direction to standardize the structure of municipal Official Plans.

The Province has released changes proposed to the *Planning Act* to streamline and standardize municipal official plans across Ontario (ERO 025-1099). These new provincial requirements include a template which creates a standardized structure as follows:

Table of Contents:

- Introduction and How to Use this Plan
- Strategic Planning Framework
- Indigenous Engagement
- Settlement Area Structure and Growth Needs and Management
- Residential and Mixed Uses
- Economy and Employment Areas
- Rural Areas and Agricultural System
- Infrastructure, Facilities and Community Services
- Local Landscape and Resource Management
- Implementation and Interpretation
- Schedules

Appendices are also included as additional information to assist in understanding and applying the policies of the Official Plan. The appendices do not form part of the Official Plan. The provincial template also includes a standardized set of land use designations. The proposed Official Plan implements these requirements as described later in this report. For reference, a chart summarizing the location of policies in the current Our Place Official Plan (2018), the first draft of the updated OP (Statutory Public Meeting) and the final draft proposed within this report is included as Attachment #3.

Public Consultation

The proposed Official Plan Update is fundamentally shaped by input received through extensive community engagement. The public consultation process was designed around a commitment to meaningful, transparent and ongoing engagement, ensuring that the proposed Official Plan Update reflects the community's priorities while aligning with provincial direction and long-term objectives of the Town of Innisfil.

Public Open House #1 – The Town hosted an open house on March 5, 2025, to discuss the vision and goals for the Official Plan update. This phase of engagement also included a community survey.

Public Open Houses #2 and #3 **–** The Town hosted a Statutory virtual open house on January 6, 2026, and a non statutory in-person open house on January 21, 2026, to share the Draft Official Plan and collect community feedback.

A joint Statutory Public Meeting was held on January 21st, 2026, to present the draft new Town Official Plan, and the proposed County of Simcoe Official Plan Amendment, and to receive comments from the public, Town Council, and County Council representatives. The first draft of

the Official Plan was posted to the Town's Get Involved webpage on December 17th, 2025. Feedback received at the Statutory Public Meeting was carefully reviewed in preparation for the proposed Official Plan. A high-level summary of the comments received can be found in Attachment 2.

Indigenous Peoples were engaged throughout the process of developing the proposed Innisfil Official Plan. Pre-engagement with Indigenous Peoples commenced at the project's launch and has continued throughout the process of developing the proposed Official Plan. The Town of Innisfil will continue to engage with Indigenous Peoples throughout the implementation of the Official Plan to achieve mutual knowledge sharing and benefits.

Growth Management:

Consistent with Council's direction, the proposed Official Plan includes settlement area boundary expansions (SABE's) in Alcona and Stroud, which are shown in detail on Schedule A1 of the OP. These SABE's represent logical, contiguous extensions which optimize the use of existing and planned municipal services. The SABE's will ensure that Innisfil maintains an appropriate land supply to meet provincial forecasts and implement the population growth as approved by County of Simcoe Official Plan Amendment #7 (COPA #7). By taking a pragmatic and forward-thinking approach, expanding the settlement area boundaries in line with the staff recommendation reduces the need to expand the settlement area boundaries any further in the short to medium term.

Employment areas: adjustments have been made in order to align with new provincial definitions of "area of employment" restricting non-manufacturing uses. The proposed Official Plan recognizes Innisfil Heights as a Settlement, as enabled by the Provincial Planning Statement, and designates the lands as an employment area as shown on Schedule A1 and Schedule A3E. The proposed Official Plan continues to reflect areas for future expansion to Innisfil Heights which now include lands south of the existing limits of the settlement area.

Civic Campus

The Civic Campus is identified on Schedule A1 and represents an existing area with municipal facilities. The Civic Campus policies permit a range of institutional and community uses which will support and complement the future RVH hospital site. Future expansion to the Civic Campus is shown on Schedule A1, however, this does not constitute a land use designation, and only existing permitted uses are permitted on these lands.

Hwy 400 & Hwy 89 Strategic Employment Area

Staff have identified additional lands in the immediate vicinity of Highway 89 and Highway 400 that include lands subject to the Minister's Zoning Orders as well as adjacent lands characterized by a range of commercial, employment and tourism-related uses as a special policy area. These lands are proposed as a Strategic Employment Area to recognize the long-standing commercial and employment land use designations and activities as well as protect key future economic development opportunities associated with the MZO permission for gaming, hotel and restaurant uses in a state-of-the art tourism and entertainment complex. The objectives for these lands include protecting existing business while attracting new investment, tourism opportunities and local businesses that contribute to a sense of place and leverage planned infrastructure. The Official Plan proposes to redesignate the properties from "Rural Commercial" and "Parks and Open Space" to "Strategic Employment Area" to recognize and leverage the introduction of planned municipal services to this area and encourage opportunities

for future transit to support alternative mobility options for employees, shoppers and tourists to this area.

The proposed redesignation does not represent a new or expanded settlement area boundary under Section 2.3.2 of the 2024 PPS, but rather a special policy area (i.e. Strategic Employment Area) that meets the economic (2.8.1) and infrastructure (3.1) policy directions of the 2024 PPS to protect and provide for a mix and range of employment and commercial uses that better utilize planned infrastructure and contribute to meeting the long term needs of the Town.

Revisions to the Statutory Public Consultation Draft:

A number of revisions have been made to the final draft of the proposed Official Plan, reflective of comments and responses described in the public comment's matrix (Attachment 2) as summarized below:

- Restructuring of the document in accordance with standardized Provincial structure (ERO 026-0315).
- Streamlined designations using the Province's mandatory land use types (ERO 025-1099).
- Modifications to the boundary of the Innisfil Heights Future Strategic Settlement Area boundaries.
- Updated SABE 1B in Stroud to reflect that limits of property are included in the settlement but remain undesignated.
- Identification of two Provincial ERO sites currently subject to ERO 026-0383 consultation and future provincial decisions.
- Churchill rounding out correction, as outlined in the Growth Options Report (June 2025).
- Lefroy Secondary Plan boundary correction.
- Updates to the Orbit lands to more clearly identify it as being subject to a Secondary Plan; removing any of the Transit Oriented Community 3 (TOC 3) lands from the Primary Settlement Area colour in the legend, per MZO decision; and updating the legend from MTSA to PMTSA.
- Some content was reduced to eliminate redundancy and ensure policies are concise and provide clear policy direction to enhance usability.
- Some policies were updated based on the comments received from the public, external agencies and the Technical Advisory Committee, as deemed appropriate. Examples include nomenclature which previously applied under the Growth Plan.

Provincial Consultation (ERO 025-0930) – Addressing Growth and Housing Needs in South Simcoe

The Province conducted a consultation respecting growth in South Simcoe. Several landowners across South Simcoe submitted comments and have been subject to on-going consultation with the Province.

Following this consultation, an additional consultation (ERO-026-0383) has been released which identifies ten priority sites across the South Simcoe, two of which are located in Innisfil. The priority sites remain subject to on-going public consultation. On this basis, the proposed Official Plan identifies the location of the two priority sites located at the north west limit of Stroud and in the vicinity of Innisfil Heights as shown on Schedule A1. However, as this consultation is on-going, no further policy changes were made to the proposed Official Plan for these two sites at this time.

Conformity Check

Subsection 3(6) of the *Planning Act* requires any decision of Council be made "in respect of the exercise of any authority that affects a planning matter" must be consistent with the Policy Statements issued under subsection 3(1) of the Act and must conform with (or not conflict with, as the case may be) any Provincial Plans that are in effect at the time the decision is made. This means that, should Council decide to adopt the proposed Official Plan Update, thereby exercising its authority under subsection 17(14) and 26(1) of the *Planning Act*, that the decision must be consistent with the Provincial Planning Statement, 2024 (PPS).

Furthermore, Section 27 of the *Planning Act* requires the Council of any lower-tier municipality to ensure that any Official Plan in effect in that lower-tier municipality conforms with the Official Plan of the upper-tier municipality. In the case of the Town of Innisfil, this means that the proposed Official Plan Update must conform with the Official Plan of the County of Simcoe.

The proposed Official Plan Update reflects policies of the PPS and County Official Plan and matters of consistency or conformity (as the case may be) are addressed throughout the proposed Official Plan. Conformity with these policy documents was a principal point of focus throughout the process of updating the 2018 OP. Staff are therefore confident that, should Council decide to adopt the proposed Official Plan, that the decision will be consistent with the PPS and will conform with the County Official Plan, as required under the *Planning Act*.

Provincial Planning Statement (2024):

All planning decisions must be consistent with the Provincial Planning Statement (2024).

Section 2.1 of the Provincial Planning Statement (2024) sets out policies for Planning for People and Homes. This includes Section 2.1.2 which permits municipalities to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning. One of the main purposes of this Official Plan Amendment is to identify Settlement Area Boundary Expansions to accommodate the forecasted growth allocated to the Town through the County of Simcoe COPA #7.

Policy 2.1.3 provides direction for planning authorities to ensure sufficient land is available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years. Planning for infrastructure and employment areas may extend beyond this time horizon.

Section 2.1.4 requires planning authorities to maintain a minimum housing land supply of 15 years, and to maintain sufficient servicing capacity for at least a housing land supply of 3 years. Through this Official Plan Amendment, these minimum targets for housing land supply will be achieved by designating land for residential development. A pragmatic approach has been taken to establishing developable land area which removes constraints to development from the total land area. This means that more land than is needed is being included within the Settlement Area boundary and that in the future, some of these constraints may be considered developable through site specific analysis. This would reduce the need to further expand boundaries in the future.

Section 2.1.6 supports the achievement of complete communities through accommodating a range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open spaces whilst improving accessibility for people of all ages and abilities and improving social equity and overall quality of life for people of all ages, abilities, and incomes.

Sections 2.8.1.1 and 2.8.1.3 direct planning authorities to promote economic development by providing a range of land uses and suitable sites for employment, identifying strategic investment sites, and ensuring land use compatibility near employment areas.

Sections 2.8.2.1, 2.8.2.2, and 2.8.2.3 emphasize planning for, protecting, and preserving employment areas, ensuring necessary infrastructure, safeguarding areas near major goods movement facilities, and prohibiting non-employment uses in these areas while ensuring appropriate transitions to adjacent non-employment areas.

Section 2.8.2.4 requires planning authorities to assess and update employment areas in official plans to ensure their designation aligns with their planned function and safeguarding from sensitive land uses in line with Section 3.5. The Official Plan Amendment sets out a revised policy framework for planning for Employment Areas that are consistent with the policies of the Provincial Planning Statement. This includes revising the permitted uses in the Employment Area designation, replacing the existing definition of Employment Area with the revised definition provided by the Provincial Planning Statement which now applies to Innisfil Heights.

County of Simcoe Official Plan:

Simcoe County Council adopted County Official Plan Amendment No. 7 (COPA 7) which established long-term population forecasts and set the respective targets for growth in the Town of Innisfil to the year 2051.

It is staff's professional planning opinion that the proposed Official Plan is consistent with the Provincial Planning Statement 2024 and will conform with the County of Simcoe's Official Plan upon the concurrent COPA being approved.

Innisfil's Affordable Housing Strategy

The Town has completed an Affordable Housing Strategy to meet the community's need for more affordable housing options. This strategy outlines a vision, key directions, and actions we can take to support the development of affordable and attainable housing throughout Innisfil. No further revisions were made from the draft Strategy presented to Council on February 26, 2025.

The Affordable Housing Strategy builds on the approved **Housing Needs Assessment** (HNA) which provides essential data on Innisfil's current and future housing needs. It's a tool that will help the Town address gaps in housing supply, determine where and what types of homes should be built, and plan infrastructure to support community growth.

Next Steps for the Official Plan Adoption Process:

Following adoption, the amendment will be sent to the County of Simcoe for approval. The County of Simcoe will adopt an implementing Official Plan Amendment to the County Official Plan, which will be sent to the Ministry of Municipal Affairs and Housing (MMAH) for approval. The Town's Official Plan Amendment will only be able to be approved once the Ministry has approved the County's Official Plan Amendment. County and Town staff will continue to apprise the Ministry of Municipal Affairs and Housing of key timelines. This is the current process, however, given recent provincial direction this may change prior to the County's final decision.

The projects Get Involved webpage has been kept up to date throughout the project and provides a range of background information including previous staff reports, technical reports and feedback received through public and stakeholder engagement. A Notice of Decision will be circulated to those who have registered as interested parties as per the Planning Act. Any Notice of Approval will be circulated to those who have registered as interested parties as per the Planning Act once the County of Simcoe has approved the Official Plan Amendment.

Community Strategic Plan Alignment:
Aligning with Priority #1 – Grow – through proactive and smart planning, we work towards the strategic balance of enabling Innisfil to grow and thrive while also celebrating and respecting the unique mix or urban, rural and agricultural spaces that make it special.

Financial Consideration:
The Official Plan Update is included in the approved capital budget and can be delivered within existing funding allocations, resulting in no immediate financial impact. In the event of an appeal(s) to the Ontario Land Tribunal, supplementary resources would be required to support the appeal process.

Local Impact:
Preparing an Official Plan Update provides the Town with an updated long-term vision to guide growth, land use, infrastructure, housing, and community development. It helps align local planning policies with current legislation, provincial requirements, and community priorities, while providing clarity and certainty for residents, developers, and Council on how land within the municipality is intended to evolve over time.

Options/Alternatives:
Council may choose to not adopt the new Town Official Plan; however, staff do not recommend this option. A non-decision would leave the Town reliant on an outdated policy framework that has not been updated to be consistent with the PPS 2024, current growth forecasts, and COPA #7 conformity. This would limit the Town and InnServices' ability to effectively implement required infrastructure and related studies such as an updated Master Servicing Plan, in a timely and efficient manner, which is necessary to unlock servicing capacity and support planned growth and housing supply.

Conclusion:
The proposed Official Plan Update represents a comprehensive, forward-looking framework that aligns municipal growth management with the Provincial Planning Statement, conforms to the Planning Act, and reflects the direction for settlement area boundary expansion previously endorsed by Council. The plan incorporates extensive public consultation and stakeholder feedback and positions the Town of Innisfil to manage growth responsibly while supporting complete communities.

Prepared By:
Brandon Correia, Manager of Planning

Approved By:
Andria Leigh, Director of Planning and Growth

Attachments:
Attachment 1 – Proposed New Innisfil Official Plan 2026 By-law 061-26
Attachment 2 – Public Comments Matrix
Attachment 3 – Summary of Revised Table of Contents
Attachment 4 – Land Use Designations Summary

Reference Material:
Community Strategic Plan
Innisfil Get Involved Project Page

The Corporation of the Town of Innisfil

By-Law No. 061-26

A By-law of The Corporation of the Town of Innisfil to Adopt a Plan as the Official Plan of the Town of Innisfil

(Official Plan Adoption)

Whereas Section 26(1) of the Planning Act, R.S.O. 1990, c.P.13, as amended, provides that where an Official Plan is in effect, the Council of a municipality shall revise the official plan every five years confirm to provincial plans and be consistent with policy statements issued under the Planning Act; and

Whereas Subsections 26(2) through (5) of the *Planning Act* set out requirements regarding consultation with the approval authority and prescribed public bodies; regarding the making available of adequate information and material, including a copy of the proposed Official Plan, to the public; regarding the holding of at least one public meeting and, in certain cases, the holding of at least one open house; regarding the timing and giving of notice of the public meeting and, if required, the open house; regarding the making of representations in respect of the proposed Plan at the public meeting; and regarding the submission of written comments in respect of the proposed Plan; and

Whereas Subsection 17(22) of the *Planning Act* provides that, when the requirements under Subsections 17(15) through (21) of that Act have been met and Council is satisfied that the proposed Official Plan is suitable for adoption, Council may, by by-law, adopt all or part of that Plan and submit it for approval; and

Whereas the requirements under Subsections 17(15) through (21) of the *Planning Act* have been met, the Council of the Corporation of the Town of Innisfil is satisfied that the proposed Official Plan is suitable for adoption; and

Whereas Section 21 of the *Planning Act* provides that Council may initiate a repeal of an Official Plan that applies to the municipality; and

Whereas Subsections 34(14.3) and (14.4) of the *Planning Act* provide for an Official Plan to set out alternative measures for informing and obtaining the views of the public in respect of proposed zoning by-laws, provided that, over the course of preparing that Official Plan, Council has considered whether it would be desirable for such measures to allow for notice of proposed by-laws to be given to the prescribed persons and public bodies; and

Whereas the proposed Official Plan sets out alternative measures for informing and obtaining the views of the public in respect of certain proposed zoning by-laws and/or Community Planning Permit By-laws; and

Whereas the Council of the Corporation of the Town of Innisfil considers it desirable for those alternative measures to allow for notice to be given to the prescribed persons and public bodies;

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

1. That, subject to Paragraph No. 3 below, the Official Plan of the Town of Innisfil, being the Official Plan that was adopted on January 17, 2018, through the passing of By-law Number 007-18 and approved by the County of Simcoe on October 24, 2018 and all amendments thereto, (the “2018 Official Plan”) is hereby repealed.

2. That the Final Draft of the Official Plan of the Town of Innisfil, dated June 2026, attached hereto as Schedule 1 to this By-law and forming part of this By-law, is hereby adopted as the Official Plan of the Town of Innisfil (“2026 Official Plan”).

3. That Paragraph No. 1 of this By-law shall come into force and effect on the day that the 2026 Official Plan, or any part thereof, receives approval and comes into effect pursuant to Section 17 of the *Planning Act* (the “approval date”).

4. That, despite Paragraphs No. 1 and 2 of this By-law, the provisions of the 2018 Official Plan as amended shall remain in force with respect to any lands that are subject to any part of the 2026 Official Plan that does not receive approval and come into effect on the approval date until such time as that part of those parts of the 2026 Official Plan is or are approved and come into effect.

5. That the Clerk is hereby directed to submit the Official Plan of the Town of Innisfil to the County of Simcoe, being the appropriate approval authority.

6. That the Clerk is hereby further directed to give written notice of the adoption of the Official Plan in the prescribed manner, pursuant to Subsections 17(23), (23.1), and (23.2) of the *Planning Act*, as amended from time to time.

7. 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.

8. That this By-law shall come into force and take effect immediately upon the approval of the Council of the Corporation of the Town of Innisfil.

Passed this 10th day of June 2026.

Lynn Dollin, Mayor

Jennifer Marshall, Clerk

OUR PLACE

Prepared by

Dillon Consulting Limited.
SGL Planning & Design Inc.

Town of Innisfil - Official Plan
June 2026

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1 Introduction and How to Use this Plan

1.1 Purpose

Innisfil is “Our Place”. We have a strong emotional attachment to Our Place – to our community, our neighbours, and our natural environment. It is the place where we love to live, socialize, play, shop, and work.

The Official Plan is entitled “Our Place”. Our Place is more than a land use planning document. It is a guide to enhance **place making**, community character and social connections, while creating more **complete communities** in our Town and to guide municipal actions and other Town master planning processes.

The vision, goals and policies of the Official Plan have been formulated with the intent of strengthening the sense of place and belonging that we feel for Innisfil. The principles of **place making** have been embedded throughout this document because of their importance in creating and maintaining a great community.

We all have a role to play in achieving a great community. Through consultation during the creation of the Our Place Official Plan, our community shared their desires, needs and dreams for the future of Innisfil. It was strongly expressed that “Our Place” should focus on planning for the community elements that enhance our love for and attachment to Innisfil.

In addition to implementing the policies of the Province of Ontario and of the County of Simcoe Official Plan (2023), the Official Plan also provides greater detail in terms of land use designations and policies to reflect the individual characteristics and sense of place in Innisfil.

1.2 How to Read this Plan

This Official Plan is organized and structured into 11 sections.

Section 1 outlines the purpose of this plan and its components.

Section 2 provides the Town’s Strategic Planning Framework, including vision, goals, and placemaking principles.

Section 3 provides the Indigenous Engagement goals for the Town.

Section 4 provides the Settlement Area structure and how to manage growth.

Section 5 provides the Residential and Mixed-Use policies, which include the following Provincial land use designations and Town’s sub-designations:

Neighbourhoods

- Residential Low Density

- Residential Medium Density
- Residential High Density
- Village and Hamlet Residential Area
- Retirement Residential Area
- Future Urban

Mixed-Use Areas

- Downtown Commercial Area
- Neighborhood Commercial Area
- Shoreline Commercial Area
- Hamlet Commercial Area
- MTSA Mixed-Use Area

Section 6 provides the Employment Area policies, which include the following Provincial land use designations and Town's sub-designations:

Mixed-Use Commercial Areas

- Mixed Commercial/Employment Area
- Tourism/Commercial Area

Employment Area

- Employment Area

Section 7 provides the Rural and Agricultural Use policies, which include the following Provincial land use designations and Town's sub-designations:

Rural Lands

- Rural Area
- Estate Residential Area
- Rural Commercial
- Rural Industrial
- Resort Recreational

Prime Agricultural Areas

- Agricultural Area

Specialty Crop Areas

- Specialty Crop Area

Section 8 provides the Town's infrastructure, facilities, open space and community services policies, which include the following Provincial land use designations and Town's sub-designations:

Parks and Open Space

- Parks and Open Space

- Community Spaces

Section 9 provides the Town's local landscape, natural heritage, shoreline and resource management policies, which include the following Provincial land use designations and Town's sub-designations:

Natural Environment and Water Resource Areas
- Natural Heritage System

Shoreline Areas
- General Lake Simcoe Shoreline Policies
- Shoreline Residential Area

Resource Areas
- Extractive Industrial Areas
- Aggregate Resources

Section 10 provides how this Plan is implemented and interpreted, including defined terms.

Section 11 includes this Plan's schedules linked directly to the Provincial framework.

Appendices are also included as additional information to assist in understanding and applying the policies of the Official Plan. The appendices do not form part of the Official Plan.

1.2.1 Supporting Plans and Strategies

"Our Place" works in conjunction with many other plans and strategies which inform one another and are inter-related in terms of the objective of developing and enhancing our community. As these documents are updated they will continue to help implement the policies and strategies of this Plan to shape future growth and development in the Town of Innisfil.

2 Strategic Planning Framework

2.1 Vision

The following Vision is a statement of how Our Place will look and feel as we grow over the horizon of the Plan. This statement will guide the strategic direction of the municipality to 2051:

Innisfil will grow and thrive based on the places and destinations at the heart of Innisfil – the places where we shop, eat, gather, interact, play, and most of all build the social and emotional ties that hold the community together. We will manage and plan our growth in a responsible and deliberate way that provides sustainable and timely **infrastructure** and maintains the strong sense of community, rural, and small-town feel that we value and cherish. We will be respectful of tradition but not bound by it, as we evolve and grow into a vibrant, active, sustainable and multicultural community that offers intriguing and unique places, engaging activities and the essential social connections that makes Our Place thrive as a place to grow, a place to connect, a place to work and a place to call home.

2.2 Goals

Innisfil's Strategic Plan (2030) (the "Strategic Plan") lays out a series of goals representing four key focus areas: Grow, Sustain, Connect, and Serve. These themes form the framework for this Official Plan. During the consultation process, input was provided to help shape the specific goals under each of these three key themes.

Grow

The Strategic Plan (2030) states that "we are a growing community." Through proactive and smart planning, we work towards the strategic balance of enabling Innisfil to grow and thrive while also celebrating and respecting the unique mix of urban, rural, and agricultural spaces that make it special.

To achieve the strategic goal, Strategic Plan (2030) intends to:

- Proactively plan and manage growth by ensuring growth occurs in the right places and as a complete community; facilitating the development of the Orbit and the new GO station; identifying opportunities to streamline the **development** approval process; and developing a land acquisition strategy to grow in a financially sustainable way;
- Promote a diversity of housing types by developing a sustainable housing strategy to build more homes in a manner that preserves our urban/rural balance, and consider opportunities and incentives to support **affordable** and attainable housing projects; and
- Build and diversify the local economy by developing Official Plan policies to promote employment uses to increase range of jobs in Innisfil, supporting investment in Innisfil Heights, developing the Economic Development Strategy

to attract investment, and supporting the future of gaming in Innisfil under consultation.

Sustain

Strategic Plan (2030) states that, "we embrace the principles of sustainability as we actively protect, maintain, and enhance the environment assets and amenities that our residents depend on."

To achieve the strategic goal, the Strategic Plan (2030) intends to:

- Protect and preserve Innisfil's natural heritage and Lake Simcoe by improving the stormwater **infrastructure** and protecting the water supply, developing an urban biodiversity strategy, and protecting the natural heritage features;
- Advance climate change mitigation and adaptation initiatives by developing an Integrated Sustainability Master Plan, reducing the Town's carbon emissions through implementing green strategies for our facilities, developing a community-based strategy to encourage more sustainable ways of living, and adopting new green urban design standards to ensure sustainable new **developments**; and
- Ensure continued financial sustainability by developing a long-term financial plan to maintain the Town's financial health and stability, focusing on implementing our approved master plans, prioritizing investments to meet needs through a comprehensive asset management program, and pursuing available grant opportunities.

Connect

The Strategic Plan (2030) states that, "we build connections at all levels – physically, socially, and culturally – to support the overall well-being and vitality of our community."

To achieve the strategic goal, the Strategic Plan (2030) intends to:

- Enhance communication and civic engagement by enhancing online engagement, developing an Indigenous Relationship Strategy that advances reconciliation, and increasing youth engagement in local government;
- Ensure a safe and reliable transportation network by expanding the road rehabilitation program to cover more of Innisfil's roads, implementing the Transportation Master Plan (2022) to support future mobility needs of the community, implementing a traffic calming strategy, and exploring options to expand the local transit in Innisfil;
- Support a healthy, active and safe community by ensuring the community has access to local programs and services that promote health and wellness, attracting more healthcare professionals to provide the healthcare support needed, continuing to engage with Royal Victoria Regional Health Centre regarding the South Campus project, implementing the Land & Lake Master

Plan (2023) to accommodate growth in facilities, and encouraging community togetherness and belonging through more activities and events; and

- Continue to engage in advocacy and partnerships to deliver on community priorities by developing a government relations and advocacy strategy to champion community priorities with other levels of government; engaging more technology partnerships; and including people of all ages and abilities by collaborating with Simcoe County and other agencies.

Serve

Strategic Plan (2030) states that "we work together to deliver high quality programs and services, with a focus on accountability, value-for-money, and innovation".

To achieve the strategic goal, the Strategic Plan (2030) intends to:

- Strengthen service delivery through continuous innovation and accountability measures;
- Build organizational resilience by recognizing the efforts of all Town Staff, supporting their mental and physical health and well-being, and ensuring they can reach their full potential; and
- Foster a diversity, equity and inclusion strategy to welcome all people within our Town and all services.

2.3 Strategies to Achieve Place Making

To enhance **place making**, the Official Plan identifies four strategies. These **place making** strategies will be used broadly throughout Innisfil and considered by the Town in all municipal actions to create Our Place.

1. Plan for people first and create destinations for people to gather
Vibrant and animated places attract people. These are the destinations where we feel an emotional connection to our community. When we think about the places we love, we may think about shopping with friends in a bustling downtown, eating with family at a favourite restaurant, connecting with neighbours at a social playground, seeing wildlife in a pristine natural area or enjoying a picnic in the park. These destinations unite a community and create a strong sense of place and belonging.

In order for these places to be enhanced as **place making** destinations, they need to be active gathering places that provide for a variety of events - music festivals, outdoor theatre, skating and games. Destinations that are close and accessible by all modes of transportation fit more conveniently into our lives. These places can allow us to be more spontaneous, flexible, and connected. These destinations include both large and small scale destinations that we can walk to and where we can socialize with our neighbours.

2. Plan for a mix of uses and activities

Most successful public places are lively, secure, connected and distinctive because they offer a variety of activities for people of all ages to gather. A vibrant **place making** destination will host a range of organized and spontaneous activities such as retail pop-ups and games, food options such as food trucks, farmers markets and community ovens. The activities will be planned around all seasons, at destinations that will be accessible to all residents through transit, pedestrian, cycling and trail connections.

Our approach to community planning can support our **place making** goals. When our neighbourhoods are planned with a diversity of users in mind, these communities are safer, more connected, more memorable, more complete and more stimulating. The relationship between residences, shopping areas, recreational areas, open spaces and our workplaces, can determine the ease in which we participate within our community.

3. Build and strengthen partnerships to empower individuals, and community groups

The achievement of the strategies outlined in this Plan cannot be achieved by the Town on its own. We all have a part to play in creating Our Place. It will require a mix of empowered individuals, community groups, volunteers and stakeholders to implement them. For example, strong partnerships between the Town and local businesses are needed to help achieve these strategies in commercial areas.

Likewise, neighbourhood groups, and other environmental organizations will need to work with the Town to find innovative, fun and educational opportunities for activities in neighborhood parks, the waterfront and natural areas. Other groups that can also play an active role in programming and animating public spaces throughout the Town include local cultural organizations, the historical society, the library, and students. When more of us are involved, a more authentic and vibrant sense of place will be created.

4. Good Urban Design creates a sense of place.

Streetscape design that makes streets more comfortable and enjoyable places to walk is important to enhancing the character of our community. Inspiring built form can also enhance the character of our community. When this occurs, we become proud of the character of our community and gain a strong sense of attachment to Our Place. Protecting cultural heritage resources and building on the heritage character of a community through good urban design can also increase our sense of attachment to Our Place.

2.4 Four Principles of Place Making

Building on the strategies identified in the previous section, there are four key principles that contribute to the success of any public space: Activities & Uses; Access & **Linkages**; Comfort & Image and Sociability. These principles will be used to design public spaces and evaluate **development** proposals in Innisfil.

All proponents of **development** applications in Innisfil must consider how their proposal contributes to sense of place through the implementation of the four principles of **place making**.

Likewise, we shall evaluate all **development** applications, consider municipal actions, and design public spaces in the context of these **place making** principles.

Activities & Uses
Activities are the basic building blocks of great communities. Having something enjoyable for people of all ages to do is what entices us to return to a place again and again and having people's needs met within a short and accessible distance supports community building, culture and sustainability.

Access & Linkages
A successful place is easy to get to and is clearly visible both from a distance and up close. The edges of a place are connected to the surrounding streets, which themselves need to be active and interesting. The space should be linked to the rest of the Town by safe and convenient pedestrian, cycle and potential transit routes.

Comfort & Image
Comfort includes perceptions about safety, cleanliness and the availability of places to sit. Image refers to how inviting the space is, and whether it maintains a distinct identity.

Sociability
A sociable place is one where people want to go to meet friends and interact with a wide range of people. Sociability is at the very heart of what makes a great place and allows people to build and develop those physical, social, and emotional connections that are critically important to **place making**.

2.5 Key Place Making Destinations

Great communities are created through strong connections. It is these social, cultural, physical and digital connections that unite us together and make us love Our Place.

Place making is about people being connected to their community in a cohesive social environment. People remain socially connected in the places where they recreate, shop, eat, gather and interact. It is in these places where we will build the social and emotional ties that hold our community together.

This Section of the Official Plan contains policies that set the framework for the **development** and improvement of those key **place making** destinations identified on Schedule A1. These places will play an essential role in building and strengthening the social ties that keep Our Place together.

2.5.1 **Place making** destinations are the places that we find most memorable and value within Our Place. These destinations can be enhanced and animated

throughout the day and year as gathering places, neighbourhood hubs, places to meet friends, places to be entertained and places to recreate. These are the destinations we are most attracted to and that make us love Our Place.

2.5.2 A network of **place making** destinations will be created and enhanced throughout Our Place to enhance our attachment to Innisfil. This will include places that are destinations for residents throughout all of Innisfil, as well as smaller destinations for residents within our villages, hamlets and neighbourhoods.

2.5.3 The following are key destinations that are schematically shown on Schedule A1:

- The downtowns and commercial areas of each **settlement area**;
- Innisfil Beach Park;
- Innisfil Town Square;
- The Civic Campus;
- Innisfil Beach Park;
- Friday Harbour Resort Structure Plan Secondary Plan Area
- Parks and open space along waterfront and publicly accessible areas within the Friday Harbour Resort at Big Bay Point;
- Parks within each **settlement area**; and
- Libraries in Alcona, Cookstown, and Stroud.

2.5.4 These key **place making** destinations are envisioned as important gathering places in Innisfil where improvements can be made to make them into even greater places. These improvements should include:

i) the addition of both passive and active activity areas such as seating areas, tables, outdoor games, skating rinks and outdoor performance stages;
ii) sidewalks, trails and cycling lanes to improve access to the key **place making** destinations;
iii) programmed recreation, social or entertainment activities; and
iv) farmers markets, community ovens, food trucks and pop-up retail.

2.5.5 Town Staff shall prepare a concept plan for each key **place making** destination, which identifies **place making** improvements and implementation strategies to enhance our sense of place and enjoyment of these destinations. The concept plan shall be informed by comments received through the Our Place process, which are summarized in Appendix 1b and shall involve our residents in the development of the vision, design and programme. The concept plans will also be informed by other strategic plans of the Town. **Development** applications within and abutting a key **place making** destination shall consider the public input in Appendix 1b and shall adhere to the concept plans prepared for each key **place making** destination.

2.5.6 The implementation strategies will identify both municipal and private sector actions and involve local community volunteers and social groups as part of the actions, having regard to the **place making** principles and strategies described in Sections 2.3 and 2.4.

2.5.7 Within key **place making** destinations or other appropriate locations, we shall consider "Lighter, Quicker, Cheaper" initiatives as a flexible way to test ideas and facilitate **place making**. "Lighter, Quicker, Cheaper" initiatives are short-term, temporary low-cost and quickly implemented activities or uses. These initiatives also allow for co-ordinated experimentation of an activity or use to determine if that activity or use is successful and whether it should be considered as a permanent installation.

2.5.8 Where applicants propose **redevelopment** of vacant sites, Town Staff may explore with the applicant the implementation of "Lighter, Quicker, Cheaper" initiatives on an interim basis until **redevelopment** occurs.

2.5.9 Where new parks and either public or publicly accessible spaces are proposed in **development** applications, Town Staff may require a concept plan and implementation strategy to be prepared for the public space including the implementation of "Lighter, Quicker, Cheaper" initiatives early in the **development** of the public space.

2.5.10 Town Staff may require the preparation of a **place making** brief in support of applications for an Official Plan Amendment, rezoning, draft plan of subdivision, draft plan of condominium, Community Planning Permit by-law amendment, Community Planning Permit, and/or site plan approval within an identified **place making** destination. The **place making** brief shall undertake activity mapping describing existing community meeting places and activities in the surrounding area; opportunities for enhancing these community meeting places and activities; and how the proposed **development** achieves the strategies and principles of **place making** identified in Section 2 of this Plan.

3 Indigenous Engagement

3.1 Relationships with Indigenous Communities

Innisfil is committed to maintaining strong relationships with Indigenous communities, Indigenous peoples, Aboriginal Rights Holders, and Indigenous organizations throughout the municipality. Through early engagement and coordination with Indigenous communities on land use planning matters and Indigenous cultural heritage, we seek to better incorporate Indigenous values, facilitate knowledge-sharing, and support Indigenous interests in land use decision making across the Town.

Planning does not exist in isolation, and the Town recognizes that decisions made in Innisfil can have far-reaching implications, particularly when it comes to the natural environment. To address this interconnectedness, the Town intends to further its relationship building efforts and focus on supporting relationship with Indigenous communities and peoples through capacity building, education, open communication, clarification of expectations for early-stage engagement, recognizing the connection between natural heritage systems and Indigenous land use, and opportunities for partnership.

3.2 Implementation Tools

A key part of building relationships include collaborating with Indigenous communities when developing implementation tools. The Town shall strive to engage with Indigenous communities early in the development of the tools as well as ensure the proper protocol is established and followed when conducting engagement. Given the existing capacity constraints faced by Indigenous communities, the Town will strive to support Indigenous communities to participate in the development of implementation tools.

4 Settlement Area Structure and Growth Needs and Management

The settlement hierarchy in Innisfil includes Alcona as the **Primary Settlement Area**, Stroud, Lefroy Belle-Ewart, Sandy Cove and Innisfil Heights as Urban **Settlement Areas**, Cookstown as Village **Settlement Area** and Gilford, Churchill and Fennell's Corners as Hamlets as illustrated on Schedule A1.

Forecasted growth is directed to **settlement areas** based on the hierarchy of **settlement areas** with the primary focus being Alcona, Innisfil's **Primary Settlement Area**. The forecast employment growth is primarily directed to the Innisfil Heights Settlement Area.

To facilitate **intensification** while preserving the compatibility of residential neighbourhoods, **Strategic Growth Areas** have been identified on Schedule A1. The majority of Innisfil's **intensification** will be directed to these **Strategic Growth Areas**. Otherwise, opportunities for **intensification** are largely limited to infill on previously undeveloped sites, severance of large lots, and accessory dwelling units.

Objectives:

1. To direct the vast majority of growth and **development** to the **Primary Settlement Area** and Urban **Settlement Areas** that have existing and planned municipal water and wastewater systems and to direct a significant portion of growth to Alcona.

2. To direct limited growth to Village **Settlement Areas** through **intensification** and on vacant **designated growth area** in recognition of their limited servicing capacity.

3. To limit growth in Hamlets to infill **development**.

4. To ensure that all growth in **settlement areas** is planned and designed to enhance **place making**, facilitate social interaction and reinforce sense of place within each community.

5. To ensure retail services are made available at an appropriate scale in every primary, urban and village settlement to support more complete communities.

6. To ensure that the function and viability of the Downtown Commercial Areas are protected and maintained.

7. To strengthen the role of **settlement areas** as important places providing commercial and social services to the surrounding community.

8. To build compact, vibrant and **transit-supportive** neighbourhoods within the **designated growth areas.**

9. To direct a **significant** portion of residential growth to the **strategic growth areas** that have existing and planned servicing capacity.

10. To direct higher density residential and mixed uses to the **Major Transit Station Area** (MTSA) surrounding Innisfil GO station on the 6th Line, as shown on Schedules A, B, and B1.

11. To provide a range of lot sizes and densities, housing types and tenure to meet the existing and future needs, provided the scale and massing of **development** is compatible with the adjacent neighbourhood.

12. To support older persons and the aging population in obtaining housing, recreation, transit, health and social services to meet their changing needs.

13. To protect Innisfil Heights for employment uses that require large lots of land, depend upon efficient movement of goods and require access to Highway 400, including protecting for its future expansion.

14. To provide full municipal services to Innisfil Heights.

15. To prioritize **infrastructure** and public service investments in **strategic growth areas**.

16. To identify appropriate **development** types and scales, and transition to adjacent areas in **strategic growth areas**.

17. To promote **development** and **intensification** to support complete communities and compact built form in **strategic growth areas**.

4.1 Population and Employment Targets

4.1.1 The County of Simcoe Official Plan (2023) allocated a 2051 population forecast of 84,450 and an employment forecast of 30,270 to the Town of Innisfil.

4.1.2 We shall plan to achieve a minimum **intensification** target of 30 per cent of all new residential units occurring annually within the Town's built boundary, or an alternative target as specified and defined by the County of Simcoe.

4.1.3 The majority of the population growth to 2051 will be located within the **Primary Settlement Area** and secondary population growth to the Urban **Settlement Areas**.

4.1.4 The majority of employment growth to 2051 will be located within Innisfil Heights Settlement Area and **Strategic Growth Areas** in accordance with servicing availability.

4.1.5 Lands within Sandy Cove and Cookstown Rural **Settlement Areas** that are currently designated **Rural Area** can only be designated for **development** if determined necessary by the County of Simcoe and subject to sufficient servicing capacity.

4.2 General Settlement Area Policies

4.2.1 The Official Plan sets out a **settlement area** hierarchy consisting of **Primary Settlement Areas**, Urban **Settlement Areas**, Villages and Hamlets. Alcona is a **Primary Settlement Area** and will be the primary focus for growth. Stroud, Lefroy Belle-Ewart, Sandy Cove and Innisfil Heights are Urban **Settlement Areas**. Cookstown is a Village **Settlement Areas** and Gilford, Churchill and Fennell's Corners are Hamlets as illustrated on Schedule A1.

4.2.2 The **settlement area** boundaries illustrated on Schedule A1, serve to distinguish between areas intended for **development** and areas where agriculture or other rural uses are intended to remain predominant over the long term.

4.2.3 **Settlement areas** shall be the focus of growth and development and develop at densities and a mix of land uses that efficiently use land and resources, optimize existing and planned infrastructure, support active transportation and are transit- and freight-supportive. Within **settlement areas**, growth is to be focused in **strategic growth areas** including the **Protected Major Transit Station Area (PMTSA).**

4.2.4 Through direction in the Town-wide urban design guidelines, we will promote **development** within the **settlement areas** that creates high quality built form and attractive and vibrant streetscapes that support **active transportation**.

4.2.5 We will retain and enhance existing heritage and cultural landmarks unique to each of our **settlement areas** to promote sense of place.

4.2.6 We shall consider gateway features to each **settlement area** to promote a sense of arrival to the **settlement area**. The design of new gateway features will express the individual identity of each of our settlements.

4.2.7 We shall incorporate streetscaping elements as set out in the urban design guidelines that identify each Hamlet, Village or Urban or Primary Settlement as a distinct community through such features as public art, light standards, benches, and signage.

4.2.8 We will design and programme our neighbourhood parks to enhance our sense of place and our ability to meet our friends and neighbours.

4.2.9 **Settlement areas** should be spatially and functionally separated from one another with intervening countryside or open space features to enhance the countryside of Our Place.

4.2.10 We will plan for long-term employment uses such as manufacturing, research and **development**, warehousing, goods movement and associated retail and office uses within **settlement areas**.

4.3 Primary Settlement Area

Alcona is delineated as a **Primary Settlement Area** on Schedule A1 and is intended to accommodate a **significant** portion of the Town's growth.

4.3.1 As the **Primary Settlement Area**, Alcona provides the opportunity to build and enhance public spaces as vibrant Town-wide people places and destinations. Particular focus shall be given to creating and maintaining vibrant public spaces in the Downtown Commercial Area with a strong pedestrian and built form connection between the Downtown and Innisfil Beach Park along Innisfil Beach Road.

4.3.2 A significant portion of forecasted population growth and **non-sensitive employment uses** will be directed to Alcona through **intensification** and directed to the **Strategic Growth Areas** including the Downtown Commercial Area and the **Protected Major Transit Station Area**.

4.3.3 Alcona is and will continue to develop as a **complete community** with a compact urban form that promotes the efficient use of land and with densities and land use patterns supportive of transit service.

4.3.4 Alcona will contain the broadest mix of land uses including a full range of housing types and densities including **affordable** housing, commercial uses and **public service facilities**. The land use policies of Section 5 of this Plan shall reinforce the key structural policies and ensure their general delineation and viability.

4.3.5 Alcona will contain a vibrant mixed-use downtown and function as a key **place making** destination where the majority of major retail space will be directed.

4.3.6 The Town will plan to provide a mix of employment, public services, recreation, and open spaces to meet long term needs in Alcona.

4.3.7 The Town will promote densities which efficiently use land, resources, **infrastructure** and **public service facilities** and support **active transportation** in Alcona.

4.4 Urban Settlement Areas

Stroud, Lefroy Belle-Ewart, Sandy Cove and Innisfil Heights are delineated as Urban **Settlement Areas** on Schedule A1. Innisfil Heights is a settlement area designated primarily for employment uses, and is addressed in Section 4.7.

4.4.1 Urban **Settlement Areas** illustrated on Schedule A1 will accommodate residential and employment growth on full municipal services by optimizing existing and planned **infrastructure** and **public service facilities**.

4.4.2 Where full municipal services are not available, creation of new lots shall be avoided until full municipal services are available.

4.4.3 Urban **Settlement Areas** shall contain a variety of public spaces that are designed and programmed to be vibrant year-round spaces. These spaces shall include downtown Stroud, downtown Lefroy Belle-Ewart along Killarney Beach Road plus a new mixed-use core in Sandy Cove along the 25th Sideroad. Existing and new parks in each of these **settlement areas** and the arena and library in Stroud should be designed and programmed to be key **place making** destinations.

4.4.4 We shall create an economic development strategy for Stroud, Lefroy Belle - Ewart and Sandy Cove which shall direct the enhancement and creation of the downtowns in each of these **settlement areas.**

4.5 Village Settlement Areas

Cookstown is delineated as Village **Settlement Area** on Schedule A1.

4.5.1 Village **Settlement Areas** shall contain a variety of public spaces that are designed and programmed to be vibrant year round spaces for the residents of the Village **Settlement Areas** and surrounding **rural areas**. These spaces shall include Cookstown downtown and major parks. The library in Cookstown shall also be programmed to create strong **place making** destinations.

4.5.2 Village **Settlement Areas** will accommodate limited growth due to servicing constraints.

4.5.3 Commercial uses sufficient to support the convenience and day-to-day needs of the Village **Settlement Area** and the surrounding countryside community shall be encouraged.

4.5.4 Further allocation of growth to Cookstown, if determined necessary**,** shall only be considered if the servicing capacity of Cookstown has the ability to be expanded to accommodate the additional growth.

4.5.5 If the servicing capacity is not expanded in Cookstown, the County may identify existing Rural designated lands and undeveloped **designated growth area** lands within these **settlement areas** as **excess lands**.

4.6 Hamlets

Churchill, Fennell's Corners and Gilford are delineated as Hamlets on Schedule A1.

4.6.1 Hamlets will primarily be comprised of large lot single detached dwellings on **partial services**, small scale, local serving commercial uses, existing churches, existing schools and other local institutional uses and parks, open space and recreational uses. **Partial services** are permitted to address failed on-site services in existing **developments**, within **settlement areas** for minor infill or rounding out, if site conditions allow long-term use without **negative impacts**, or, in rural **settlement areas** where new **development** uses on-site water services combined with municipal or private communal sewage services.

4.6.2 In keeping with the municipal strategy to direct growth to fully serviced Settlements, growth in Hamlets will be limited to infill within the boundaries of the **settlement area** in a manner that promotes compatibility and the limitations of private servicing.

4.6.3 Each Hamlet shall contain at least one **place making** destination that is designed and programmed to be a vibrant year-round public space for the residents of the Hamlet. The use of public art, seating areas, activity areas, attractive signage and lighting shall be considered in the development of **place making** destinations in the Hamlets.

4.6.4 Commercial uses sufficient to support the convenience needs of the Hamlet shall be encouraged.

4.7 Innisfil Heights

The phrase "**employment area**" principally refers to the cluster of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing and goods movement and associated retail and office, and ancillary facilities. New institutional and commercial uses, including retail and office not associated with employment area uses are not permitted in the Town's employment area. The phrase "**non-sensitive employment uses**" includes industrial, manufacturing and small-scale warehousing uses that can be located adjacent to sensitive land uses (i.e. residential and educational) and directed to strategic growth areas and other mixed-use areas, including Innisfil Height's Mixed Commercial and Employment Area, where frequent transit service is planned and/or available.

4.7.1 Council supports the continued growth of industrial **development** by:

i) protecting and preserving Innisfil Height's **employment area** for current and future uses and directing the majority of employment area jobs to Innisfil Heights Settlement Area;
ii) creating a fully serviced **employment area** within the Innisfil Heights and ensuring necessary infrastructure is provided to support current and future needs;
iii) directing non-sensitive employment uses to Innisfil Height's Mixed Commercial and Employment Area;
iv) ensuring that the inventory of designated vacant industrial lots includes large parcels to attract large land extensive industries; and
v) reviewing and updating the Zoning By-law or Community Planning Permit By-law to ensure that current uses and new trends within the industrial sector are reflected in the by-law. Lands within 300 metres of Innisfil Heights employment area shall avoid or, where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of Innisfil Heights.

4.7.2 The purpose of the Future Strategic Employment Settlement Area, shown as an overlay on Schedule A1, is to identify and protect these strategically located lands from incompatible uses with respect to major transportation corridors/facilities and existing **employment areas**. This area is intended for employment uses beyond the planning horizon of this Plan.

4.7.3 The Future Strategic Employment Settlement Area is not a land use designation and confers no permitted uses but represents a reserve area for future **development**. As a result, the underlying land use designations shown on Schedule A1 are subject to the policies of this Plan.

4.7.4 It is the policy of the Town to:
i) In addition to Policy 4.7.1.iii), prohibit the re-designation of lands within the Future Strategic Employment Settlement Area to uses that are incompatible with employment uses in the long term, such as institutional and recreational uses;
ii) Include mapping and policies for the Future Strategic Employment Settlement Area in the Town's Zoning By-Law or Community Planning Permit By-law in accordance with policies of this Plan; and
iii) Investigate the feasibility and costs to service the Future Strategic Employment Settlement Area for **infrastructure** over the longer term including over-sizing **infrastructure.**

4.8 Settlement Area Boundary Expansions

4.8.1 This Plan shall make sufficient land available to accommodate a range and mix of land uses to meet projected needs in accordance with the allocations in Section 4.1, as informed by Provincial policies and the County of Simcoe.

4.8.2 Amendments to the population and employment forecasts of Section 4.1 shall only be considered through a review informed by provincial policies and/or the County of Simcoe and will be incorporated into Innisfil's Official Plan either by a further amendment or at its next Official Plan review, which will address population and employment growth forecasts beyond 2051.

4.8.3 In considering any future community land settlement boundary expansion, priority consideration should go to lands identified in the Orbit Secondary Plan as Transit Oriented Community Zone 3, provided servicing options have been identified and phased **development** has occurred around a constructed major transit station within the Orbit Secondary Plan lands.

4.8.4 In considering any future employment land boundary expansion, it is the policy of Council to consider expanding Innisfil Heights **Settlement Area** to include lands identified on Schedule A1 as Future Strategic Employment Settlement Area, subject to Section 4.2 of this Plan.

4.8.5 **Settlement areas** expansion should be consider spatial and/or functional separation from other **settlement areas** with intervening countryside or open space features to enhance the countryside of Our Place.

4.8.6 Whether publicly or privately initiated, the following criteria must be met to the satisfaction of the Town when identifying a new **settlement area** or expanding a **settlement area** boundary:

i) A demonstrated need for additional land according to the County's allocation of population and employment growth;
ii) Does not result in land area capacity that would exceed that needed to accommodate the range and mix of land uses over the planning horizon of the Official Plan;
iii) Sufficient capacity in existing and planned **infrastructures** and **public service facilities** to support development, informed by applicable water and wastewater master plans and stormwater master plans, as appropriate;
iv) Does not result in land being added to a settlement if that land is situated in another municipality;
v) Does not expand into a Specialty Crop Area; and
vi) Is located immediately adjacent/contiguous to an existing **Settlement Area**.

4.8.7 In addition to the threshold criteria outlined in Policy 4.8.6, when considering a new **settlement area** or expanding a **settlement area** boundary, the Town will consider the following criteria:

i) Located immediately adjacent/contiguous to Alcona and in particular, the lands identified as Transit Oriented Community Zone 3 in the Orbit Secondary Plan;

ii) Located where **development** can achieve the Town's density targets and meet the policy intent of this Plan;
iii) Located where it can support a range and balance of housing (including **affordable** housing) and employment options;
iv) Will contribute to achieving compact, walkable, sustainable and healthy communities that enhance a sense of place;
v) Provides an appropriate rural interface;
vi) Avoids **prime agricultural areas** where possible by considering and evaluating alternative locations. Where **prime agricultural areas** cannot be avoided, consider lower priority agricultural lands;
vii) Complies with the **minimum distance separation formulae** (MDS);
viii) Impacts on the agricultural system and operations are avoided and if avoidance is not possible, minimized and mitigated, through an agricultural impact assessment or equivalent analysis, based on provincial guidance;
ix) Provides for phased progression of urban development;
x) Maximizes the use of existing **infrastructure** and **public service facilities** and ensure its financially viability over the full life cycle of these assets;
xi) Appropriately considered matters related to sustainability and climate change;
xii) Adequately protects and avoids **development** within **key natural heritage features** and **hydrologic features**; and,
xiii) Avoid, or if avoidance is not possible, minimize and mitigate any potential **negative impacts** on watershed conditions and the water resource system including the **quality and quantity of water**.

4.9 Strategic Growth Areas

Intensification is promoted within **strategic growth areas** and more generally, across the Town within **settlement areas**, where servicing capacity exists.

4.9.1 Infill and **intensification** are encouraged within the Town's **settlement areas** and will be directed primarily to the Town's **strategic growth areas** illustrated on Schedule A1, such as Alcona's **Protected Major Transit Station Area** and Downtown mixed-use areas as well as Stroud, to the extent that servicing permits.

4.9.2 **Strategic growth areas** will accommodate significant growth, including a range and mix of housing options, and be focal areas for education, commercial, recreation and cultural uses to support the achievement of complete communities.

4.9.3 In considering applications for infill and **intensification** including applications for rezoning, minor variance and consent within residentially designated lands, we shall assess the ability of the **development** to fit in, be compatible with existing buildings, lot patterns, streetscapes and private open space patterns.

4.9.4 When evaluating **development** applications within residentially designated lands, we shall only approve **development** that is compatible with the adjacent area or provides an appropriate transition to adjacent uses, with consideration of:

i) the size and configuration of lots;
ii) the prevailing heights, massing, coverage and dwelling type;
iii) the prevailing setbacks of buildings from the street;
iv) the prevailing patterns of rear and side yard setbacks and the amount and location of private open space on a lot;
v) the location and predominance of garages; and
vi) the relationship to heritage buildings and landscapes.

4.9.5 **Development** in a **strategic growth area** adjacent to existing residential neighbourhoods shall:

i) provide a transition of heights and density through setbacks, and the stepping down of buildings towards those neighbourhoods;
ii) maintain adequate sunlight and privacy for adjacent residents and minimize overlook and shadowing adjacent residents based on guidelines established by Town Staff; and
iii) attenuate traffic, noise and parking impacts on adjacent neighbourhood streets so as not to negatively impact or diminish the residential amenity of those neighbourhoods.

4.10 Protected Major Transit Station Area

4.10.1 A **Protected Major Transit Station Area** is illustrated on Schedule A1 for those lands within the Alcona **Settlement Area** and subject to the policies of the Orbit Secondary Plan**.**

4.10.2 Development shall proceed in accordance with the Orbit Secondary Plan.

4.11 Civic Campus

The Civic Campus, located at the southeast and southwest corner of Innisfil Beach Road and Yonge Street has an important function within Our Place. It is frequently used as a central meeting place and focus for community wide activities. With the municipal offices, the Innisfil Recreational Complex, South Simcoe Police, corporate headquarters for hydro, water and wastewater services, operations headquarters, Community Health Hub, and the Kempenfelt Bay Private School at the southeast corner and future health hub as part of Royal Victoria Hospital (RVH) expansion plan at the southwest corner, a central civic service campus has emerged.

Objectives:

1. To create a central and identifiable gathering place for the residents of Innisfil that contributes to our sense of place.

2. To support Civic Campus as a focal area for growth of recreational, cultural and education and supporting uses.

Policies:

The Civic Campus is identified on Schedule A1 and represents an existing area with municipal facilities.

4.11.1 Permitted uses in the Civic Campus shall include a wide range of **public service facilities** and community facilities, including but not limited to:

i) government offices;
ii) emergency and protective services (police station, fire hall, paramedic, emergency operations centre);
iii) schools and ancillary uses;
iv) community and institutional uses;
v) parks and open space area;
vi) health care facilities (hospital, medical clinics);
vii) research facility;
viii) medical offices; and
ix) limited accessory and supportive commercial uses, including restaurant, convenience retail and child care facility, designed to serve only the patrons and employees of the Civic Campus, subject to the policies of Sections 7.3, 7.4, 7.6 and 8.10 as applicable. Such uses shall be ancillary to the primary **public service facility** within the Civic Campus and shall be limited in scale.

4.11.2 The Civic Campus shall be enhanced as a **place making** destination through a programmed public square that builds on the current farmers market with additional activities, including an enhanced and integrated trail network, in accordance with the Civic Campus Master Plan (2023), as amended.

4.11.3 We shall explore ways to partner with the County of Simcoe to prioritize incorporating trails along Innisfil Beach Road to connect the Civic Campus to Alcona, Stroud and other **settlement areas**.

4.11.4 The Civic Campus shall be designed as a **place making** destination that is programmed to be a vibrant year-round public space for the residents of Innisfil.

4.11.5 The purpose of the Future Civic Campus Potential Expansion Area, shown as an overlay on Schedule A1, is to identify and protect these strategically located lands from incompatible uses with respect to any future expansion of the Civic Campus Special Growth Area. This area is intended for major **public service facilities** beyond the planning horizon of this Plan, such as a future post-secondary institution.

4.11.6 The Future Civic Campus Potential Expansion Area is not a land use designation and confers no permitted uses but represents a reserve area for future **development**. As a result, the underlying land use designations shown on Schedule A3 are subject to the policies of this Plan and servicing is not intended within the horizon of this Plan.

4.11.7 It is the policy of the Town to:

i) Prohibit the re-designation of lands within the Future Civic Campus Potential Expansion Area to uses that are incompatible with large scale **public service facilities** in the long term.

ii) To include mapping and policies for the Future Civic Campus Potential Expansion Area in the Town's Zoning By-Law or Community Planning Permit By-law in accordance with policies of this Plan.

4.12 Highway 400/89 Strategic Employment Area

The Highway 400/89 Strategic Employment Area applies to approximately 10 hectares of land at 244 Reive Boulevard, east of Highway 400 and north of Highway 89 and will provide a key economic development function within the Town offering gaming, hotel and restaurant uses in a state-of-the art tourism and entertainment complex.

Objectives:

1. To develop as an innovative tourism commercial facility that contributes to our sense of place;
2. To attract investment and local business and generate job and tourism opportunities in our Town.

Policies:

4.12.1 Permitted uses in the Highway 400/89 Strategic Employment Area shall include a wide range of commercial, tourism and employment-supportive uses, including gaming facilities and office uses, that generate significant job and investment opportunities in the Town.

4.12.2 Given its highly visible and prominent location near the interchange of Highways 400 and 89, the area shall function as a major gateway to the Town. Design of **development** shall recognize this function with a higher quality of architectural and landscape **development** including public art and entry features.

4.12.3 The Highway 400/89 Strategic Employment Area shall be designed as a **place making** destination that is programmed to be a vibrant year-round destination for residents and visitors.

Permitted Uses:

4.12.4 Within the Highway 400/89 Strategic Employment Area, permitted uses shall include:

i) gaming and gambling facilities regulated by the Province;
ii) tourism uses;
iii) hotel and related banquet, conference and convention facilities;
iv) office uses, ancillary;
v) personal service uses, ancillary;
vi) restaurants and food trucks, ancillary; and
vii) retail stores, ancillary.

4.13 Designated Growth Area

Designated growth areas include those lands outside the **built-up area** of Alcona and Cookstown.

4.13.1 **Designated growth areas within the Town of Innisfil** shall be planned to achieve an average minimum density of 32 persons and jobs combined per hectare, or alternative as specified by the County of Simcoe.

4.13.2 **Designated growth areas** in other Urban and Village **Settlement Areas** planned to be serviced with municipal water and sanitary systems, shall be developed at densities that support compact form consistent with the density target in Policy 4.13.1.

4.14 Phasing of Development

4.14.1 The progression of **development** within a **settlement area** will be based on a sustainable and logical progression of **development** in accordance with Provincial, County of Simcoe and Town policies. Phasing policies will ensure orderly **development** in growth areas, aligning with **infrastructure** and **public service facilities**. The following matters will be considered when determining phasing of **development**:

i) Priority is given to **development** that is contiguous to or abutting the existing **built up areas** and progressing out from there, except where physical barriers or **significant natural heritage features** and functions intervene. However, implementation of this criteria should be flexible in order to maintain a healthy housing market and to encourage competition and variety in the production of new housing stock.
ii) Consideration is given to the absorption rate of new construction in previous phases and the need for additional phases of **development**;
iii) Priority is given to proposals that optimize existing **infrastructure** and **public service facilities**, wherever feasible and cost effective, prior to consideration of new **infrastructure** and **public service facilities.** Secondary priority is given to applications where required new

infrastructure and **public service facilities** are approved and implementable in a timely and cost-effective manner;

iv) Priority is given to applications for **development** that support **place making** and provide for community hubs and/or health services in a **settlement area**;

v) Priority is given to applications for **development** that contribute to healthy community objectives set out in Sections 4.17, 8.3 and 9.7.2 including **affordable** housing, **active transportation** and sustainability and energy efficient community design;

vi) Priority is given to applications for **development** that provide for a range of land uses, commercial opportunities and housing types and densities that contribute to complete communities; and

vii) Priority is given to applications that achieve a threshold score on the Town's sustainability checklist, once in place.

4.14.2 **Development** within **settlement areas** shall proceed by plan of subdivision, plan of condominium, rezoning and/or site plan approval only with the demonstration of sufficient **reserve sewage system capacity**, sufficient **reserve water system capacity**, the required municipal water supply and distribution facilities, stormwater management facilities and transportation facilities, or commitments have been made and approved to make the necessary **infrastructure** available.

4.14.3 We may use a Holding Zone provision to ensure release of subsequent phases is concurrent with the provision and/or approval of **infrastructure** and **public service facilities** to satisfy the policies of this Plan and other matters required for orderly and proper **development**.

4.14.4 We shall review dormant draft approved plans of subdivision and may withdraw draft plan approval if those subdivisions are not being advanced and no longer conform to Town, Provincial or County of Simcoe policies. We may also request the County of Simcoe to identify the lands as **excess lands**.

4.14.5 Master servicing plans, master transportation plans and master plans for libraries, emergency services and recreational facilities shall be undertaken and regularly updated to ensure that **infrastructure** and **public service facilities** are integrated with the planning for **development**, both **intensification** and **greenfield development,** and to ensure that public **infrastructure** and services are available to meet current and projected needs while being provided in an efficient and cost-effective manner.

4.15 Shoreline Policies within Settlement Areas

4.15.1 An application for **development** or **site alteration** within **settlement areas** in the **Lake Simcoe watershed** shall, where applicable:

i) increase or improve **fish habitat** in streams, **lakes** and **wetlands**, and any

adjacent **riparian areas**;

ii) include landscaping and **habitat** restoration that increase the ability of native plants and animals to use **valleylands** or **riparian areas** as **wildlife habitat** and movement corridors;

iii) seek to avoid, minimize and/or mitigate impacts associated with the **quality and quantity** of urban run-off into receiving streams, **lakes** and **wetlands**; and

iv) establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.

4.15.2 Where, an application for **development** or **site alteration** is located within a **settlement area**, it shall be subject to the policies of the Lake Simcoe Protection Plan (2009) (the "LSPP") including Policies 4.8-DP on stormwater management, 6.1-DP through 6.7-DP on shorelines and the Community Planning Permit System, 6.7-DP through 6.11-DP on shoreline alteration, 6.32-DP through 6.35-DP on **settlement areas**, and 6.45-DP on **existing uses**.

4.15.3 For greater certainty, where lands have been incorporated into a **settlement area** after the effective date of the LSPP (June 2, 2009), an application for **development** or **site alteration** on those lands shall be subject to Policies 6.20 through 6.29 of the LSPP and the Community Planning Permit System.

4.16 Servicing Infrastructure and Service Area

The Lakeshore Water Pollution Control Plant (WPCP) serves the Urban Settlements of Alcona, Lefroy Belle-Ewart and Sandy Cove and the shoreline in between. Cookstown is served by a stand-alone WPCP with limited capacity due to Innisfil Creek.

4.16.1 Over the planning period, it is the intent of the Town to extend services in accordance with Town-Wide Water and Wastewater Master Servicing Plan (2024). Intervening shoreline areas may be serviced to get households off their septic systems, which will be a net benefit to the water quality of the **lake.**

4.16.2 It is the intent of the Town to provide full services to Innisfil to service the existing **employment area** along Highway 400. To support the viability of servicing, the Town shall protect for a future employment area expansion area adjacent to Innisfil Heights as set out in Policy 4.8.4.

4.16.3 It is the intent of Council that **development** generally take place on the basis of full municipal services. Therefore, **development** shall take place in a staged manner to take full advantage of existing servicing capacities (water and sewer). Where services must be extended in order to accommodate growth, they shall be extended in a logical staged, cost effective manner that considers costs over the life cycle of the **infrastructure**.

4.16.4 The Town will plan for the long-term extensions of **infrastructure** beyond a 30-year time horizon.

4.16.5 The Lakeshore WPCP has been expanded and is planned to be further expanded as the need warrants in order to service planned **development**. At the time of expansion, a Water Conservation and Efficiency Strategy shall be completed to implement a strategy for water efficiency and to include a program for the reduction of inflow and infiltration from the WPCP collection system.

4.16.6 The Town may consider joint servicing agreements to address water and sewer service needs of both Innisfil and adjoining municipalities.

4.16.7 Water or wastewater treatment plant capacity is allocated to a **development** only by resolution passed by Town Council at the time of registration of a Plan of Subdivision, issuance of a certificate of consent or the issuance of a building permit for any other **development** application and at the time of payment of Development Charges.

4.16.8 If sufficient servicing capacity is not available for all or part of the **settlement area** at the time of draft plan approval, such deficiencies shall be identified during the draft plan of subdivision review process. Allocation of servicing capacity shall be a condition of draft plan approval. Registration shall proceed for only those plans or portions thereof that have allocation.

4.16.9 A buffer zone around all municipal treatment facilities and pumping stations will be considered to minimize any impact from nuisance effects. The Town may require noise and odour studies to be undertaken when **development** is proposed in the vicinity of any treatment facility and pumping station to determine if any buffering or mitigation measures are required.

4.16.10 **Development** within the **settlement areas** shall be on full municipal services. **Development** on private services will be permitted within the Hamlets and within 100 metres of the shoreline, provided they are developed using a **tertiary treatment system** and a hydrogeological study is submitted to the satisfaction of the Town indicating that the MOE reasonable use guidelines for septic systems can be achieved. Applications for multi-lot or multi-unit **development** shall also be accompanied by an evaluation of servicing alternatives (i.e. communal or individual) including justification for the proposed form of servicing.

4.16.11 Despite the Policy 4.16.10 to consider servicing alternatives for multi-lot or multi-unit **development**, it is the Town's policy not to assume ownership of communal servicing systems involving **sewage** disposal. Where communal services are proposed, the system shall be designed to allow for connection to future municipal services.

4.16.12 A new **on-site sewage system** or **subsurface sewage works** shall not be permitted within 100 metres of the Lake Simcoe shoreline, or any **permanent stream** except in the following circumstances:

i) a proposal for an **on-site sewage system** or **subsurface sewage works** that would serve an **agricultural use**, an **agriculture-related use** or a public open space provided it is a **tertiary treatment system**;

ii) a proposal for an **on-site sewage system** or **subsurface sewage works** that would replace or expand the capacity of an existing **on-site sewage system** or **subsurface sewage works** that will serve a use that would have been permitted by the applicable zoning by-law, as of the effective date of the LSPP provided it is a **tertiary treatment system**; or

iii) a proposal for an **on-site sewage system** or **subsurface sewage works** that relates to a **development** proposal for only one dwelling, where the proposal would have been permitted as-of-right by the applicable zoning by-law, as of the effective date of the LSPP provided it is a **tertiary treatment system**. Severances in an existing zone permitting new residential uses are not considered as-of-right for the purposes of applying this policy.

4.16.13 The cost of providing full municipal services to facilitate the **development** of land shall be borne by the developer(s), but with provision being made for cost-sharing with future benefiting parties, where appropriate.

4.16.14 In extending services to develop specific vacant parcels in **settlement areas**, the developer(s) shall provide adjacent existing unserviced or **partially serviced** residences with the opportunity to connect to the municipal servicing system.

4.16.15 Town to have the right to access private lands for the purpose of constructing, operating and maintaining municipal drains and associated **infrastructure**, as per the requirements of the *Drainage Act*.

4.16.16 The Town, shall require overcontrol of post-development flows from proposed **development** and **redevelopment** applications, when the receiving drainage systems have less capacity than pre-development conditions.

4.16.17 The Town will implement Green Urban Design Standards to encourage new **developments**, **redevelopments** and **infrastructure** projects to incorporate the rainfall capture and provide climate change mitigation in accordance with the CLI ECA and the MECP LID guidelines.

4.16.18 The Town will integrate the PIEVC Green Protocol into the decision flow process for new and existing **infrastructure**.

4.16.19 **Developments** shall be designed and constructed in accordance with the Town's Engineering Standards, as amended.

4.16.20 **Development** shall align with planned or available **infrastructure** and avoid unjustified or costly expansions.

4.16.21 The Town's assets should be reviewed, catalogued, and assessed through the framework provided in the Facilities Master Plan (2024), as amended.

4.16.22 The consideration and connection of any existing privately serviced public schools to proposed new municipal or communal water or wastewater systems is required, as necessary.

4.17 Community Sustainability

A healthy community is one with a strong sense of place, and a built form and community design that promotes individual health and fitness, along with access to essential community and health services and local food. The policies in this section aim to sustain and improve community well-being in Innisfil.

Objectives:

1. To enhance community well-being and social cohesion in Innisfil.
2. To ensure access to community health services for all residents.
3. To improve access to local food throughout the community.
4. To improve access to **affordable** housing throughout Our Place.

4.17.1 Well Being & Accessibility

4.17.1.1 We shall permit and promote the provision of community and health services uses within each Primary, Urban and Village **Settlement Area** to serve the needs of residents.

4.17.1.2 We shall encourage the provision of community and health services and consider such uses as qualifying as community benefits under Section 37 of the *Planning Act, or as facilities, services and matters under a Community Planning Permit System*.

4.17.1.3 We shall consider potential noise and air quality impacts on the community health of all ages including vulnerable populations like children and seniors when reviewing applications located adjacent to Provincial highways, County of Simcoe arterial roads or Town arterial roads.

4.17.1.4 When reviewing site plan applications and park designs, we shall consider all of our accessible needs, including the height of the first floor above grade of residential dwellings and commercial buildings, use of outdoor stairwells versus ramps, and minimizing curbs, particularly along public streets and in public spaces.

4.17.1.5 As an essential component for improving our overall physical and mental health and well-being, we shall provide spaces for both active and passive recreational activities in parks and urban squares and through access to publicly owned natural areas.

4.17.1.6 Crime Prevention Through Environmental Design principles shall be considered in the evaluation of **development** applications.

4.17.1.7 As the largest municipality in Simcoe County by population and because of our key location in a high growth area of the County, we shall work collaboratively with Royal Victoria Hospital (RVH), the County of Simcoe and the Province to facilitate the establishment of a Hospital and a potential Post-Secondary Institution Campus.

4.17.1.8 The Town will adopt policies related to the Accessibility and Barrier Free Requirements as directed by the Facilities Master Plan (2024), as amended.

4.17.2 Food Access

4.17.2.1 We shall protect and conserve local agricultural food production capacity by restricting the fragmentation of agricultural lands, protecting areas of **prime agricultural land**, providing opportunities for economic activities in **prime agricultural areas** and preserving rural and cultural landscapes.

4.17.2.2 We shall encourage and permit farmers' markets as-of-right within all commercial areas, Community Spaces and public parks in Innisfil.

4.17.2.3 We shall explore opportunities for a permanent structure or structures for the purposes of a farmers' market at the Municipal Civic Campus, along with opportunities for a farmers' market at Innisfil Beach Park and within the Downtown Commercial Areas.

4.17.2.4 Community gardens shall be permitted as-of-right and are encouraged within all parks and Community Spaces in Innisfil.

4.17.2.5 We shall be engaged and involved in the planning and ongoing maintenance of community gardens.

4.17.2.6 We shall encourage the establishment of community kitchens and food co-ops within the Town's commercial areas.

4.17.2.7 We shall encourage and permit small-scale urban livestock within **settlement areas** that have minimal impact on residential amenity, with restrictions set out in the Town's Zoning By-law or Community Planning Permit by-law.

4.17.2.8 We shall encourage and facilitate at least one grocery store locating in each Primary, Urban and Village **Settlement Areas** in a current designated commercial area.

4.17.2.9 We shall encourage the provision of green/cool roofs, including rooftop gardens for all commercial and multi-unit **development** applications.

4.17.3 Housing Diversity & Affordability

Housing affordability is an important matter to consider in the planning of healthy and sustainable communities, particularly with the rapidly rising cost of housing in Ontario. **Affordable** housing ensures a greater housing choice for residents.

Objectives:

1. To promote and encourage partnerships between the Town, County of Simcoe and other housing agencies and community groups to provide **affordable** housing options for all individuals.
2. To encourage the provision of **affordable and accessible** housing through the **development** approvals process.

Policies:

4.17.3.1 Council shall require the **development** industry to provide a mix of housing options in each **greenfield** application including a mix of dwelling unit types, density, tenure, unit size, and price including **accessory second dwelling units**, housing for **special needs** and flex housing that can be affordably adapted as a household's lifestyle and needs change.

4.17.3.2 Council shall endeavour to maintain at all times a 15-year supply of housing units on lands suitably zoned to facilitate **residential intensification** and **redevelopment** and in registered, or draft approved plans of subdivision. Council shall also endeavour to ensure sufficient servicing capacity to accommodate this housing.

4.17.3.3 We shall collaborate with the County of Simcoe to support the ongoing provision of **affordable** and attainable housing through the implementation of the County's current housing strategies, including the Housing Attainable

Supply Action Plan (2024) and the Town of Innisfil's Affordable Housing Strategy.

4.17.3.4 We shall require a minimum of 25% of all new ground related housing in each application of 10 or more units to be constructed to accommodate future **accessory second dwelling units**, such as sufficient window sizes, plumbing rough-in, fire/sound separation and other base construction requirements as specified by the Building Code.

4.17.3.5 We shall implement inclusionary zoning as per Ontario Regulation 232/18, which shall require a minimum target of 5% of all new units in **developments** of 10 or more units to be **affordable** units. This target and the minimum thresholds will be confirmed through a Municipal Assessment Report, according to **Provincial requirements** for such reports. The Report will form the basis for the inclusionary zoning requirements in the Town's implementing by-law and agreements with applicants.

4.17.3.6 The Town and County of Simcoe shall encourage the provision of **affordable** rental housing by pro-actively identifying surplus municipal owned lands to accommodate such **affordable** rental housing.

4.17.3.7 The Town may consider incentive measures to ensure the provision of **affordable** housing units through the **development** approvals process, such as, but not limited to, the following:

i) reduced application fees;
ii) deferred **development** charges;
iii) fast-tracking of **development** approvals; and
iv) alternative **development** standards, where appropriate.

The Town shall link such incentives to agreements on specific **affordable** rents or housing prices.

4.17.3.8 The implementing zoning by-law or Community Planning Permit System shall identify the provisions for which **accessory second dwelling units** will be permitted in the Town. The zoning by-law may establish regulations for **accessory second dwelling units** including matters such as:

i) compliance with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code, Ontario Fire Code and Ontario Electrical Code;
ii) compliance with the natural hazard and natural heritage policies and provisions of the Provincial Planning Statement (2024), Lake Simcoe Protection Plan (2009) and Ontario Regulation 179/06 under the *Conservation Authorities Act*;
iii) parking requirements for both residential units and maximum size and number of driveways;
iv) requirements regarding the exterior appearance of the primary dwelling

and/or **accessory second dwelling unit**;
v) yard, lot size, setback and/or landscaping requirements;
vi) minimum and maximum size and number of bedrooms;
vii) servicing requirements;
viii) entrance and access to the **accessory second dwelling unit**;
ix) minimum outdoor amenity areas;
x) maximum density and distribution of **accessory second dwelling units**; and
xi) A registration or licensing program to regulate **accessory second dwelling units**.

4.17.3.9 Council shall encourage developers of commercial and mixed-use projects to include provision for residential units as part of the **development**, where appropriate.

4.17.3.10 The Town shall work with the County of Simcoe and with providers of social housing, assisted housing and **special needs** housing to facilitate these types of housing and to develop a common waiting list for the area to help identify priorities and need within the County of Simcoe.

4.18 General Policies Applying to All Land Use Designations

4.18.1 Notwithstanding, the following uses, buildings, structures and **infrastructure** shall be permitted in all land use designations except for lands designated **Key Natural Heritage Features** and **Key Hydrologic Features** and the Greenbelt Plan area where **infrastructure** is subject to Policies 9.3.2.6 and 9.3.2.7:
i) **infrastructure** and **utilities** necessary for the transmission or distribution of electricity, municipal water and **sewage**, as well as public transportation corridors, rail lines, transit stations, stormwater management facilities;
ii) **infrastructure** and transmission facilities of any privately owned **utility** subject to our Antenna Systems Siting Policy, but not including administrative offices, sales outlets, garages, depots or yards; and
iii) Public Uses, such as public parks, trails and non-intensive recreational facilities.

4.18.2 **Public service facilities** are directed towards **settlement areas** and shall be permitted in any **settlement area** designation without amendment to this Plan. **Public Service Facilities** may be located outside of **settlement areas** in limited situations and in accordance with the following:
i) For clarity, all of the following criteria shall be demonstrated to the satisfaction of the Town and County if a **Public Service Facility** is proposed outside of a **settlement area**:
    a. The proposed use is not appropriate inside a **settlement area** or is required by a government body (i.e. municipal, provincial, or federal) to provide a service in a specific geographic area;
    b. Alternative locations inside **settlement areas** have been evaluated

and are not available or feasible;

c. Appropriate water and wastewater services are planned by the municipality or available to support the proposed use;
d. The proposed use shall be compatible and/or minimize any adverse impacts on the rural landscape and surrounding uses;
e. Traffic from **development** can be accommodated within the planned or existing transportation **infrastructure**;
f. Appropriate stormwater management opportunities are available with a focus on **low impact development**;
g. The proposed **development** site is not located within a specialty crop designation;
h. The proposed use will not be located in an area that may have a **negative impact** on the efficient and logical expansion of nearby **settlement areas**;
i. The proposed **development** site is not within a **Key Natural Heritage Feature** and/or **Key Hydrologic Feature**. If the site is on lands adjacent to a **Key Natural Heritage Feature** or **Key Hydrologic Feature**, the proposed **development** must demonstrate no **negative impact** through a Natural Heritage Evaluation, subject to the policies contained within Section 9;
j. If the proposed **development** site is within the County Greenlands, Policies 3.8 of the County of Simcoe Official Plan (2023), or the equivalent provisions within the in-force and effect Regional Official Plan, shall apply;

ii) If proposed within the Agricultural Area designation, a County and local Official Plan Amendment will be required, and the locational criteria set out in Policy 4.18.2 i) a-j) shall be demonstrated; and
iii) If proposed within the Rural Area designation, a Zoning By-Law Amendment or Community Planning Permit By-law Amendment will be required, and the locational criteria set out in Policy 4.18.2 i) a-j) shall be demonstrated.

4.18.3 **Infrastructure** and **utilities** necessary for the transmission or distribution of electricity, municipal water and **sewage**, as well as public transportation corridors and rail lines may be permitted in a Natural Environmental Area Designation where subject to an approved provincial and/or federal environmental assessment.

4.18.4 Where **development** or **site alteration** is permitted in relation to **existing uses (LSPP)** subject to the Lake Simcoe Protection Plan (2009), the following shall apply:

i) Existing agricultural accessory buildings and structures including farm dwellings can expand on the same lot subject to the provisions of the municipal zoning by-law or Community Planning Permit by-law;
ii) All **existing uses (LSPP)** are permitted;

iii) The construction of a building on an existing lot of record is permitted, provided it was zoned for such as of the date this Plan comes into effect, or where an application for an amendment to a zoning by-law or Community Planning Permit by-law is required as a condition of a severance granted prior the date this Plan comes into effect;

iv) The **development** permitted in iii), expansion to existing buildings or structures, accessory structures and uses and conversions of legally **existing uses (LSPP)** which bring the use more into conformity with the Lake Simcoe Protection Plan (2009) are permitted subject to a demonstration that the use does not expand into a **key natural heritage feature**, a **key hydrologic feature** and any minimum vegetation protection zone associated with a feature or the **Lake Simcoe shoreline**, unless there is no alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure;

v) The expansion to existing agricultural buildings and structures, residential dwellings and accessory uses to both, may be considered within a **key natural heritage feature**, a **key hydrologic feature** and any minimum vegetation protection zone associated with these features or the **Lake Simcoe shoreline**, if it is demonstrated that:

   a) there is no alternative to the expansion or alteration and the expansion or alteration is directed away from the feature and vegetation protection zone to the maximum extent possible, and,
   b) the impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible; and

vi) Expansion, maintenance or replacement of existing **infrastructure** is permitted.

4.19 Area Specific Policies

4.19.1 A range and variety of dwelling unit types shall accommodate the various household types expected in Lefroy Belle-Ewart. In **greenfield** areas, it shall be achieved in the following manner:

i) Not more than 25% of the units shall be townhouses and other ground-related multiple attached units; and

ii) Not more than 14% of the units shall be semi-detached dwelling and small lot single detached dwellings.

4.19.2 Areas identified on Schedule E as 4.19.2 represent small **woodlands**, or portions of larger **woodlands** that, through studies to date, have been determined likely to be of lesser significance or are believed to be developable without impact on the natural features or on the **ecological functions** for which the area is identified.

i) Development may be permitted within these features, as set out on Schedule E, subject to further study through a scoped Environmental Impact Study (EIS) and hydrogeological review. These studies shall

determine if there are any functions which need to be maintained; plants which should be protected; or features or functions that should be compensated for by enhancement in other locations. Where the studies identify features or functions that need to be maintained, they shall also explore mitigation measures to ensure there will be no negative impact on the function.

ii) Consideration shall be given at draft plan approval to clustering **development** within this designation providing a similar number of residential units but on a smaller land area so that more lands are maintained for natural environmental purposes.

4.19.3 Notwithstanding the land use designations shown on Schedule A3c, within the area identified as Policy 4.19.3 on Schedule E, a maximum of 245 residential units shall be permitted provided the maximum densities within each designation are respected and the goal of this Policy 4.19.3 is achieved.

i) Within the area shown as Policy 4.19.3, the applicant shall be encouraged to cluster development further north with a corresponding increase in the Natural Environmental Area Designation while maintaining the maximum of 245 residential units.

ii) To facilitate clustering as permitted in subsection a), up to 20% of the units within Special Policy Area 3 may be transferred to another Residential Low Density 2 designated area as Townhouse, semi-detached and small lot single detached units within Lefroy Belle-Ewart provided that no more than half of the transferred units are transferred to any one designated RD2 area.

4.19.4 On the south side of Killarney Beach Road, within the area identified as Policy 4.19.4, the permitted residential uses shall be limited to live / work buildings. The live/work buildings may contain a range of retail, personal service and office uses on the ground floor.

4.19.5 A publicly owned landscaped strip shall be provided along the 20th Sideroad and Belle Aire Beach Road street frontages in Lefroy Belle-Ewart to provide a transition to the adjacent **rural area**. The landscaped strip shall be sufficiently wide to accommodate a walkway system, and landscaping, including canopy trees, as further illustrated in the urban design guidelines and shall generally be 5 metres along 20th Sideroad and 3 metres along Belle Aire Beach Road. Where local **window streets** abut 20th Sideroad or Belle Aire Beach Road, the **window street** right-of-way shall provide for the landscaped strip. Where Natural Environmental Areas are present, they shall provide for the landscaped strip as guided by the Environmental Impact Study recommendations. In other conditions, such as flankage lots or reverse lots, additional lands beyond the road right-of-way may be required to provide for the landscaping, including canopy trees, and walkway system.

4.19.6 To ensure that property owners in the Lefroy Belle-Ewart **Settlement Area** contribute equitably towards the provisions of community and **infrastructure** facilities such as community use lands, parks, and local **infrastructure** facilities or public works (i.e. over sizing) and including roads, sanitary, water and storm water facilities, financing and indexing adjustments, all property owners, within the area shown on Appendix 9 and interested in developing their lands, shall be required to enter into a cost sharing agreement as a condition of **development** approval for their lands, providing for the equitable distribution of the costs (including lands) of the aforementioned community and common public facilities where such costs are not dealt with under the *Development Charges Act*.

i) Prior to the approval of a **development** application within Lefroy Belle-Ewart, the Town shall require the landowner to enter into an agreement as set out in a). For those facilities not of community wide benefit, costs will only be allocated to those landowners who are benefited by the specified work.

ii) The cost sharing agreement shall be prepared to the Town's satisfaction and circulated to the Town prior to finalization.

iii) It is recognized that the cost sharing agreement will establish rights for landowners to connect to the services within Lefroy Belle-Ewart provided such landowners pay their fair share of the expenses. Furthermore, it is recognized that landowners may seek to secure easement rights across adjacent properties in Lefroy Belle-Ewart in order to provide the necessary municipal services to **adjacent lands**.

iv) The provision and timing of municipal facilities and **infrastructure** will be at the Town's discretion acting reasonably. The timing of municipal facilities and **infrastructure** that are to be provided by individual property owners shall be set out in **development** agreements. The cost sharing agreement shall not fetter the Town's ability or timing to obtain such municipal facilities through the **development** agreements.

v) The Cost Sharing Agreement(s) may be registered on title for each participating landowner and the covenants and obligations of the Cost Sharing Agreement survive any transfer in ownership of a relevant parcel of land.

vi) As a condition of draft approval the approval authority will require a letter of clearance from the trustee of the cost share group confirming that the landowner is in good standing with respect to their financial obligations under the terms of the cost sharing agreement.

4.19.7 South Shore Woods

In addition to all relevant policies of this Official Plan, Shoreline residential **development** in Part of Lots 23, 24 and 25, Concession 13, and Parts of Lots 23 and 25, Concession 14, shall also be subject to the following policies:

i) Shoreline residential **development** on these lands shall proceed only by plan of subdivision with servicing provided by private individual sewage treatment and water supply systems. A Subdivision Agreement is required

with the municipality to address all financial and other **development** concerns of Council.

ii) The **development** on the subject lands shall be based on design and **development** approaches that are sensitive to the **significant** natural environmental features on site. In this regard, the preservation of **significant** and sensitive natural environment features will be an objective in review and approval for residential **development** of the site. Natural environment features to be considered include the steep slopes along South Shore Kempenfelt Bay Environmentally **Significant** Area (ESA) shoreline and elsewhere in the subject lands, and the Kempenfelt Bay Estates ESA. The intent is to limit **development** of the lands to about 52 Shoreline residential lots.

iii) In order to ensure the preservation of the shoreline vegetation and the control of erosion and sedimentation, the South Shore Kempenfelt Bay ESA, the Kempenfelt Bay Shoreline, and an appropriate inshore buffer are designated as Open Space for conservation and preservation of the natural environment. Placement of fill, soil disturbances, or removal of vegetation for the construction of stairways shall be permitted within this area only where such works are approved in accordance with Policy 4.19.7 (i). These lands may be included within private lots extending from the adjacent shoreline residential area to the water's edge.

iv) The southern limit of the Natural Environmental Area designation along the Kempenfelt Bay shoreline shall correspond to a limit of **development** established as the greatest setback calculated on Provincial Guidelines for the management of **fish habitat** and of shoreline slope hazards for large inland **lakes** and a stable slope allowance criteria.

v) The implementing zoning by-law amendment shall place the Natural Environmental Area along the shoreline in a separate zone category. This zone category shall include the requirements to prohibit all buildings and structures, placement of fill, soil disturbance and removal of vegetation within this area except where such works are site plan approved.

vi) **Significant** and sensitive natural environmental features identified for preservation in the Environmental Review as non-development areas may be zoned in an appropriate zone category which will prohibit the erection of buildings or structures, the placement of fill, removal of vegetation or any soil disturbance within such zones.

vii) The detailed planning and **development** of the land is to be done in accordance with the recommendations of the Environmental Review. The Environmental Review addresses the suitability of the proposed **development** in consideration of the existing Shoreline designation and the residential draft plan approvals and the natural environmental features of the site. The Environmental Review identifies appropriate measures to mitigate potential negative effects of **development** on the **significant** environmental features of the site and recommends means to ensure that such means will be applied in the course of **development** and building on site. The Town, in consultation with the Conservation Authority, will be

satisfied with the Environmental Review and the methods of implementing the recommendations prior to approval of a revised draft plan and conditions and a zoning by-law amendment on the lands.

viii) Protection of the shoreline slope and the integrity of the South Shore Kempenfelt Bay ESA is a key concern of Council in **development** of the Shoreline area. Within the shoreline Natural Environmental Area, the potential locations for individual lot access to the water will be identified through a full Shoreline Access Study to be prepared prior to subdivision plan registration. Stairway access structures, removable docks and storage buildings may be permitted in the Natural Environmental area where and how, as determined by the Shoreline Access Study, and only when designed and constructed in accordance with a site plan and supporting references prepared by qualified persons to the satisfaction of the Town, the Ministry of Natural Resources and the Lake Simcoe Region Conservation Authority.

ix) The site plan and supporting references will identify the specific location, size and specifications of all such proposed facilities and assess the impacts of all such facilities on the vegetation and slope stability of the shoreline. The requirement for the site plan and technical references shall be incorporated in the Subdivision Agreement so that each lot purchaser will be made aware of the constraints and obligations for shoreline work.

x) In order to provide a mechanism for long term protection of vegetation on the shoreline, the Town may require that the Subdivision Agreement affecting these lands establish that title restrictions as conservation easements, be applied to lands within the Natural Environmental designated areas. These easements would be used to prohibit construction in the Natural Environmental Areas except as approved by site plan or **development** permit. These restrictive covenants or easements would be registered on title to run permanently with title to the land and on all agreements of purchase and sale or lease for all affected properties. They would prohibit the construction of buildings and structures, removal of vegetation, placement of fill and any soil disturbances, except as specifically permitted.

xi) Council may, at its sole discretion, pursue the dedication of some lands in the vicinity of the existing waterfront access from the 25th Sideroad to improve the existing public use area in this location.

xii) For the reason of a high level of desired and required environmental care, the lands designated Shoreline and Natural Environmental on Schedule A3j, except for an existing lot on Part Lot 24, Concession XIII, may be subject to Site Plan Control despite the exception for single detached dwellings in Section 10.1.5.

xiii) Council shall require that the fire fighting water reservoir for the subdivision be designed and constructed to municipal requirements and capable of fire fighting support for the area.

xiv) Prior to the final approval of a Plan of Subdivision and/or any surface or earth disturbance on the site, an archaeological assessment shall be

undertaken by a licensed archaeological consultant to the satisfaction of the Ministry of Tourism, Culture and Sport.

4.19.8 Despite the policies of this Section, within the area south of Innisfil Beach Park shown as Policy 4.19.8 on Schedule E, the minimum and maximum height of buildings shall be defined through the implementing by-law. The area shall be recognized as a mixed-use area with ground floor retail and encouraged as a desirable location for restaurants and/or café's.

5 Residential and Mixed Uses

5.1 Urban Residential Areas

Our residential areas play a key role in contributing to our sense of place and belonging. The public realm in residential areas – the local streets, the neighbourhood parks , the village greens – are the places where we socialize on a daily basis. These are our front yards. It is critical that residential areas be designed to enhance the public realm and our sense of place.

Objectives:

1. To encourage a broad range of housing types particularly in the fully serviced **settlement areas.**
2. To improve the overall sense of place within Innisfil through the **development** and **redevelopment** of the Town's residential areas.
3. To ensure new **development** respects and reinforces the existing attributes of Innisfil's established residential areas.

Permitted in All Designations:

4. Within the Urban Residential Areas, permitted uses shall include schools and ancillary uses.

5.2 Residential Design

Neighbourhood Design and Place Making

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

5.2.2 As focal areas, parks should be located and designed within a neighbourhood to maximize pedestrian access and the opportunity for social interaction. All parks should also be designed to contain an outdoor community space that promotes social interaction among local residents by providing sitting areas, tables, community mail boxes, a variety of recreational activities and other elements that contribute to social interaction.

5.2.3 The design and programming of our parks and neighbourhoods shall address the four principles of place set out in Policy 2.4 in order to create active people places. Reference should also be made to Appendix 1b as an example of

recognizing and designing for **place making**.

5.2.4 Where an existing neighbourhood is determined to be deficient in neighbourhood parks or other community spaces, we shall explore opportunities to provide community spaces to the residents.

5.2.5 Meeting places shall be created within neighbourhood open spaces. These meeting places may be located at public squares in mixed use areas, neighbourhood parks, parks or trail heads in natural areas. They should include elements such as community mailboxes, kiosks, tables, benches, street furniture, pedestrian lighting and other design elements and activities to enhance social interaction. The siting and design treatment of these places should take into consideration their importance in the social life of neighbourhoods and address the four principles of place set out in Policy 2.4. Reference should also be made to Appendix 1b as an example of recognizing and designing for **place making**.

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

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

5.2.8 Multi-unit residential **developments** provide opportunities for creating on-site community spaces for interaction and socialization. We shall encourage all new retirement residential, townhouse and high-density residential **developments** to contain outdoor community gathering spaces that are privately owned but publicly accessible; can be either programmed or used spontaneously; and are designed to address the four principles of place set out in Section 2.4 in order to create active people places. These spaces shall be secured through the site plan approval process.

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

5.2.10 Evaluation of **development** applications and municipal actions regarding the public realm shall include an evaluation of how the application or municipal action achieves the four **place making** principles described in Policy 2.4 of this Plan. Reference should also be made to Appendix 1b as an example of recognizing and designing for **place making**.

Road Network & Block Pattern

5.2.11 Street and block alignments for grade-related dwellings should be designed to maximize solar orientation of buildings.

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

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

5.2.14 Street networks shall offer alternative ways of moving through neighbourhoods, such as rear lanes, to enable comfortable and safe pedestrian, bicycle, transit and vehicular movement on all neighbourhood streets.

5.2.15 Block patterns shall be based on short block lengths generally in a range of 140 to 230 metres. Longer block lengths may be considered on an individual basis where other block alternatives are not feasible. In such cases, mid-block pedestrian linkages should be provided.

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

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

5.2.18 The use of cul-de-sacs should be minimized, except where necessary due to grading and topography or at view terminus sites. Where cul-de-sacs are used for reasons other than grading and topography, a pedestrian and/or bicycle through connection shall be provided, unless otherwise specified in accordance with the Town's Engineering standards.

5.2.19 The design of blocks are encouraged to consider and incorporate opportunities for **Low Impact Development (LID)** facilities.

Housing Diversity and Density

5.2.20 Neighbourhoods shall include a range of housing densities and types to promote diversity within **settlement areas** and accommodate all current and future residents, thus promoting social integration. The range of housing types may include single-detached, semi-detached, townhouse and multiple unit housing types.

5.2.21 We shall require new **development** within neighbourhoods to adhere to accessibility requirements geared for all ages. These requirements include consideration to the height of the first floor above grade through zoning or a Community Planning Permit, and the **development** of housing forms, such as bungalows, and 1 storey townhouses where the number of stairs is limited.

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

5.2.23 The range of housing within the Alcona **Primary Settlement Area** and Urban **Settlement Areas** shall include medium and higher density housing to promote compact urban form.

5.2.24 Higher density housing forms are best suited within the Major Transit Station Mixed Use Area, Downtown Commercial Areas and along major roadways to facilitate transit.

Views and Transition Areas

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

5.2.26 The settlement edges adjoining the agricultural and **rural areas** shall provide a compatible interface and transition. This interface and transition may be characterized by a combination of boundary roads and **window streets** with landscaped buffers and natural environmental features, parkland and stormwater management facilities.

5.2.27 New Residential Low Density One areas shall be located adjacent to existing residential low density areas to serve as a transition between the established residential area and the new residential area. New lots abutting established

residential areas shall provide compatible lot frontages/lot widths and compatible sized rear yard depths and/or side yard widths with the abutting existing lots where applicable.

5.2.28 Residential Low Density Two areas shall generally be located in the vicinity of collector and arterial roads to promote viability of a future transit network.

5.2.29 The Residential Medium Density designations will generally be located near the intersections of arterial roads and in proximity to commercial, institutional, parkland and existing and potential future transit facilities.

5.2.30 The Residential High Density designations will front onto arterial roads and be located in proximity to major commercial, institutional, parkland and **higher order transit** facilities.

5.2.31 Residential High Density **developments** shall provide a transition in heights and densities adjacent to Residential Low Density Areas including increased setbacks, intervening low-rise, multiple unit housing forms or the use of an angular plane from the property line of low density housing.

5.2.32 Where new designated Residential lands abut existing commercial uses, appropriate separation, buffering, screening, landscaping and/or berming are required to mitigate any potential adverse impact upon the new residential uses.

Infrastructure

5.2.33 Wiring for electrical power distribution shall be located underground. Main electrical feeder transmission lines may be installed above ground along one side of arterial and collector roads, except through Downtown Commercial Areas, as designated on Schedules A3 and A3a through A3m, where all transmission lines shall be underground.

5.2.34 Trees removed as part of **infrastructure** works, including electrical transmission lines, shall be compensated along municipal roads at a rate of 2 new trees for each tree removed.

Integration with Streetscape

5.2.35 Residential **development** adjacent to arterial roads shall be designed to be aesthetically pleasing, provide a compatible character to the adjacent rural/agricultural area and be sensitive to road conditions such as noise levels and safety considerations such as sight lines and visibility from entrances and driveways. Buffering and noise mitigation measures shall be provided.

5.2.36 High Density Residential buildings shall be sited near the street line to create a continuous streetscape, to reinforce the street edge and to promote a pedestrian scale.

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

5.2.38 Front and flankage building façades shall be designed and sited to provide an animated facade adjacent to streets and other public spaces to achieve the objective of "eyes on the street". The facades should include main entrances, porticoes, porches, windows and balconies. Blank façades should be avoided.

5.2.39 **Development** adjacent to focal locations and gathering places, such as adjacent to parks, neighbourhood parks and other public open space or the entrances to pedestrian links, shall be sited to provide an animated frontage or flankage adjacent to the public space.

Built Form

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

5.2.41 The built form of new **development** shall give consideration to the inclusion of architectural elements that reference the elements and characteristics of the communities within which they are planned.

5.2.42 Building design is encouraged to incorporate principles of sustainable **development**, energy and resource efficiency, and a sustainable checklist may be requested prior to site plan approval or as part of Architectural Control.

5.2.43 Where townhouses are proposed, a mix of long and short townhouse blocks, should be provided, with a maximum number of units per block established in the zoning by-law or Community Planning Permit by-law to provide variety to the streetscape. The massing of long townhouse blocks should be broken up with a variation of lengths and facades so that a single monotonous elevation is not created. The implementing by-law may contain standards controlling this circumstance.

5.2.44 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.

5.2.45 Rear yard and recessed side yard locations of garages are preferred in the Village and Hamlet Area designations.

5.2.46 Projections of canopies, roof overhangs, window bays and other architectural elements are encouraged in order to create diverse and active streetscapes.

5.2.47 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.

5.2.48 We shall require the installation of sprinkler systems in all multiple unit housing forms.

Parking

5.2.49 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.

5.2.50 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.

5.2.51 Direct vehicular access to individual street townhouse units from collector roads is not permitted.

5.2.52 Parking requirements in the Zoning By-law or Community Planning Permit By-law may take into consideration the potential for shared parking between different uses, availability of transit within short walking distance and the proximity of public parking.

5.2.53 Service and loading areas in new **developments** shall be screened to mitigate their impact on the streetscape.

Building Controls

5.2.54 It is intended that low density residential areas be subject to Architectural Control in accordance with Section 10.1.15.

5.2.55 All Residential Medium Density and Residential High Density **development** shall be subject to the requirements of the Community Planning Permit System and applicable urban design guidelines.

5.2.56 Site planning shall emphasize the importance of landscaped areas, building entrances and active built spaces at the street line. The design and location of driveways, parking areas and access to parking garages shall minimize their impact on streetscapes.

5.3 Residential Low Density

Function:

5.3.1 The Residential Low Density designations recognize residential **development** in Innisfil's Primary and Urban **Settlement Areas** and in the Cookstown Village **Settlement Area**. The Residential Low Density One designation recognizes primarily existing low density residential **development**. The Residential Low Density Two designation is intended to apply generally to newer **greenfield** areas at a higher density to create compact low rise neighbourhoods and to reflect opportunities for infill **development**.

Permitted Uses:

5.3.2 Within the Residential Low Density One and Low Density Two designations, as shown on Schedules A3a, A3b, A3c and A3d permitted uses shall include:

i) single detached dwellings;
ii) **accessory second dwelling units**;
iii) places of worship;
iv) schools and ancillary uses;
v) parks and recreation facilities;
vi) convenience commercial uses including live/work units;
vii) **home occupations**;
viii) child care;
ix) **group homes**; and
x) **utilities**, emergency services and municipal uses.

5.3.3 The following additional uses shall be permitted in the Residential Low Density Two designation, as shown on Schedules A3a and A3c:

i) semi-detached dwellings;
ii) townhouses; and
iii) duplexes.

5.3.6 **Accessory second dwelling units** shall not be included in the calculation of residential density.

5.3.8 Townhouses shall be distributed throughout the Residential Low Density Two (RD2) designation in small clusters generally not exceeding 24 units. Larger clusters may be considered adjacent to commercial areas, without amendment to this Plan, provided the intent of the Plan for small clusters is met. Clusters

shall be separated from other clusters by other intervening land uses and /or housing types permitted in the Residential Low Density 2 (RD2) designation.

5.3.9 Live/work units are encouraged along collector and arterial roads to serve the surrounding neighbourhood. The building containing the live/work unit shall be compatible in terms of massing and scale with the built form of the neighbourhood. A live/work unit will have a dwelling component located in the unit and a commercial or office use will be located on the ground floor. The location, scale and commercial uses shall be further regulated in Innisfil's Zoning By-law or Community Planning Permit By-law.

5.3.10 A **home occupation** shall be clearly secondary to the main use of the property as a residential dwelling; the **home occupation** shall be subject to the provisions of the zoning by-law or Community Planning Permit by-law with regard to such matters as off-street parking and maximum floor area for the proposed use.

5.3.12 Convenience commercial uses may be permitted subject to a site specific zoning or Community Planning Permit provided they are small scale and serve the immediate needs of the neighbourhood and provide adequate screening in the form of landscaping and fencing adjacent to abutting residential lots to minimize adverse impact on abutting residential properties.

Site Specific Policies:

5.3.13 For the lands described as part of the south half of Lot 26 and the south west quarter of Lot 27, Concession 11, in Sandy Cove, applications for **development** will not be approved for areas designated Residential Low Density One until a comprehensive plan has been completed which confirms the boundaries of the natural environmental area designation, servicing plan for the area, the street **linkages** and block pattern, trail locations and **linkages** and park locations, sizes and functions.

5.3.14 New lots which abut existing lots along Church Drive in Lefroy Belle-Ewart shall not be less than 21 metres in width measured at the rear lot line where it abuts the existing lots.

5.3.15 Site Specific Policy Area 5.3.15 is located generally south of Queen Street, west of Dufferin Street and north of Victoria Street in Cookstown and consists of approximately 3.74 hectares. Maximum allowable **development** is set at 15 single family residential units in the first phase and up to an additional 25 single family residential units in the second phase.

5.3.16 Site Specific Policy Area 5.3.16 is located generally south of Victoria Street, east of King Street and north of the Village boundary in Cookstown and consists of approximately 12 hectares. Maximum allowable **development** is

set at 45 single family residential units in the first phase and up to an additional 89 single family residential units in the second phase.

5.3.17 Site Specific Policy Area 5.3.17 is located generally south of Victoria Street and east and north of the old Village boundary in Cookstown. Maximum allowable **development** is set at 62 mobile home units, in addition to the existing 27 mobile home units, in the first phase and up to an additional 16 mobile home units in the second phase. A mobile home unit means a dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed.

5.3.18 The lands designated 'Residential Low Density Two' and legally described as Part of the North Half of Lots 21 & 22, Concession 7, in the Town of Innisfil, located within Phase III of the Alcona Downs Draft Plan of Subdivision (I-T-0701), shall predominantly consist of single-detached and semi-detached housing forms. In order to promote flexibility in layout design, and avoidance of large concentrations of multiple unit housing forms, multiple units may be included in the 'Residential Low Density 2' designation provided that the overall maximum density of 22 units per hectare is not exceeded, the townhouse units are dispersed throughout the above described lands, and provided that the overall number of multiple units does not exceed 103 units.

5.4 Residential Medium Density

Function:

5.4.1 The Residential Medium Density designation provides for higher density residential **development** in small pockets located generally in areas that can support transit and create walkable higher density nodes adjacent to commercial designations and community facilities and community hubs.

Permitted Uses:

5.4.2 Within the Residential Medium Density area, as shown on Schedules A3a, A3b and A3d, permitted uses shall include:

i) semi-detached dwellings;
ii) single detached dwellings up to a maximum of 25% of the units in a Residential Medium Density area, intermixed with other permitted housing forms;
iii) townhouses, back-to-back townhouses and stacked townhouses;
iv) low rise apartments;
v) duplex, triplex and other grade related multiple unit housing;
vi) community hubs including schools, places of worship, and other community uses;
vii) convenience commercial uses including live/work units;

viii) **home occupations**;
ix) child care;
x) **group homes**;
xi) **accessory second dwelling units**; and
xii) **utilities**, emergency services and municipal uses.

Scale:

5.4.3 The zoning by-law or Community Planning Permit by-law shall establish a maximum number of multiple attached dwellings in one building.

5.4.4 Convenience commercial uses may be permitted without an amendment to this Plan, subject to a site specific zoning or Community Planning Permit provided they are small scale and serve the immediate needs of the neighbourhood and provide adequate screening in the form of landscaping and fencing adjacent to abutting residential lots to minimize adverse impact on abutting residential properties.

Site Specific Policies:

5.4.5 Within Site Specific Policy Area 5.4.5 in Cookstown, a maximum of 26 apartment units may be established as set out on Schedule D. A density of 72 units per **net hectare** is permitted.

5.4.6 Within Site Specific Policy Area 5.4.6 in Cookstown, up to a maximum of 12 new apartment units may be established as set out on Schedule D. The maximum permitted density shall be 40 units per **net hectare**.

5.4.7 Within Site Specific Policy Area 5.4.7 in Alcona, as shown on Schedule D, the maximum building height shall be 7 storeys, and permitted uses shall also include nursing homes, retirement homes, seniors lifestyle housing and accessory uses, as specified in the Zoning By-Law or Community Planning Permit by-law.

5.4.8 Notwithstanding the policies of Section 4.17.3 of the Innisfil Official Plan, a minimum of 20% of all ground related units shall accommodate future accessory second dwelling units on the Lands identified as 5.4.8 on Schedule D.

5.4.9 Within Site Specific Policy Area 5.4.9 in Alcona, as shown on Schedule D, notwithstanding any other policy of the Innisfil Official Plan, the maximum permitted density shall be 50 units per net hectare.

5.4.10 Within Site Specific Policy Area 5.4.10 in Lefroy Belle-Ewart, as shown on Schedule D1, the maximum permitted density shall be 28 units per net

hectare. Notwithstanding the policies of Section 4.17, Policy 4.17.3 shall not apply to the subject lands.

5.4.11 Within Site Specific Policy Area 5.4.11 in Cookstown, as shown on Schedule D, a maximum of 28 residential units are permitted, not including the existing heritage dwelling at 24 Wellington Street. Said 28 residential units shall consist either of townhouses, semi-detached dwellings, or a combination thereof. The existing heritage dwelling at 24 Wellington Street shall not be demolished.

Three townhouse units shall be permitted at 22A Wellington Street subject to a Zoning By-law Amendment, Consent Severance Agreement, and Urban Design and Architectural Control Guidelines reflecting the policies of the Cookstown Heritage Conservation District (HCD), based on existing sewer capacity.

The balance of the lands (30 and 36 Wellington Street) shall not be developed (i.e. obtain Draft Plan of Subdivision approval and Zoning By-law Amendment approval) until an Environmental Assessment (EA) process for Cookstown servicing options (e.g. Cookstown Water Pollution Control Plan expansion) has been completed resulting in an increased plant capacity that provides the ability to service development on the lands, and that a front end financing agreement with InnServices Inc. is entered into with the Developer/Owner for the construction of necessary works identified as the preferred alternative in the EA. An application for Draft Plan of Subdivision and Zoning By-law Amendment at 30 and 36 Wellington Street shall include, but may not be limited to, the following:

i) Planning Justification Report already completed;
ii) Stage 1 and 2 Archaeological Assessment already completed;
iii) Functional Servicing Report, including Stormwater Management and incorporating a review of Low Impact Development (LID) options already completed;
iv) Traffic Impact Study already completed;
v) Urban Design and Architectural Control Guidelines in accordance with all applicable Cookstown HCD policies; and
vi) Design consideration of alternatives for pedestrian and/or vehicular linkages to the road allowance between 48 and 52 Queen Street, to the west of the subject lands, location of public and private sidewalks and connection to Trans Canada Trail.

Prior to release of a Holding (H) Provision on a Zoning By-law Amendment for those lands located to the east of the existing heritage house (22A Wellington Street), Urban Design and Architectural Control Guidelines shall be approved by the Town of Innisfil. The guidelines shall reflect the purpose and intent of the Cookstown Heritage Conservation District and will address building height, massing, zoning setbacks for both the habitable portion of the house as well as the garage, building style and repetition, to address compatibility with the

existing heritage house and surrounding neighborhood.

5.5 Residential High Density

Function:

5.5.1 The Residential High Density designation provides for high density residential **development** in limited locations adjacent to community cores or within **Major Transit Station Areas.**

Permitted Uses:

5.5.2 Within the Residential High Density area permitted uses shall include:

i) street townhouses, block townhouses, stacked townhouses and back-to-back townhouses;
ii) apartments;
iii) community hubs including schools, places of worship and other community uses;
iv) convenience commercial uses located on the ground floor of an apartment building;
v) child care located within an apartment building, schools and ancillary uses or places of worship;
vi) **group homes**;
vii) **accessory second dwelling units**; and
viii) **utilities**, emergency services and municipal uses.

5.6 Village and Hamlet Residential Area

Function:

5.6.1 The Village and Hamlet Residential Area designation recognizes existing unserviced, partially serviced or limited services for residential **development** in Innisfil's Villages and Hamlets, as well as limited new residential **development** on private or **partial services** where appropriate.

Permitted Uses:

5.6.2 Within the Village and Hamlet Residential Areas, delineated on Schedules A3f, A3g, A3h and A3i, permitted uses shall include:

i) single detached dwellings;
ii) **accessory second dwelling units**;
iii) **home occupations**;
iv) **bed and breakfast** establishments;
v) parks; and
vi) community hubs including existing schools, places of worship and other local community uses.

Scale:

5.6.3 The lot density of the Village and Hamlet Residential Area should generally be in the range of 2.5 units per **net hectare**, but the specific density should be confirmed through a hydrogeological study that assesses the assimilative capability of the soils. Larger lot sizes may be required for servicing purposes, environmental conservation considerations, or to fit with existing **development** or the lot pattern in the vicinity.

5.6.4 Where communal water and sanitary servicing is provided, the maximum density shall be based on the capacity of the communal system along with compatibility with adjacent uses.

5.6.5 Where lands are without **municipal water service** and/or **municipal sewer services**, new dwelling units on existing vacant lots and expansions to existing dwellings may be required to provide a hydrogeological study that assesses the assimilative capability of the soils.

5.6.6 New infill lots, on lands without municipal services, or with **partial services** may be permitted by severance or plan of subdivision subject to the following:

i) direct access is provided to an open and maintained public road;
ii) the feasibility of a private water supply and/or **sewage** disposal system is demonstrated to the satisfaction of the Town through a hydrogeological study that assesses the assimilative capability of the soils and confirms sufficient ground water supply;
iii) confirmation of sufficient **reserve sewage system capacity** within the Town's sewer treatment systems for hauled **sewage** from the private systems or **partial services**;
iv) where **municipal water service** is provided, confirmation of sufficient capacity;
v) the density policies in Policies 5.6.3 and 5.6.4 are addressed;
vi) the applicant enters into an agreement with the Town to pay for eventual connection to a municipal water and / or sanitary system if such system is installed within the municipal road allowance abutting the property; and
vii) if it logically and financially connects to the existing service and site conditions support long-term use without negative impact.

Site Specific Policies:

5.6.7 Within Site Specific Policy Area 5.6.7 in Stroud, the following policies shall apply:

i) Within the Village and Hamlet Residential Area designation, multiple dwelling units including street townhouse, block/cluster townhouse dwellings, and stacked townhouse dwellings shall also be permitted. A limited number of single detached units are permitted provided the proposed overall density is in accordance with ii).
ii) The density of the Village and Hamlet Residential Area designation shall be

within a range of 25 to 30 units per **net hectare**.

iii) The maximum height of buildings shall be 3 storeys.

iv) All **development** within this designation shall be subject to Site Plan Control in accordance with the policies of Section 10.1.5 of this Plan or the Community Planning Permit System (CPPS) where applicable.

v) The proposed **development** will alleviate the impact of new residential uses with an appropriate transition in heights and densities adjacent to existing low density residential uses.

vi) Architectural features will be incorporated to reduce overlooking, and shadowing on the surrounding lands.

vii) High quality landscaping and property signage shall be organized and designed to emphasize privacy, and will be compatible with the surrounding area.

viii) Walking and trail connections will be augmented by the proposed condominium road intersecting with Yonge Street opposite to Glenn Avenue on the east side of Yonge Street. A sidewalk shall be constructed within the condominium road allowance to provide access to the nearby Dempster Park (Village North) in Stroud as part of the Land and Lake Master Plan (2023).

ix) Stormwater management for the proposed **development** will include **low impact development (LID)** measures such as infiltration, and on-site ponding in accordance with Town and Ministry of Environment, Conservation and Parks (MECP) standards.

x) The Conceptual Site Plan and required parkland dedication, either with land dedication or financial contributions, shall contribute to parks and open spaces for the community, and interface with the Land and Lake Master Plan (2023) in order to provide convenient access to active transit and access to community hubs.

xi) The proposed **development** will utilize **municipal water services** alongside private communal sewage services on an interim basis. Full servicing is the preferred servicing option, and it is understood that once **municipal sewage services** become available, the **development** will be required to connect to these services.

5.6.8 Within Site Specific Policy Area 5.6.8 in Churchill, on lands identified on Schedule D, notwithstanding any other policy of the Innisfil Official Plan, the maximum permitted density shall be 7.8 units per net hectare and Section 5.2.15 shall not apply.

5.7 Retirement Residential Area

Function:

5.7.1 The Retirement Residential Area designation is a residential area serving the special social and housing needs of older persons, most of whom are retired. These residential areas provide an alternative form of year-round community living, i.e., adult lifestyle. Characterized by residential **development** and housing types that meet the special requirements and preferences of older

persons, the recreational retirement community is intended to provide a safe, secure and low maintenance setting with a broad range of recreational opportunities and facilities. Although the housing form will be primarily low density, a continual care model is encouraged with higher density housing forms such as apartments and nursing homes to support older persons as they age.

Permitted Uses:

5.7.2 Within the Retirement Residential Area designation, as shown on Schedule A3d, permitted uses shall include:

i) ground related housing in separated or multiple unit forms;
ii) apartments;
iii) retirement, nursing and long term care facilities;
iv) a range of on-site accessory passive and active recreational opportunities;
v) complementary commercial uses including small scale personal services, and convenience commercial uses servicing the day-to-day needs of residents of the community;
vi) bank or financial institution; and
vii) doctor/dentist offices.

5.7.3 Permitted housing forms may include a variety of types and tenures to accommodate aging in place.

5.7.4 Flexible housing shall also be encouraged to accommodate aging in place.

5.7.5 Accessory communal storage facilities for recreational vehicles and personal goods shall be permitted where there is adequate provision for buffering from surrounding land uses.

5.7.6 Any application to amend the Official Plan to redesignate lands within a Primary or Urban **Settlement Area** to a Retirement Residential Area shall demonstrate the need for the proposed land use and be accompanied with the following information and/or material:

i) the amount of vacant lots in existing retirement residential **developments**. This assessment will include the number of vacant lots within existing **developments** within the Town and the land available within the surrounding market area for the proposed use;
ii) the projected demand for retirement housing;
iii) the land area required for the proposal, based on the anticipated population to be accommodated at a reasonable density that contributes to the required **Designated Growth Area** density in Policy 4.13.1; and
iv) policies that will ensure the ongoing use of the lands for the proposed use.

Scale:

5.7.7 Considering the mobility issues that may be faced by residents of retirement residential areas, providing on-site community spaces for social interaction is of critical importance. As such, each retirement residential **development** shall provide accessible community spaces for their residents.

5.7.8 All commercial uses shall provide adequate on-site parking facilities and shall be buffered by planting and by substantial spatial separation from adjoining residential uses.

5.7.9 All internal roads shall be of a standard acceptable to the municipality. Multiple accesses may be required by the municipality. If these roads are to be assumed by the municipality at a future date, they are to be built to municipal standards.

5.7.10 External access roads may have to be improved by the proponent of the Retirement Residential **development** in order to accommodate the increased traffic flows resulting from the **development**.

Site Specific Policies:

5.7.11 For the lands identified as Site Specific Policy Area 5.7.11 in Sandy Cove, notwithstanding the policies of this section, the lands may also be developed in accordance with the policies of the Residential Low Density One designation policies of Section 5.3 of this Plan.

5.8 Future Urban

5.8.1 To ensure complete communities, within areas designated “Future Urban” the following policies will apply:

i) Lands designated “Future Urban” shall be subject to an Official Plan amendment to assign the lands a land use designation in accordance with the criteria in Section 4.8. These lands are intended primarily for residential land uses, although not excluding consideration for commercial convenience uses, park spaces and natural areas and other uses appropriate to residential neighbourhoods.

ii) Any **development** within lands designated “Future Urban” shall be permitted only if there is sufficient capacity within existing **infrastructure**.

5.9 Urban Commercial Areas

The commercial policies create a hierarchy of commercial areas, which are distinguished based on their role and function in serving the public and the range of permitted uses.

Objectives:

1. To provide for a range of commercial facilities to serve our needs.
2. To protect the planned function of existing commercial nodes and particularly the Downtown Commercial Areas to ensure that commercial nodes complement rather than compete with each other.
3. To plan for successful and vibrant commercial areas that are key **place making** destinations within Our Place.
4. To provide for higher density **intensification** in Downtown Commercial Areas in a mixed use format.
5. To provide commercial facilities at appropriate locations to service both residents and visitors of Our Place.
6. To recognize the evolving nature of the retail industry and embrace new economic and retails trends.
7. To limit new **greenfield** commercial **development** in order to consolidate commercial **development** within the existing Downtown Commercial Areas.

5.10 Commercial Design and Place Making

5.10.1 We shall ensure that the **development** and **redevelopment** of commercial areas contributes to our overall sense of place in both the public and private realms. In the public realm, municipal decisions shall be guided by an evaluation of how a proposal achieves the four **place making** principles described in Section 2 of this Plan. Reference should also be made to Appendix 1b as an example of recognizing and designing for **place making**. Within the private realm, decisions shall be guided by how a proposal fits in with its surroundings and relates to the public realm.

5.10.2 New commercial **developments** shall contribute to the achievement of the Town's strategy for creating great places. **Place making** can be achieved through animated commercial streets which include wide sidewalks, sidewalk cafes, public art, pedestrian-related street furniture and publicly accessible community gathering spaces.

5.10.3 Downtown Commercial Areas shall be developed as the central focal area of the **settlement area** in which they are located and shall be planned to provide safe and convenient pedestrian, transit and vehicular connections.

5.10.4 We shall identify opportunities to create an urban square and public gathering place within each Downtown Commercial Area and Neighbourhood Commercial designation. Within Neighbourhood Commercial Areas, the urban square shall be achieved through small privately owned but publicly accessible outdoor squares. The urban squares will ideally be co-located with a community hub if possible and shall be designed and programmed as a year

round **place making** destination through the implementation of the four **place making** principles described in Policy 2.4 of this Plan. Reference should also be made to Appendix 1b as an example of recognizing and designing for **place making**.

5.10.5 The public realm within and adjacent to commercial designations shall be enhanced through wide sidewalks, which may include a multi-use trail. The public sidewalk spaces and adjacent private commercial spaces shall be animated through the provision of covered areas, sidewalk cafés, product displays, rest areas, pedestrian scaled lighting and other activity features.

5.10.6 Corner locations should accommodate space for publicly accessible open space including sitting areas and other landscape elements that stimulate interest such as public art, water features and play structures.

5.10.7 Commercial Areas shall be integrated into the street network of the neighbourhood and be located in highly visible and accessible locations to the residents of the surrounding neighbourhood and shall include gathering places that promote **place making**.

5.10.8 All applications for new commercial **developments** shall demonstrate how the proposed **development** contributes to the achievement of the Town's **place making** strategies and principles described in Policy 2.4 of this Plan, including through the implementation of Lighter Quicker Cheaper initiatives.

Locations and Transitions

5.10.9 Mixed Use **intensification** shall be configured to reinforce main street facades and provide a transition of height and density adjacent to existing residential areas including the use of an angular plane from the property line of adjacent low density housing, setbacks, stepbacks, landscape buffers or other design measures, as defined in the implementing by-law.

5.10.10 Screening in the form of landscaping, fencing and architectural features shall be provided abutting residential **development**, to minimize adverse impact on abutting residential properties.

5.10.11 Community Spaces and institutional uses within Downtown Commercial Areas shall be considered community hubs and be paired with public squares to create a key **place making** destination.

Integration with Streetscape

5.10.12 Downtown Commercial Areas and the adjacent public street shall be designed for the pedestrian first. Abutting commercial **developments** will require shared access, where possible, to the satisfaction of the Town to minimize the number

of driveways, reduce pedestrian conflict and maximize on-street parking.

5.10.13 The principal public entrances of each building shall face the sidewalk and provide direct access onto the public sidewalk so as to create a pleasant pedestrian shopping environment. The primary windows and signage shall also face the street. However, larger floor plate stores, generally in excess of 5,000 sq. m., may be permitted in interior portions of a site where smaller stores predominate along the street frontage.

5.10.14 In Downtown Commercial Areas and Major Transit Station Mixed Use Areas, no parking, driveways, lanes or aisles should be permitted between buildings and the street.

5.10.15 In the Downtown Commercial Areas, multi-storey apartments and mixed use buildings shall be brought up close to the street in which they front, but be stepped back from the front wall above 3 storeys.

5.10.16 Major entry points to Downtown Commercial Areas shall function as gateways. Design of **development** at these locations shall recognize this function with a higher quality of architectural and landscape **development** including public art and entry features in the street boulevard.

Built Form

5.10.17 The design of built form is encouraged to incorporate principles of sustainable **development**, energy and resource efficiency.

5.10.18 All visible sides of a building should be treated in a similar fashion to the front of the building. Where blank exposed walls are necessary, screening through landscaping will be required.

5.10.19 **Protected heritage property** and **built heritage resources** shall be **conserved** and, where appropriate, restored through adaptive reuse.

5.10.20 **Development** in Downtown Commercial Area and the Major Transit Station Mixed Use Area shall be based on a traditional “main street” built form. Its design should build on the tradition of mixed-use main streets through integration of at-grade street-related retail uses with office or residential uses on upper storeys.

5.10.21 It is recognized that the mixed-use elements may occur in stages as the area develops and intensifies over the long-term, provided the built form establishes the “main street” character with the initial phases. However, the intent is that the designation will be planned to accommodate a range of uses from its initial **development** and not be developed solely for one permitted land use type to the detriment of another.

5.10.22 Buildings should have a consistent minimal and maximum setback to promote pedestrian scale. A generally continuous building face is recommended to establish a unified streetscape.

Parking

5.10.23 To ensure the success and function of Downtown Commercial Areas, on-street parking, off-street parking and loading areas are essential and shall be provided.

5.10.24 Provisions for parking may take into consideration the potential for shared parking between different uses, availability of transit within short walking distance and the proximity of public parking. The off-site parking requirements may also be reduced for the corresponding on-street parking provided. The Town may also consider the payment of cash in lieu of parking.

5.10.25 To minimize the impact of off-street parking on pedestrian streetscapes, parking lots should be located to the rear, side or to the interior of the lot. Where parking is provided to the side of buildings and abutting the street, it shall be screened by landscaping or built features such as low walls to provide a sense of enclosure along the street line. A landscaped strip at least three metres wide should be provided between parking areas and the street, and should contain planters and street furniture consistent in design with a theme to be established by the Town.

5.10.26 Large parking lots shall be divided into smaller parking courts by landscaped islands and strips sufficiently large to accommodate trees and to provide **Low Impact Development (LID)** treatment.

5.10.27 Where convenience commercial uses are small scale and serving the immediate needs of the neighbourhood, we may only require on-street parking to be provided in front of the commercial use on Town roads.

5.10.28 Service and loading areas shall be provided at the rear of the buildings, while screening such areas from abutting residential areas and streets.

5.10.29 The location of entrances and exits to off-street parking facilities should be located so as to minimize the interference with street traffic; be shared with adjacent properties; and not be close to major street intersections.

5.10.30 Dedicated vehicle stopping areas shall be provided for pick-up/drop-off, demand based transit and future autonomous vehicles.

5.10.31 Combined private and public parking areas shall be provided in Downtown Commercial Areas with adequate but limited access to surrounding streets in the area.

5.10.32 In Lefroy Belle-Ewart, where commercial uses along Killarney Beach Road cannot provide adequate off-street parking on the site, the provision of parking on an alternate site within reasonable walking distance of the **development** could be considered provided that:

i) The alternate site is in close proximity to the proposed **development**;
ii) The developer enters into agreement with the Town to ensure continued availability of the alternative parking site; and
iii) All requirements of the Zoning By-law or Community Planning Permit by-law are met.

Servicing

5.10.33 Hamlet Commercial **developments** may occur on private services. Each new **development** shall be required to submit an engineering report, which indicates that there is an available and adequate supply of potable water for such **development** and that soil conditions will permit the installation of private servicing. All **development** based on individual services shall conform to the MOECC reasonable use guidelines.

Building Controls

5.10.34 All **development** within the commercial designations shall be subject to Site Plan Control in accordance with the policies of Section 10.1.5 of this Plan or the Community Planning Permit System (CPPS) where applicable.

5.10.35 Guidelines shall be created for commercial signage and regulated through the Sign By-Law, to ensure that signs complement and not detract from our sense of place. Signs will be integrated into building design and the number of signs minimized to reduce visual clutter.

5.11 Downtown Commercial Area

Function:

5.11.1 The Downtown Commercial Area designation represents the commercial heart of the Town's Primary, Urban and Village settlements. Downtown Commercial Areas are where people come to shop, work, and gather. They function as destinations within Our Place providing for active, year-round gathering places for local and Town-wide civic and cultural activities. These designations are intended to provide the broadest range of retail and services including higher order shopping needs of residents as well as entertainment, dining and the weekly needs for groceries, personal care products and services. The Downtown Commercial Areas are intended to evolve into Mixed Use areas

and accommodate high density **residential intensification**.

Permitted Uses:

5.11.2 Permitted Uses in Downtown Commercial Areas shall include:

i) apartments in stand-alone or mixed-use buildings;
ii) the broadest range of retail uses including department stores and grocery stores;
iii) personal services;
iv) government, business and professional offices;
v) medical offices;
vi) entertainment and eating establishments with the exception of drive- through facilities;
vii) nursing homes, retirement homes and long-term care facilities;
viii) hotels, motels and other forms of tourist accommodation;
ix) urban squares;
x) schools and ancillary uses; and
xi) community and institutional uses.

5.11.3 The implementing zoning by-law or Community Planning Permit by-law shall establish a retail predominant zone in each Downtown Commercial Area where residential uses shall not be permitted on the ground floor of any new building.

5.11.4 Carwashes, service stations and gas bars shall be prohibited in the Downtown Commercial Area, except that electric vehicle charging stations shall be permitted and encouraged.

5.11.5 The implementing zoning by-law or Community Planning Permit by-law shall direct retail stores and services that are key functions of Downtown Commercial Areas such as beer and liquor stores, financial institutions, and entertainment, to locate within the Downtown Commercial Areas.

Scale:

5.11.6 Mixed residential/commercial uses should be permitted and encouraged with a minimum equivalent height of two storeys, and a maximum height of eight storeys.

5.11.7 Applications for heights in excess of eight storeys may be considered provided the **development** provides a compatible transition to low density residential areas and provides for community benefits as per Section 37 of the *Planning Act*.

5.11.8 Notwithstanding Policy 5.11.6, within the Lefroy Belle-Ewart, Sandy Cove, Cookstown and Stroud Downtown Commercial Areas, as well as the south

side of Innisfil Beach Road east of 25th Sideroad in Alcona, the minimum height shall be two storeys and the maximum height shall be four storeys.

5.11.9 The minimum density for the residential component of mixed use **development** shall be 60 units per net ha.

5.11.10 We will not consider new commercial designations outside of the Downtown Commercial Area designations that serve more than the day to day needs of residents until the existing Downtown Commercial Area in Alcona contains an additional 50,000 sq. m. of retail and service commercial floor space as measured from the adoption of this Plan. Upon that milestone being achieved, additional new commercial designations may be considered, provided it is demonstrated that there will be no impact on the planned function of the Downtown Commercial Areas.

Site Specific Policies:

5.11.11 Despite the policies of this Section, within the area shown as Policy 5.11.11 on Schedule D, a mixed use building with at grade commercial uses or a nursing home shall be permitted as shown on Schedule A3c provided:

i) the maximum density does not exceed 100 units per hectare;
ii) the residential units are included within the total cap;
iii) all other policies of this designation are complied with.

5.11.12 Broos Special Policy Area (Part of Lot 1 Concession 11)

5.11.12.1 Notwithstanding all other policies of this Plan, the property referred to as Part of Lot 1, Concession 1, Village of Cookstown, generally located on the north side of Queen Street and west of George street ("the Subject Lands") is hereby designated "Residential Low Density One" and "Natural Environment Area".

5.11.12.2 Notwithstanding other policies of this Plan to the contrary, residential uses consisting of a mix of single detached and semi-detached dwellings may be developed on the subject lands not exceeding a total of 152 residential units. A park is also a permitted use, shown conceptually as a 'PK' symbol on Schedule A3b.

5.11.12.3 Draft Approval of a Draft Plan of Subdivision and rezoning of the subject lands shall not occur until such time as the following conditions have been satisfied:

Detailed Studies

i) The Environmental Assessment (EA) Process for the Cookstown Water Pollution Control Plan has been completed resulting in an increased plant capacity that provides the ability to service development on the lands, and

that a front end financing agreement with Innservices Inc. is entered into with the Developer/Owner for the construction of necessary works identified as the preferred alternative in the EA.

ii) A detailed Stormwater Management report has been prepared to the satisfaction of the Town of Innisfil and the Nottawasaga Valley Conservation Authority;

iii) A detailed Functional Servicing report has been prepared to the satisfaction of the Town of Innisfil and Innservices;

iv) A detailed Geotechnical has been prepared to the satisfaction of the Town of Innisfil.

v) A detailed Traffic Impact study has been prepared to the satisfaction of the Town of Innisfil addressing the impacts of the proposed development in relation to adjacent roadways and which addresses, but is not limited to, the following:

   a. The need, if any, for signalization at the intersection of Queen Street and the proposed new municipal road providing access to the future residential subdivision, and the intersection of Garibaldi Street and King Street North, and any related improvements;
   b. Implementation of traffic restrictions, alternative street layouts, or improvements to discourage traffic infiltration (i.e. cut-through traffic) within the future residential subdivision);

vi) A detailed Phase 2 Environmental Site Assessment has been prepared to the satisfaction of the Town of Innisfil

vii) A detailed hydrogeological Assessment has been prepared to the satisfaction of the Town of Innisfil;

viii) A detailed Environmental Impact Study (EIS) AND Natural Hazard(s) Study has been prepares to the satisfaction of the Nottawasaga Valley Conservation Authority and the Town of Innisfil that includes the following:

   a. A comprehensive restoration and enhancement plan for the Cookstown Creek buffer, a restoration plan for created wetlands; hydrogeological assessment; realigned creek block restoration plan, and a plan illustrating how baseflow to the Cookstown Creek valley system will be maintained;
   b. A Species at Risk inventory, prepared to the satisfaction of MNRF and Town of Innisfil, in accordance with the requirements of the Provincial Policy Statement and *Endangered Species Act*, and;
   c. The constraints to development, including the flood and erosion hazard limits plus required access allowances and the natural heritage limits plus appropriate buffers, which shall be determined to the satisfaction of the Nottawasaga Valley Conservation Authority [NVCA].

ix) Urban Design Guidelines have been prepared prior to the satisfaction of the Town of Innisfil, based on the policies of Section 5 of this Plan that conform to relevant policies of the Cookstown Heritage Conservation District Plan and Design Guidelines (2014). The Urban Design Guidelines

shall form the basis of future architectural control guidelines to promote the following:

a. New development and street layout is encouraged to emphasize a walkable and pedestrian-friendly scale.
b. Subdivision design is encouraged to be sensitive to the topography and natural landscape by incorporating strong visual and physical links to natural features.
c. Preservation of significant vegetation including tree lines and hedgerows along lot lines or streets shall be encouraged where possible and feasible.
d. Residential development adjacent to the existing community area should be sensitive to physical character and provide a suitable transition consistent with the Cookstown Heritage Conservation District policies.

Parks and Open Spaces

x) Parkland dedication requirements have been met to the satisfaction of the Town of Innisfil, based on considerations for land dedication, cash-in-lieu payment, or any combination thereof. Minor variations in location and size of parks shown on Schedule A3b Land Use: Cookstown shall be permitted without requiring an amendment to this Pan:

xi) Where appropriate, enhanced streetscapes and linear park connections will be provided to promote low impact design and facilitation pedestrian movement and comfort throughout the subdivision. The dimensions and extent of these streetscapes shall be determined at the subdivision stage.

Stormwater Management Facilities

xii) Stormwater management ponds are generally discouraged where there are Low Impact Development (LID) alternatives that may eliminate or reduce their size. New development shall consider the implementation of enhanced streetscapes to provide additional width within the municipal right of way for the purposes of facilitating potential LID measures such as bio-retention swales, which promote infiltration and improved storm water quality/quantity control at the subdivision stage.

xiii) Lands required for stormwater management facilities shall be dedicated, at no cost, to the municipality.

Trails

xiv) A public trails system shall be planned and identified that links to existing trails or publicly owned lands on surrounding lands; utilize links and parks, natural heritage features, stormwater management ponds, and on and off-street linkages to create a continuous system of pedestrian trails and bicycle routes. Such a trail system shall connect to existing features and trails on the surrounding lands where possible.

Sustainability

xv) Where appropriate and subject to topographical and servicing requirements, the plan of subdivision shall be designed to maximize the number of lots within a north-south orientation.

xvi) A plan of subdivision shall be designed to encourage pedestrian and cycling.

xvii) Energy efficient building design including passive solar energy gain, increased insulation, Energy Star appliances, and alternative energy systems among other initiatives shall be encouraged in all new buildings.

5.11.12.4 In accordance with Section 4.8 of this Plan, any boundary adjustments required to define the overall limits of development, the result of which are consistent with all other policies of this Plan, and are to the satisfaction of the Nottawasaga Valley Conservation Authority and the Town, will not require an amendment to this Plan

5.11.12.5 The full extent of the natural hazards, including the regulatory floodplain and erosion hazard limits, the natural heritage features and all appropriate access allowances and buffers shall be restrictively zoned Environmental Protection in the zoning by-law.

5.11.12.6 A holding provision pursuant to Section 36 of the *Planning Act* may be utilized in the implementing Zoning By-law to address such matters as sewer allocation and staging of development.

5.12 Neighbourhood Commercial Area

Function:

5.12.1 The Neighbourhood Commercial Area designation is intended to serve the frequent shopping needs of the surrounding residents as well as the weekly needs for groceries, personal care products and other services.

Permitted Uses:

5.12.2 Within the Neighbourhood Commercial Area permitted uses shall include:

i) retail uses designed to cater to the day-to-day shopping needs and service requirements of the local population,
ii) personal services,
iii) grocery stores and pharmacies,
iv) medical offices,
v) eating establishments,
vi) live/work and residential uses on the upper storeys of commercial uses,
vii) community and institutional uses,
viii) schools and ancillary uses; and
ix) auto services including a gas bar but excluding an auto body shop.

Scale:

5.12.4 The two Neighbourhood Commercial Area designations in the northwest neighbourhood of Lefroy Belle-Ewart may be moved without amendment to this plan.

Site Specific Policies:

5.12.5 Despite the policies of this Section, the uses permitted within the Community Spaces designation shall also be permitted on the Neighbourhood Commercial site at the southeast corner of Killarney Beach Road and the 20th Sideroad. Should a Community Space use be proposed, the policies of Section 8.10 shall apply.

5.12.6 Despite the policies in this Section, on lands located within Part South Half of Lot 22, Concession 8 and within the Future Development Block 91 of the Draft Approved Plan of Subdivision I-T-0703, permitted uses shall also include stand-alone single detached dwellings, semi-detached dwellings, duplexes, all forms of townhouses, all forms of multi-unit dwellings such as tri-plexes/eight-plexes and apartment dwellings; business and professional offices; service commercial uses such as financial institutions, restaurants, places of entertainment, fitness centres, and pet care services.

5.12.7 Within the South Part of Lot 21, Concession 8, shown in Alcona as Site Specific Policy Area 5.12.7 on Schedule D, permitted uses shall also include financial institutions, commercial schools, child care, veterinarian clinics, offices, medical and health care clinics, and fitness centres.

5.13 Shoreline Commercial Area

Function:

5.13.1 The Shoreline Commercial Area designation recognizes convenience, tourist and recreation oriented commercial uses located in the **Lake Simcoe shoreline**.

Permitted Uses:

5.13.2 Within the Shoreline Commercial Area, as shown on Schedules A3, A3j, A3l and A3m, permitted uses shall be limited to existing marinas, restaurants, food trucks and other tourist oriented commercial uses, recreational uses and limited convenience oriented commercial uses.

5.13.3 Marina operations supplying such things as parking areas, docks, rental boats, boat supplies, launching facilities and small convenience commercial facilities shall be permitted and the regulations pertaining to this use shall be included in the implementing zoning by-law or Community Planning Permit by-law.

Residential units are not permitted except for one residence for either the owner, the operator of the marina or a caretaker.

5.13.4 Any proposal submitted for a new or expanded marina must be accompanied by a Marina impact study indicating the on and off-shore facilities to be constructed including pump-out facilities to empty holding tanks of boats, the dredging required and the impact of such facility with regard to such matters as longitudinal drift, **fish habitat** and the visual impact of the marina. The study will require the approval of the relevant government agencies.

5.14 Hamlet Commercial Area

Function:

5.14.1 The Hamlet Commercial Area designations shall primarily serve the convenience commercial needs of residents in Innisfil's hamlets and surrounding **rural areas**.

Permitted Uses:

5.14.2 Within the Hamlet Commercial Area permitted uses include:

i) convenience retail;
ii) personal services;
iii) restaurants;
iv) automobile service stations; and
v) tourist related retail.

Scale:

5.14.3 The size of permitted uses shall be governed by the ability to accommodate the use on private serviced or partially serviced lots.

5.14.4 Regulations pertaining to the scale and location of permitted uses shall be included in the implementing zoning by-law or Community Planning Permit by-law.

5.14.5 Hamlet Commercial **developments** shall occur on private services. Each new **development** shall be required to submit an engineering report which indicates that there is an available and adequate supply of potable water for such **development** and that soil conditions will permit the installation of private servicing. All **development** based on individual services shall conform to the Ministry of Environment, Conservation and Parks (MECP) reasonable use guidelines.

5.15 Major Transit Station Mixed Use Area

Function:

5.15.1 The Major Transit Station Mixed Use Area designation is located adjacent to the GO station and is intended to provide a variety of retail, service, office, institutional, community and residential uses in a mixed-use pedestrian friendly setting that will serve the needs of the community. These lands are planned for **intensification** as directed by the Provincial Planning Statement (2024), as amended. Within the Major Transit Station Mixed Use Area designation, lands shall be developed in accordance with the policies of this Section and other relevant policies of this Plan.

Permitted Uses:

5.15.2 Permitted uses in the Major Transit Station Mixed Use Area include:

i) mixed residential/commercial buildings and live/work uses;
ii) a full range of retail uses;
iii) offices and research and **development** facilities, including medical offices and clinics;
iv) personal services;
v) entertainment and eating establishments with the exception of drive-through facilities;
vi) nursing homes, retirement homes and long-term care facilities;
vii) hotels, motels and other forms of tourist accommodation;
viii) urban squares; and
ix) **public services facilities**.

5.15.3 Car washes, service stations and gas bars shall be prohibited in the Major Transit Station Mixed Use Area, except that electrical vehicle charging stations shall be permitted and encouraged.

Scale:

5.15.4 Mixed residential/ commercial buildings shall provide a transition in heights and densities to adjacent residential designations including increased setbacks from the property line of such adjacent designations. Such buildings should be brought up to the street in which they front, but should be stepped back from the front wall above 3 storeys or incorporate other similar design element.

5.15.5 The retail and service commercial uses shall provide for a maximum of 10,000 sq. m. of floor space within the entirety of the Major Transit Station Mixed Use Area designation. Despite this maximum floor space, a detailed concept plan shall be submitted to the satisfaction of Innisfil Council with any application for rezoning for commercial use within this designation to ensure that there will not be a detrimental impact on the planned function and ultimate

development of the Alcona Downtown Commercial area. Additional retail and service commercial floor space may be achieved, if justified through a market demand and impact study which concludes that the additional floor space will not result in a detrimental impact on the planned function of the Alcona Downtown Commercial area.

6 Economy and Employment Areas

6.1 Employment Areas

Innisfil Heights is 'open for business' and a desirable place where economic opportunities and innovation are encouraged. A 'sense of place' in Innisfil Heights will be created through high quality architecture, urban design and public amenities that support a more interconnected environment and define the area's unique look and function.

Objectives:

1. To create a clear identity for Innisfil Heights through unique design, signage, landscaping, lighting, etc.
2. To encourage a diversity of employment uses, activities and sizes of **development**.
3. To protect existing businesses from incompatible uses and provide for their expansion and renewal.
4. To permit a wide range of employment and employment-supportive uses, in the right locations and with policies that are supportive and flexible.
5. To ensure that new **development** occurs in an orderly manner in conjunction with appropriate water and wastewater services.
6. To recognize the importance of the tourism industry in providing economic and employment opportunities, and to encourage expansion of this vital industry.
7. To provide additional opportunities for easy and efficient access to and from Highway 400.
8. To encourage streetscape, façade improvements and improvements to the public realm that will revitalize and enhance the area.
9. To ensure that future growth and **development** contribute positively to the provision of local community amenities.
10. To ensure that the established estate residential neighbourhoods that are adjacent to Innisfil Heights are respected and to minimize the impact of existing and new **development** on adjacent residential neighbourhoods through the effective use of zoning or Community Planning Permit by-law, property **development** standards and urban design guidelines.
11. To establish a gateway around the Highway 400 and Innisfil Beach Road interchange to the Town of Innisfil and to employment, commercial, recreational and tourism uses in the area.
12. To establish an integrated **transportation system** that safely and efficiently accommodates various modes of transportation including walking, cycling, automobiles and trucks.
13. To promote and encourage sustainable forms of land use and **development**.

To protect all elements of the existing rail corridor to maximize potential options in the future.

General Policies

6.1.1 Innisfil Heights, as shown on Schedule A3e, must be planned to ensure the availability of large lots that support permitted uses. Unless otherwise compromised by design limitations associated with environmental features, property configurations, the provision of new roads or existing **development**, the minimum lot size on the remaining undeveloped lands shall be 5 hectares with larger lot sizes encouraged. This policy does not apply to properties already smaller than 5 hectares.

6.1.2 There is an active rail spur line, connecting to the Barrie-Collingwood Railway, traversing the Innisfil Heights area from the northeast quadrant crossing 9th Line and continuing southwest to Industrial Park Road. The rail spur line also continues westward, under a Highway 400 underpass. We recognize the rail spur line as a key freight-carrying asset for existing, expanding and new businesses to the area. To support the future protection and usage of this asset, it is the policy of the Town to:

i) Support the long term protection and consider any potential extension of the rail corridor for goods movement and employment related uses;
ii) Support the retention of large **development** parcels in the vicinity of the rail corridor;
iii) Consider any potential impacts on the long term future usage of the rail corridor when reviewing **development** applications; and
iv) Attract industries that will take advantage of the rail corridor.

6.1.3 Major goods movement facilities and corridors shall be protected for the long term as directed by the Provincial Planning Statement as amended.

6.1.4 The Town shall encourage industrial, manufacturing, and small-scale warehousing uses that can coexist with sensitive land uses in strategic growth and mixed-use areas with frequent transit service, outside of **employment areas**.

6.2 Employment Area

Function:

6.2.1 In order to promote and allow for a wide a range of employment uses, a single **Employment Area** designation has been established for the majority of planned **employment areas** in Innisfil Heights.

Permitted Uses:

6.2.2 Within the **Employment Area**, permitted uses shall include:

i) contractor establishments;
ii) industrial operations in enclosed buildings including manufacturing, processing, assembling, fabricating, repairing, warehousing, distribution and wholesaling;
iii) machinery and equipment sales, rental and repair establishments;
iv) office uses, ancillary;
v) outdoor storage uses, ancillary (on lands not located within the primary visual impact area);
vi) research and **development** facilities;
vii) retail stores, ancillary;
viii) food trucks, ancillary
ix) truck / transport depots;
x) warehouses; and
xi) waste processing and/or transfer facilities.

6.2.3 Ancillary retail stores should be limited in size and scale.

6.3 Mixed Commercial / Employment Area

Function:

6.3.1 The Town has established a Mixed Commercial / Employment Area Designation for the southeast quadrant of Innisfil Heights where a range of commercial and recreation related uses are permitted, along with prestige type industrial uses with operations entirely within fully enclosed buildings. This Section of the Official Plan also provides policies to ensure that any expansion, **redevelopment** or new **development** is compatible with the adjacent Forest Valley Drive subdivision.

Permitted uses:

6.3.2 Within the Mixed Commercial/Employment Area permitted uses shall include:

i) child care;
ii) industrial operations in enclosed buildings including manufacturing, processing, assembling, fabricating, repairing, warehousing, distribution and wholesaling;
iii) machinery and equipment sales, rental and repair establishments;
iv) office uses, ancillary;
v) outdoor storage, ancillary (not permitted on a lot adjacent to a residential lot);
vi) prefabricated home sales;
vii) recreational vehicle, boat and trailer sales and service;
viii) research and **development** facilities;
ix) retail stores, ancillary;

x) food trucks, ancillary;
xi) self-storage businesses; and
xii) warehouses.

6.3.3 Ancillary retail stores should be limited in size and scale.

6.3.4 New buildings and the expansion of any existing buildings should be set back a minimum of 10 metres from any lands with appropriate landscape buffer that are zoned for residential uses in the Forest Valley Drive Subdivision.

6.4 Tourism / Commercial Area

Function:

6.4.1 The Town has also established a Tourism / Commercial Area Designation to be applied to the Georgian Downs and OLG (Ontario Lottery and Gaming) Slots lands in the northwest quadrant of Innisfil Heights. Permitted uses include a wide range of tourism and employment-supportive uses, along with office uses. The Town will use this area to provide opportunities for sustainable and diversified tourism, leveraging historical, cultural, and natural assets, as directed by the Provincial Policy Statement, as amended.

Permitted uses:

6.4.2 Within the Tourism/Commercial Area permitted uses shall include:
i) Horse racing facilities;
ii) Gaming and gambling facilities that are regulated by the Province;
iii) Tourism uses that are functionally related to one or both of the two above permitted uses;
iv) Hotels and related banquet, conference and convention facilities;
v) Office uses, ancillary;
vi) Personal service uses, ancillary;
vii) Food trucks, ancillary
viii) Restaurants, ancillary; and
ix) Retail stores, ancillary.

6.5 Parks and Open Space within Employment Area

This designation recognizes the existing cemetery and crematorium. The policies of Section 8.9 shall apply.

6.6 Primary Visual Impact Overlay

Function:

6.6.1 While it is important to permit as wide a range of uses as possible in Innisfil Heights, it is also important to ensure that the types of land uses, and the

manner in which they are designed, are in keeping with the Town's objective to project a certain image along the Highway 400 corridor. On this basis, the Town has identified a Primary Visual Impact Area Overlay that will provide policy direction for land uses and **development** in this area.

Design:

6.6.2 The following land use restrictions and policies apply to lands within the Primary Visual Impact Area Overlay:

i) On lots adjacent to either Highway 400 or Innisfil Beach Road the buildings close to either road shall front toward that road;
ii) Outdoor storage and ancillary outdoor storage uses shall not be permitted, except where it exists at the time this Plan came into effect;
iii) Notwithstanding sub-section b) above, ancillary outdoor storage may be permitted on lands within the Primary Visual Impact Area Overlay, provided such ancillary outdoor storage is not located between the building and Highway 400 and is screened from view from Highway 400;
iv) 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; and
v) The design and placement of signs should be carefully regulated with height and size restrictions and limitations on the use of flashing mechanism and excessively brilliant illumination. Signs within 400 metres of Highway 400 may require a permit from the Ministry of Transportation.

6.7 Enhanced Streetscape Area Overlay

Function:

6.7.1 The Town has identified an Enhanced Streetscape Area Overlay that applies to lands fronting on the north and south sides of Innisfil Beach Road. The policies of this Section of the Official Plan call for a high level of building architecture in the Enhanced Streetscape Area, along with decorative streetscape elements, such as lighting, banners, street trees, enhanced landscaping and gateway features. This area has also been identified in Schedule A1 as a key **place making** destination and the policies of Section 2 also apply to the Enhanced Streetscape Area Overlay.

Design:

6.7.2 Buildings located within the Enhanced Streetscape as shown on Schedule A3e 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 elements, such as lighting, banners, street trees, enhanced landscaping and gateway features.

6.7.3 Within the Enhanced Streetscape Area, Primary and Secondary Gateways have also been identified.

i) Primary Gateways are identified at locations leading off of the ramps from Highway 400 and are intended to welcome people to the Town, and are intended to provide a distinct image for the employment, commercial and recreational/tourism uses and areas in Innisfil Heights.
ii) Secondary Gateways are located on Innisfil Beach Road at the east and west ends of the Enhanced Streetscape Area and are intended to provide opportunities for the Town to use signage and other design features to welcome people into Innisfil Heights and to also promote an image for the area.

6.7.4 Primary and Secondary Gateways, as identified on Schedule A3e, are intended to achieve a sense of entrance and arrival to the Town and Innisfil Heights in particular through built form, building design and landscaping. Primary Gateways leading off of the ramps from Highway 400 are intended to clearly identify the area and will provide an opportunity to welcome people to the Town, and provide a distinct image for the employment, commercial and recreational/tourism uses and areas in Innisfil Heights. Secondary Gateways located on Innisfil Beach Road at the east and west boundaries of Innisfil Heights will provide an opportunity for the Town to use signage, lighting and other design features to welcome people into Innisfil Heights and to establish an image for the area.

6.7.5 It is a policy of this Plan to plan and design Gateways to:

i) Encourage a high-quality design in the built form which is distinctive and which contributes to the identity of the particular gateway;
ii) Orient the most active and architecturally detailed building façade to the public street by use of main entrances and a large percentage of fenestration addressing the streetscape;
iii) Use one distinct and recognizable style of gateway feature for all of Innisfil heights, that also accommodates the uniqueness of specific areas or neighbourhoods through special design elements;
iv) Use local materials for gateway features that reflect the essence of the area;
v) Emphasize gateway features with surrounding planting material that is native, non-invasive, low maintenance, salt tolerant, and suited to the soil conditions;
vi) Design gateway features with materials and elements that ensure they are durable and easily maintained;
vii) Use simple and universally readable lettering for any signage that is part of a gateway feature;
viii) Consider energy-efficient forms of lighting to highlight the gateway features at night; and,
x) Incorporate public art installations to reinforce the essence and **place making** objectives.

6.8 Design

Function:

6.8.1 The purpose of design policies is to provide a framework of principals and guidelines that will provide additional design direction for the **development**, **redevelopment** and enhancements of buildings, façades, streetscapes and natural areas. Urban design guidelines are to be prepared for Innisfil Heights and are intended to outline clear preferences for designers, developers, and property owners in their applications for proposed **developments**/alterations to their properties.

Design Principles:

6.8.2 Urban design guidelines are typically divided into two components: public realm guidelines and private realm guidelines. The public realm consists of publicly owned streets, pathways, right of ways, parks, and open spaces, while the private realm consists of the buildings, structures and spaces that are found beyond the streetscape and right of way of the public realm. The following principles apply to the public and private realms in Innisfil Heights.

6.8.3 The public realm in Innisfil Heights should be characterized by:

i) A continuous pedestrian and **active transportation** network
ii) Safe pedestrian crossings
iii) Aesthetically pleasing streetscapes for major roadways including public art installations
iv) Safe, conformable and well-lit streets
v) Wayfinding signage for local and nearby destinations
vi) Gateways that provide a sense of arrival and identity

6.8.4 The private realm in Innisfil Heights should be characterized by:

i) Building entries that front onto the street
ii) Consistent building setbacks with minimum setbacks
iii) Visually interesting façade treatments through materials, articulation and form
iv) Articulated and varied wall treatments, visible from the public right-of way
v) Superior building design and quality in priority / prestige locations
vi) Screening of outdoor storage, loading areas and industrial activities
vii) Consolidated access points / driveways
viii) Siting parking lots to the side and/or rear of buildings
ix) High quality landscaping and landscape buffers along the street
x) Outdoor amenity areas for employees, including food trucks
xi) High quality signage that complements the building in materials, colour and scale
xii) Screened rooftop equipment and **utility** areas

xiii) Retention of existing vegetation and mature trees on new building sites
xiv) Buffers between industrial or commercial land uses and residential areas

6.8.5 Streetscape features and sustainable design elements located within public rights-of-way, such as lighting fixtures, directional and street signs, parking meters, transit shelters, above ground **infrastructure** and street furniture shall be complementary to the streetscape and located in an integrated manner, so as to avoid visual clutter while ensuring that essential **infrastructure** and **utilities** can be feasibly accommodated.

6.8.6 The design of all buildings shall have regard to pedestrian safety and direct street access. Buildings should be massed to recognize pedestrian scale and provide an appropriate street wall height at the street line and be architecturally articulated to provide visual variety and interest. Generally, building articulation features such as canopies, cornice lines and varying façade materials should be used to reinforce a pedestrian scale.

6.8.7 Principal building façades should be well designed with a series of openings and presented to the public street.

6.8.8 Buildings on corner lots shall be located in close proximity to the street rights-of-way. Corner lots should emphasize their important urban presence by employing appropriate strategies for major landscape treatments as well as building massing and articulation that emphasize the corner condition.

6.8.9 The location of parking is a major determinant for the layout of a **development** that is pedestrian friendly and transit supportive. Where appropriate, the Town shall encourage the provision of surface parking areas in locations not visible from the public street, and if they are visible, they shall be screened from view from the street. Electric vehicle charging stations will be required for both employees and the travelling public.

6.8.10 Where surface parking areas are situated adjacent to a public street in the front yard, their layout should be subdivided into smaller areas to avoid large monotonous asphalt surfaces. In these cases, a certain percentage of the frontage should be reserved for landscaping between the buildings and the street line.

6.8.11 Existing treed areas should be preserved wherever possible and incorporated in site designs. Incorporating these features may reduce landscaping requirements and provide buffering from adjacent land uses or roads.

7 Rural Areas and Agricultural System

7.1 Countryside

Our Countryside is considered a working landscape. It is the intent of this Plan to maintain and protect the lands for a broad range of **agricultural uses**, including appropriate **agriculture-related uses** and **on-farm diversified uses,** as well as a range of other rural uses that support the countryside economy within the Rural Area designation. It is also the intent of this Plan to maintain the viability of farming and enhance the rural identity of our Countryside.

Our Countryside is comprised predominantly of three designations on the Land Use Schedule A3: **Specialty Crop Area**, **Agricultural Area** and **Rural Area**. Other designations in our Countryside include Rural Industrial Area, Rural Commercial Area, Extractive Industrial Area and Parks and Open Space.

Our Countryside plays an important role in contributing to our sense of place as a whole. Our Countryside is defined by its many attributes, including agricultural fields and landscapes, hedgerows, local produce, natural heritage features, scenic views, residential clusters, historic farmhouses, farm buildings, **farm operations** and agricultural and rural value-added businesses and support uses. These characteristics help build the social and emotional connections that hold the community together.

Key to the enhancement of the Town's rural and agricultural identity is ensuring an appropriate range and scale of permitted uses, and avoiding conflicts between agricultural and non-agricultural uses.

Objectives:

1. To identify and protect **specialty crop areas** and **prime agricultural areas** for their long-term agriculture use, while promoting and maintaining the farming industry on those lands.

2. To encourage and provide for a broad range of **agricultural uses**, **agriculture-related uses**, **on-farm diversified uses** and rural uses, which maintain the Countryside.

3. To avoid land use conflicts between agricultural and non-agricultural uses.

4. To enhance Innisfil's Countryside through land use controls to achieve appropriate scale and compatibility.

7.1.1 General Countryside Policies

7.1.1.1 We shall direct **development** to **settlement areas**, except for **development** related to the management or use of resources, resource based recreational

activities and other rural uses that are not appropriate in **settlement areas** provided such uses are:

i) compatible with the rural landscape and surrounding local land uses;
ii) will be sustained by rural service levels; and
iii) will not adversely affect the protection of **agricultural uses** and other resource-based uses.

In this respect, non-agricultural uses shall be limited and only permitted pursuant to the general direction of this Section and the **Rural Area** land use policies of Section 7.4.

7.1.1.2 We shall avoid matters of incompatibility which may arise between farming operations and non-agricultural uses. As such, new land uses on existing lots, the creation of lots and new or expanding livestock facilities shall comply with the **minimum distance separation formulae.** We shall also require applicants for non-agricultural uses to mitigate potential conflicts with **farm operations** to the extent feasible.

7.1.1.3 All types, sizes and intensities of **agricultural uses** and **normal farm practices** shall be encouraged, promoted and protected in line with provincial standards subject to the requirements of Policy 7.1.1.2 regarding minimum distance separation requirements.

7.1.1.4 **On-farm diversified uses** including **home industries**, **home occupations**, farm gate sales, processing of agricultural products and other activities which produce value-added agricultural products from the **farm operation** shall be permitted throughout the Countryside in order to support the farming community and assist farmers in supplementing their incomes as per the policies of this Plan.

7.1.1.5 Where a **home industry** is permitted, it may be carried out in an accessory building but must clearly be accessory to the residence if it is on a small lot, or accessory to the farm if it is on a larger lot.

7.1.1.6 **Farm help accommodations** shall be permitted throughout the Countryside as an accessory use to a **farm operation** provided that it is occupied only by seasonal employees of the **farm operation** where it is located; the **farm help accommodation** does not serve as the principal place of residence of the occupant; it can be provided with adequate water and sewage treatment facilities; and it is encouraged to be located within the building cluster. A mobile home or recreational vehicle may be used for the purpose of a **farm help accommodation**.

7.1.1.7 To protect and support the character of Innisfil's countryside, while still ensuring the viability of farming, we shall promote the protection of hedgerows and scenic views and scenic rural streetscapes, and we shall encourage the

retention/preservation of existing farm buildings, and the re-establishment of vegetation along roads, through the review of **development** applications.

7.1.1.8 Given the importance of the countryside landscape to residents and to Innisfil's sense of place, we will undertake a Cultural Heritage Assessment of these landscapes for possible protection under the *Ontario Heritage Act*.

7.1.1.9 The Province has developed Agricultural System Mapping which applies across the Town. The Town understands and appreciates that growth and **development** shall conform to this mapping. However, until such time that it is contemplated and implemented by the County and the designations have been identified to the satisfaction of the Town, this mapping will not be integrated into the Town's Official Plan land use designations, although illustrated for information purposes as Schedule A1b.

7.1.1.10 For information purposes, the Provincial Agricultural System is illustrated in Schedule A1b. The boundaries of the Provincial Agricultural System may be refined by Simcoe County if determined necessary. Where this refinement is undertaken, we shall update the Agricultural System to conform to the County of Simcoe Official Plan (2023) as amended.

7.2 Specialty Crop Area

Function:

7.2.1 The Specialty Crop Area designation applies to the lands located outside **settlement areas**, which meet the characteristics of a **specialty crop area**. Its function is to provide ultimate protection for specialty crop production and provide for a full range of **agricultural uses** for long term use.

Permitted Uses:

7.2.2 Within the Specialty Crop Area designation, shown on Schedule A3, uses permitted shall be limited to:

i) **agricultural uses**,
ii) existing single detached dwelling as an accessory use to a **farm operation**,
iii) **accessory second dwelling unit**,
iv) **farm help accommodation** as an accessory use to a **farm operation**, and
v) **on-farm diversified uses**.

7.2.3 Existing single detached dwellings may be replaced, subject to a permit from the applicable Conservation Authority where the lot falls within the generic regulation area, but new dwelling units on a lot are not permitted.

7.2.4 **On-farm diversified uses** may include a wide variety of uses as long as they meet the following criteria outlined in the Provincial Planning Statement

(2024):
i) Shall be compatible with, and shall not hinder, surrounding agricultural operations;
ii) Secondary to the principal agricultural use of the property; and
iii) Limited in area.

Scale:

7.2.5 Within the Specialty Crop Area designation, the minimum lot size shall be 16 hectares.

General Policies:

12.2.6 Removal of lands designated Specialty Crop shall not be permitted and site-specific amendments shall not be permitted.

7.2.7 Lot creation in the **Specialty Crop Area** is not permitted except for:
i) **agricultural uses**;
ii) a **residence surplus to a farming operation** as a result of a **farm consolidation** provided the zoning prohibits any new residential use on the remnant parcel of farmland created by the severance and the new lot will be limited to a minimum size needed to accommodate the residential use and appropriate **sewage and water services** and should be approximately a maximum size of 1 hectare;
iii) **infrastructure**, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;
iv) lot adjustments for **legal or technical reasons** which do not result in the creation of a new lot or increase the size of an existing residential lot.

7.2.8 When considering lot creation for agricultural purposes under Policy 7.2.7, the following matters are required to be addressed in any proposed severance:
i) the severed and retained parcels shall each be a minimum of 16 hectares;
ii) the applicant shall provide an analysis regarding the suitability of the soils for specialty crops;
iii) a report on drainage in the area shall be provided by the applicant;
iv) the primary income of the land owner shall be obtained from the respective unit of land after clearing has taken place;
v) no residential dwelling shall be permitted on the new lot; and
vi) an agreement to use the land for specialty crop purposes shall be entered into between the owner and the Town as a consideration of a consent creating the farm parcel.

7.3 Agricultural Area

Function:

7.3.1 The Agricultural Area designation applies to the lands located outside **settlement areas** and which are not **specialty crop** or **rural areas** and is illustrated on Schedule A3. Its function is to provide for a full range of **agricultural uses**, **agriculture-related uses** and **on-farm diversified uses** that fit in to enhance the identity and economic vibrancy of the Town's countryside.

Permitted Uses:

7.3.2 Within the Agricultural Area designation, shown on Schedule A3, uses permitted shall be limited to:

i) **agricultural uses**,
ii) one single detached residence,
iii) **accessory second dwelling unit**,
iv) **farm help accommodation** as an accessory use to a **farm operation**,
v) **agriculture-related uses**, and
vi) **on-farm diversified uses**.

7.3.3 Permitted **on-farm diversified uses** include but are not limited to:

i) **bed and breakfast** establishment;
ii) **home industry**;
iii) **home occupation** wholly within a dwelling unit;
iv) **farm-gate sales**;
v) cooking school;
vi) **agri-tourism uses**; and
vii) small-scale value-added processing, packaging, storage and distribution of agricultural products produced by the **farm operation**.

7.3.4 Permitted **agriculture-related uses** shall include any commercial or industrial operations that are directly related to and service **farm operations** in the area such as farm produce and livestock sales; farm supply and equipment sales and repair; farm product storage and processing; packaging; value added.

Scale:

7.3.5 The minimum farm size shall be 40 hectares.

7.3.6 **On-farm diversified uses** shall be limited in area as determined by Provincial guidance. These **on-farm diversified uses** shall be encouraged on lower quality agricultural lands.

7.3.7 Buildings containing **farm-gate sales** shall be limited in size and scale.

General Policies:

7.3.8 Lot creation in the Agricultural Area designation is not permitted and shall only be permitted for:

i) **agricultural uses**;
ii) **agriculture-related uses** provided that the new lot is limited to a minimum size needed to accommodate the use and an appropriate septic system and water service, and residential uses are prohibited on such lots and zoned accordingly;
iii) a **residence surplus to a farming operation** as a result of a **farm consolidation** provided that any new lot will be limited to a minimum size needed to accommodate the residential use and appropriate **sewage and water services** and should be approximately a maximum size of 1 hectare and provided that the zoning prohibits any new residential use on the remnant parcel of farmland created by the severance;
iv) **infrastructure**, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;
v) lot adjustments for **legal or technical reasons** which do not result in the creation of a new lot.

7.3.9 **Agriculture-related uses** shall only be permitted in the Agricultural Area designation, through site specific rezoning, when it is clearly demonstrated that:

i) the use is small scale;
ii) the use is compatible with and does not hinder surrounding **farm operations**; and
iii) the use supports the agricultural nature of the area.

7.3.10 **Agriculture-related uses** shall be subject to site plan approval to regulate the location and scale of the use on the property and to ensure compatibility with the surrounding countryside.

7.3.11 In evaluating development applications for an **agriculture-related use**, we shall consider the following matters to ensure the proposed use is compatible with the agricultural nature of the surrounding countryside:

i) new structures are designed to fit in aesthetically with the agricultural area;
ii) outdoor storage is minimized and screened;
iii) lighting is designed to minimize impact on adjacent neighbours and the agricultural nature of the area;
iv) major modification of land is avoided;
v) the proposed use is visually screened from adjacent neighbours and roadways;
vi) signage is limited and fits with the agricultural nature of the area;
vii) adequate setbacks and buffering from adjacent uses are provided;
viii) adequate access can be provided from adjacent roads; and
ix) a hydrogeological study has been undertaken to confirm that the proposed water and **sewage** disposal systems are feasible and to demonstrate that

no impact on adjacent wells or on the **ecological function** of adjacent Natural Environmental Area designations.

7.3.12 A site-specific Official Plan Amendment may be permitted as an exception to the Agricultural designation for the extraction of minerals, petroleum resources and mineral aggregate resources, subject to the policies contained in Section 9.6.

7.3.13 A site-specific Official Plan Amendment may be permitted for limited non-residential uses as an exception to the Agricultural designation, provided the following are demonstrated:

i) there is an identified need within the planning horizon for additional land to be designated to accommodate the proposed use;
ii) there are no reasonable alternative locations within the Rural Area designation;
iii) the use is not appropriate in a **settlement area**;
iv) there are no reasonable alternative locations in the Agricultural Area designation with lower priority agricultural lands;
v) the adequacy of water and **sewage** disposal;
vi) the impact of the proposed use on surrounding **farm operations** and lands are mitigated to the extent feasible;
vii) the proposed use is in compliance with the **minimum distance separation formulae;**
viii) the proposed use requires minimal **site alteration**;
ix) the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby **settlement areas**;
x) the proposed use shall be compatible with the surrounding **agricultural uses** or in a location that is separated from the primary agricultural operations by physical features and demonstrated to cause minimal disruption to surrounding area;
xi) other requirements of this plan are met;
xii) the land is not a specialty crop area, and
xiii) there is a demonstrated need for the use.

Site Specific Policies:

7.3.14 Part of the south half of Lot 7, Concession 1, formerly in the Township of Innisfil, may be used for a seasonal campground, with a go-cart track, batting cages, mini golf, golf driving range, putting green, snack booth, picnic area, and ancillary recreational facilities as follows: ball diamonds, walking trails, skating circuit, snack bar, and associated administrative buildings. Further **development** of the subject lands for the foregoing shall be subject to a zoning by-law amendment, Community Planning Permit and site plan control, and the developer shall be responsible for all intersection improvements required by the responsible authority at Highway 400 and Highway 89.

7.3.15 Parts of Lots 24 and 25, Concession 13 has farm buildings existing adjacent to a proposed Shoreline residential subdivision. These farm buildings and the farmland have been severed from the Shoreline Area lands and are to be zoned and used in a limited manner for agricultural machinery, dry storage and housing of a limited amount of livestock in compliance with the Minimum Distance Separation II. It is intended that only certain barns be used for accommodation of up to 10 horses in total.

7.4 Rural Area

Function:

7.4.1 The Rural Area designation applies to the lands located outside **settlement areas** and which are not **specialty crop** or **prime agricultural areas**. Its function is to provide for a full range of **agricultural** and **agriculture-related uses, on-farm diversified uses** as well as rural related uses which support the agricultural and rural community and which are compatible within the rural character but are not appropriate in **settlement areas**. Healthy, integrated and viable **rural areas** should be supported by the following as directed by the Provincial Planning Statement, as amended:

i) building upon rural characteristics, and levering rural amenities and assets;
ii) promoting regeneration, including the **redevelopment** of **brownfield sites**;
iii) providing a range and mix of housing in rural **settlement areas**;
iv) using rural **infrastructure** and **public service facilities** efficiently;
v) promoting economic diversification and employment opportunities through goods, services, value-added products, and sustainable management;
vi) Providing opportunities for sustainable and diversified tourism, leveraging historical, cultural, and natural assets.
vii) conserving **biodiversity** and considering the ecological benefits provided by nature; and
viii) providing opportunities for economic activities in **prime agricultural areas**.

Permitted Uses:

7.4.2 Within the Rural Area designation, shown on Schedule A3, uses permitted shall be limited to:

i) **agricultural uses**,
ii) one single detached residence,
iii) **accessory second dwelling unit**,
iv) **farm help accommodation** as an accessory use to a **farm operation**,
v) **agriculture-related uses**,
vi) **on-farm diversified uses,**
vii) other rural uses subject to the appropriate zoning and other supporting documentation, as required by this section,
viii) the management or use of resources,
ix) **normal farm practices** per provincial standards,

x) **home occupations** and **home industries**, and
xi) cemeteries.

7.4.3 Permitted **on-farm diversified uses** and **agriculture-related uses** in the Rural Area designation shall include those uses listed in Policies 7.3.3 and 7.3.4.

7.4.4 Other rural uses are those uses that are compatible with the rural landscape, and can be sustained by rural service levels and cannot otherwise be located or are not appropriate within a **settlement area** due to their size and locational attributes. Other rural uses may include such uses as golf courses, golf driving ranges, cemeteries, camping or seasonal trailer parks, fairgrounds/special events facilities, education facilities, nurseries, or landscape operations. Other rural uses do not include residential uses.

Scale:

7.4.5 The minimum farm size shall be 40 hectares.

7.4.6 The minimum lot size for **agriculture-related uses** and other rural uses shall be the minimum size required to accommodate the use and appropriate septic system and water service. For rural residential uses the maximum lot size shall be approximately 1 hectare.

General Policies:

7.4.7 Applications for new lots will meet the following requirements:

i) the proposed lot will be used for **agriculture uses, agriculture-related uses**, rural residential use or other rural uses as described in Section 7.4.4;
ii) the amount and availability of vacant lots of record in the non-urban areas of the municipality are considered and the need for the additional lot demonstrated;
iii) the new lot does not contribute to the extension or expansion of **strip development**;
iv) the new lot is located on an opened and maintained public street or highway;
v) the feasibility of private septic servicing and confirmation of sufficient **reserve sewage system capacity** within the Town's sewer treatment systems for hauled **sewage** from the private system are demonstrated to the satisfaction of the Town;
vi) the lot is suitable in terms of topography, soils, drainage, lot size and shape for the use proposed;
vii) the access to the lot will not create a traffic hazard;
viii) the proposed use would be compatible with surrounding uses, including existing aggregate operations and will not result in **development** which would preclude or hinder the establishment of new operations or access to

high potential mineral aggregate resources areas as shown on Appendices 8a to 8c; and

ix) the new lot shall meet the **Minimum Distance Separation formulae.**

7.4.8 Golf courses, golf driving ranges, cemeteries and camping or seasonal trailer parks referred to in Policy 7.4.4 may only be permitted through an Official Plan and Zoning By-law Amendment, which re-designates the site to Parks and Open Space provided the matters set out in Policies 7.3.12 are demonstrated.

7.4.9 **Agriculture-related uses** and other rural uses referred to in Policies 7.4.3 and 7.4.4 shall only be permitted in the Rural Area designation, through site specific rezoning, when the matters set out in Policy 7.3.8 are demonstrated.

7.4.10 **Agriculture-related uses** and other rural uses shall be subject to site plan approval to regulate the location and scale of the use on the property, and to ensure compatibility with the surrounding countryside.

7.4.11 In evaluating zoning and site plan applications for **agriculture-related uses**, and other rural uses, the Town shall consider the matters set out in Policy 7.3.10.

7.4.12 The scale and location of other rural uses shall be limited to adequately maintain the Town's countryside. When reviewing Official Plan Amendments and Zoning By-law Amendments or Community Planning Permit by-law amendment and site plan application that propose other rural uses, the Town shall consider the following matters:

i) The size of the proposed use is of an appropriate scale in relation to the size of the property;
ii) The proposed use is compatible with adjacent land uses, and if required, appropriate measures are taken to screen the use from adjacent uses through setbacks and visual screening;
iii) Outdoor storage, lighting and signage is limited and does not negatively impact the Town's countryside or adjacent properties; and
v) The proposed use improves rural character including establishment of hedgerow planting along municipal roads.

7.4.13 In **rural areas**, growth and **development** shall be focussed in rural settlement to promote their vitality and regeneration.

Site Specific Policies:

7.4.14 In addition to the uses permitted in Policy 7.4.2, the lands described as the North Half of Lot 6, and part of the North Half of Lot 7, Concession 14, Geographic Township of West Gwillimbury, may also be used for the purpose of operating a radio control model airplane flying club.

7.4.15 In the area designated Rural Area in Cookstown, the policies of Section 7.4 shall apply, except that intensive animal operations shall not be permitted. In all cases where the compatibility of an **agriculture-related use** with the residential areas of the **settlement area** is in doubt, the Minimum Distance Separation Guidelines shall be followed.

7.5 Rural Industrial

Function:

7.5.1 The Rural Industrial designation applies to industrial uses on industrial sites located outside **settlement areas**. Its function is to recognize existing rural industrial uses as well as future rural industrial uses that cannot be located in and are not appropriate in **settlement areas**.

Permitted Uses:

7.5.2 Industrial uses shall generally be directed to the Innisfil Heights **settlement area**.

7.5.3 Existing rural industrial uses are permitted within the Rural Industrial designation as shown on Schedule A3 and new rural industrial uses may be permitted through a site-specific Official Plan and zoning by-law amendment or Community Planning Permit by-law amendment, provided the following is met:

i) the use is related to and supportive of agricultural and rural lands uses;
ii) the use is related to the management and use of resources including the processing of aggregate or agricultural resources;
iii) the use cannot be located in and is not appropriate in a **settlement area**;
i) the use cannot be located in proximity of residential or other incompatible uses in accordance with applicable guidelines for industrial use and distance separation;
ii) the use must generate minimal traffic or be in the proximity of an arterial road or highway;
iii) the use must have sewage and water service needs suitable for individual services; and
iv) the use must not be located on **prime agricultural lands** except for land uses otherwise permitted in the Agricultural designation.

General Policies:

7.5.4 Applications for a new Rural Industrial designation on an individual property shall be accompanied by:

i) A planning need and justification analysis;
ii) An analysis of compatibility with adjacent **farm operations** and rural residences including an assessment of the **Minimum Distance Separation Formulae**;

iii) A hydrogeological assessment which assesses the assimilative capability of the soils and the feasibility of the site for the proposed use to the satisfaction of the Town in consultation with the applicable conservation authority;
iv) An assessment of the availability of a sufficient supply of water to service the site;
v) A traffic study which demonstrates the use generates minimal traffic or is in the proximity of an arterial road or highway;
vi) An assessment of the agricultural capability of the lands which demonstrates that the lands are not **prime agricultural lands**;
vii) An assessment of the noise and air quality impacts on nearby land uses, appropriate distance separations and mitigation measures having regard to the Ministry of Environment, Conservation and Parks (MECP) D-6 Guideline;
viii) An analysis of storm water management in accordance with Policy 8.11.2.4; and
ix) Other studies as determined by Town Staff.

7.5.5 A site specific hydrogeological study to ensure no impact on the groundwater shall be completed to the satisfaction of the Town in consultation with the applicable conservation authority. The implementing zoning or Community Planning Permit by-law may set out specific requirements for the storage of liquids and chemicals.

Site Specific Policies:

7.5.6 In addition to the uses permitted in Policy 7.5.3, a self-storage establishment is permitted on lands located in the South Half of Lot 7, Concession 1.
i) The **development** shall be subject to the Site Plan Control provisions found in Section 10.1.5 of this Plan, or the Community Planning Permit System (CPPS) where applicable, and may be subject to a road widening, requested by the Ministry of Transportation during the Site Plan Approval process. In addition, the implementing Zoning By-law or Community Planning Permit by-law shall not be passed by Council until all servicing requirements have been addressed to the satisfaction of Council.
ii) The lands shall not be severed unless approval is granted by the Town for an **on-site sewage** disposal system.

7.5.7 In addition to the uses permitted in Policy 7.5.3, a self-storage establishment is permitted on lands located in Lot 16, Concession VI.

7.5.8 On those lands described as Part Lot 3 and 4, Registered Plan 1003 and Part of Lot 15, Concession 7, it shall be the policy of Council to require comprehensive plans and reports at the site plan approval stage of the **development**, which depending upon the scale of **redevelopment** proposed and as appropriate, will achieve the following:

i) A landscaped area feature be provided at the corner of County Road 4 and County Road 21 to create an element of interest and lend emphasis to the visual importance of the site as a key intersection in the area;
ii) Urban design standards, implemented through the site plan control approval process, which shall ensure that the design of the commercial properties encourages safe access to the site, provides an appropriate built form relationship to the adjacent streets, and that the exterior design of any buildings and roof treatment convey a high quality of design and are compatible with the surrounding land uses and the visual importance of the site;
iii) A high quality of signage, lighting and other appurtenances shall be required;
iv) Screening of certain elements on the **development** site such as loading areas, refuse storage, and roof-top mechanical equipment;
v) That parking areas are landscaped, buffered, lighted and screened around the edges to be visually attractive;
vi) That **development** of the lands is to be accomplished in a manner which minimizes changes in grades to the greatest extent possible. Where grade changes are essential, appropriate mitigating measures such as retaining walls and landscaping shall emphasize aesthetics and safety in their design to the satisfaction of the Town of Innisfil;
vii) A traffic impact assessment shall be prepared by the owner, and reviewed and approved by the Town of Innisfil and to the satisfaction of the County of Simcoe. It shall be the policy of Council to incorporate into the site plan control agreement, as an obligation of the developer, any recommendations and/or measures emanating from the approved traffic assessment relating to the **development** of the subject lands and the parking provisions and parking configuration; and
viii) A landscaped design plan shall be prepared and approved by the Town of Innisfil. The landscaped design plan, which details appropriate screening, tree planting and other landscape elements for the **development**; preservation and conservation of existing **significant** trees and vegetation; a high quality landscaped strip of substantial width along County Road 4 and County Road 21 within the Amendment area reflective of the important Municipal Civic Campus function that this area serves; the provision of clearly defined public and private realms; attractive built form and exterior appearance; relationship of the building(s) to the street(s) and exterior areas; street right-of-way design, street furniture, amenities, and landscaping treatments.

7.6 Rural Commercial

Function:

7.6.1 The Rural Commercial designation recognizes existing rural commercial uses as well as new commercial uses, which cannot be located in and are not appropriate in a **settlement area** due to their size and locational attributes or

their function in primarily serving the travelling public and tourists to the area on the basis of convenience and access.

Permitted Uses:

7.6.2 Permitted uses shall include:

i) existing commercial uses;
ii) retail serving the needs of the traveling public or tourists;
iii) accommodations or spas that require a rural location and serve as a tourist destination;
iv) veterinarian clinic;
v) farm equipment repair shop;
vi) farm supply dealer;
vii) farm machinery dealerships; and
viii) other similar uses meeting the intended function of Policy 7.6.1.

General Policies:

7.6.3 New rural commercial uses may only be permitted through an Official Plan Amendment and Zoning By-law Amendment or Community Planning Permit by-law amendment which designates the lands to Rural Commercial and provided the proposed use:

i) serves the travelling public and tourists to the area on the basis of convenience and access;
ii) is not a retail use that is appropriate within a **settlement area**;
iii) generates minimal traffic or is in the proximity of an arterial road or highway and adequate access can be provided from adjacent roads;
iv) is not located on **prime agricultural lands**;
v) adequate setbacks and buffering from adjacent uses are provided;
vi) the use is compatible with and does not hinder surrounding **farm operations** and is in compliance with the **minimum distance separation formulae**; and
vii) a hydrogeological study has been undertaken to confirm that the proposed water and **sewage** disposal systems are feasible and to demonstrate that no impact on adjacent wells or on the **ecological function** of nearby **Key Natural Heritage Features** or **Key Hydrologic Features**.

7.6.4 When located adjacent to rural residential uses, the commercial use shall provide screening in the form of setbacks, landscaping or fencing to minimize possible adverse impacts. In other locations, the use shall be designed to enhance the rural atmosphere through building design and landscaping.

7.6.5 Adequate off-street parking and loading facilities shall be provided and the access points to such parking facilities shall be limited in number and design in a manner that will minimize the danger to vehicular traffic.

Site Specific Policies:

7.6.6 In addition to the uses permitted in Policy 7.6.2, a self-storage establishment and space extensive uses such as specialty retail sales establishments are permitted on lands located in the East Half of Lot 15, Concession 9. Uses such as department stores, food supermarkets or grocery stores are not permitted. The uses in this site-specific designation shall be specified in the implementing Zoning By-law or Community Planning Permit by-law.

7.7 Estate Residential Area

Function:

7.7.1 The Estate Residential Area designation recognizes existing estate residential **development** in the Town, as well as planned estate residential **development** on existing designated lands.

7.7.2 No new Estate Residential areas shall be permitted.

Permitted Uses:

7.7.3 Within the Estate Residential Area, as shown on Schedules B, B6, B10 and B11, permitted uses shall be limited to single detached dwellings, **accessory second dwelling units** and accessory structures.

Scale:

7.7.4 The lot density of the Estate Residential Area should generally be in the range of 1 to 2.5 units per **net hectare**, but the specific density should be confirmed through a hydrogeological study that assesses the assimilative capability of the soils. Larger lot sizes may be required for servicing purposes, environmental conservation considerations, or to fit with existing **development** or the lot pattern in the vicinity.

7.7.5 New lots shall be developed using a **tertiary treatment system,** and a hydrogeological study shall be submitted to the satisfaction of the Town indicating that the Ministry of Environment, Conservation and Parks (MECP) reasonable use guidelines for septic systems can be achieved.

Site Specific Policies:

7.7.6 In order to preserve the rural atmosphere of the lands designated “Estate Residential Area” and in order to prevent further extension of designated Estate Residential lands located south of Innisfil Beach Road/Simcoe Road 21 and east of Commerce Park Drive, the total number of lots in the area shall not exceed 110 residential lots.

8 Infrastructure, Facilities and Community Services

8.1 Physically Connected

The urban areas and their overall contribution to **place making** is largely dependent on the design of our streets and their walkability. Street design is critical to the public realm and their function as great places. While accessibility by personal automobile is important, we shall maintain the right to safe and convenient **active transportation** and public transit routes. Public transit will include GO Transit, Simcoe County Transit, and demand-based transit alternatives for commuters in the short term along with a potential fixed route network over the long term. **Active transportation** includes human powered travel by pedestrians and bicycles and plays a positive role in improving our health and quality of life as part of a balanced **transportation system**.

Objectives:

1. To provide for a range of mobility options for residents.
2. To create **complete streets** that function as **place making** destinations that are safe and comfortable for all users and accommodate the needs of all transportation modes – including cars, pedestrians, transit, and cyclists.
3. To facilitate the safe movement of people and goods.
4. To complement **transportation systems** of other municipalities including the County of Simcoe and the Province.
5. To ensure appropriate right-of-way widths for all existing and future roads by utilizing various mechanisms available to the Town including expropriation, draft plan of subdivision and consent conditions and Site Plan Control.
6. To provide transit service throughout the Town with a priority to connect the **Primary Settlement Area** and Urban **Settlement Areas**.
7. To improve and expand the on and off-road trail system.
8. To provide opportunities for off-road recreational vehicles in all seasons.
9. To embrace new transportation technologies.
10. To implement and inform the Town's Transportation Master Plan (2022).
11. To accommodate opportunities for innovative stormwater treatment and **Low Impact Development (LID)** within our street rights-of-way.

8.2 Complete Streets & Streetscape Design

8.2.1 In the design, refurbishment or reconstruction of the existing and planned street network within **settlement areas**, we shall adopt a **complete streets** approach that enhances the **connectivity** of all transportation modes and gives priority to **active transportation infrastructure** as per the Town's Transportation Master Plan (2022) Appendix D Complete Streets Guidelines, as amended.

8.2.2 Streets are important public spaces where residents can meet neighbours, socialize and enjoy **active transportation** activities. As such, streets are a key element in contributing to our sense of place.

8.2.3 We will work cooperatively with the County of Simcoe to implement **complete streets** and these policies on County Roads, where appropriate and feasible.

8.2.4 To achieve **complete streets,** streetscape design shall adhere to the following policies:

i) The design of **complete streets** shall integrate various elements which may include, but are not limited to, appropriate sidewalk and trail widths, high quality landscaping, street trees, decorative paving, lighting, streetscape furnishing elements, and signage as per the Town's Engineering Standards, as amended;
ii) **Complete streets** shall provide for the safety and ease of use of multiple means of transportation including vehicular, pedestrian, bicycle, and transit;
iii) Traffic calming measures shall be integrated into the road network to ensure the safety of users of all ages and abilities, with an emphasis on Downtown Commercial Areas, Mixed Use Areas, school zones, and areas frequented by vulnerable populations (e.g. seniors' residences, parks, etc.). Traffic calming measures may include, but are not limited to, special pavers at crosswalks, bump-outs to reduce the width of lanes at intersections, speed bumps to reduce automotive speed, and more as per the Town's Calming Strategy and Design Guide, as amended;
iv) **Complete streets** shall be designed to enhance the pedestrian experience by promoting a high level of safety, comfort and convenience;
v) Street trees shall be included in the design of all streets to contribute to a high quality of landscaping and promote pedestrian comfort. The selection, placement, and frequency of street trees should respond to street hierarchy and incorporate native tree and shrub species;
vi) Sidewalks are important elements of **complete streets**. They shall be designed to be accessible and to promote pedestrian comfort and continuous **connectivity** within and between neighbourhoods, and to all community amenities and key **place making** destinations;
vii) Street furniture, street lighting and public art on or adjacent to sidewalks shall be designed and located to enhance pedestrian comfort, convenience and interaction;
viii) Within Downtown Commercial Area and Mixed Use Areas, Town Staff shall require the provision of wide sidewalks, which may include but are not limited to off-road bike lanes, in combination with hard landscaping between the building face and the sidewalk to allow for patios, animation, and programming along the street, as well as snow storage areas as may be required;
ix) Sidewalks shall be provided on at least one side of all public and private streets, except rural roadways, or at extensions to existing streets where

they do not exist. Sidewalk locations and design requirements may vary relative to their context and local natural or heritage features;

x) Where sidewalks are required as part of a **development** application, walkways shall be provided between building entrances and the public sidewalk, parking areas, transit stops, parks, and connections to the **active transportation** network;

xi) Inclusion of **Low Impact Development** opportunities.

8.2.5 Roadway and engineering standards will be updated to reflect the principle of **complete streets** and to promote pedestrian scale and the comfort and safety of pedestrian, cyclists and all **active transportation** modes. Innovative standards, right-of-way widths, and road cross-sections that accommodate all users will be developed.

8.2.6 **Utilities** shall be consolidated and provided underground. Where the Town provides an exemption for aboveground **infrastructure**, the **infrastructure** shall be constructed on only one side of the road, where feasible, and **utility** providers should consider innovative methods of containing **utility** services on or within streetscape features, including incorporation of public art to the satisfaction of Innisfil Council.

8.2.7 Using provincial guidance, we will consider identifying a multi-modal level of service guideline for the Town to support the prioritization of transportation modes to be used as part of a transportation study needed to support a **development** application.

8.3 Active Transportation

8.3.1 We shall implement the **active transportation** strategies set out in the approved Innisfil Land and Lake Master Plan (2023) as updated, including but not limited to the following:

i) completing the short, medium and long term network of multi-use trails, secondary trails, sidewalks, paved shoulders, sharrows, cycling lanes, and pedestrian crossings illustrated in Appendix 4a & 4b;

ii) securing new lands for the **active transportation** network through land purchases, land exchanges, land leases, dedication of lands through the **development** approvals process, and other suitable means;

iii) promoting and pursuing community partnerships, including establishing an **Active Transportation** Committee to assist in implementing the network and to provide guidance on future trail and cycling projects;

iv) monitoring the implementation process on an annual basis;

v) identifying and demarcating safe pedestrian and cycling routes to schools and promoting these routes to our residents through maps and other materials;

vi) considering the exploration of crossing guard programs; and

vii) considering winter maintenance of multi-use trails, particularly along routes that connect pedestrians to key destinations such as schools.

8.3.2 A bike share system shall be implemented to encourage cycling in Innisfil.

8.3.3 Notwithstanding the **active transportation** network shown on Appendix 4a & 4b, we shall allow variations to the trail network provided that the intent and desired connections of the Land and Lake Master Plan (2023) are maintained or improved.

8.3.4 Through the **development** approvals process, we shall consider the dedication of lands or cash in lieu for parkland purposes to contribute to the completion of the **active transportation** network shown on Appendix 4a & 4b of this Plan.

8.3.5 We shall require the provision of supporting amenities such as signage, seating, washrooms, lighting, parking and other facilities forming part of the Town's **active transportation** network. Attractive signage shall be used along the trail system to improve wayfinding through Town and to encourage public safety.

8.3.6 Through the **development** approvals process, we shall require the provision of **active transportation** amenities including bicycle parking and racks, lockers, showers, change rooms and other end-of-trip facilities.

8.3.7 Where **development** is proposed adjacent to or incorporating the Town's **active transportation** network, as shown on Appendix 4a & 4b, public consultation shall be required to solicit public opinions and inform the ultimate **development** of the trail(s).

8.3.8 We shall identify and prioritize the completion and connection of the pedestrian trail network in **settlement areas**, including fragmented sidewalks, for the purposes of advancing the Town's **active transportation** network.

8.3.9 We shall identify and prioritize the implementation of cycle routes of the **active transportation** network that can be provided within existing right-of-ways, such as on existing wide collector roads in **settlement areas**, to advance the Town's cycling and **active transportation infrastructure** in a timely and fiscally responsible manner.

8.3.10 Where appropriate, new and existing parks and stormwater management ponds shall not be fenced and have a trail loop and/or connections to existing or future trail routes.

8.3.11 We shall encourage the County of Simcoe to provide off-road pedestrian/cycle routes within the County of Simcoe road allowance. The first and immediate

priority shall be along Simcoe Road 21/Innisfil Beach Road between Yonge Street and 20th Sideroad to provide pedestrian and bicycle access to the Innisfil Recreational Complex and other uses in the Municipal Civic Campus.

8.3.12 We shall, in consultation and partnership with the County of Simcoe and/or MTO, coordinate the location, design and **development** of safe pedestrian crossings of County/Provincial roads at key points along the **active transportation** network.

8.3.13 Where trails are located adjacent to residential areas, a buffer (i.e. fencing) or landscaped screening may be required.

8.3.14 **Utility** corridors, municipal easements and former rail lines shall be incorporated into the trail network, where meaningful and feasible connections and **linkages** can be established.

8.3.15 Where possible, we shall implement a trail system adjacent to or in proximity to existing rail lines to promote **connectivity** throughout Innisfil.

8.3.16 We shall explore opportunities to animate public spaces at trail heads with active temporary uses, such as food trucks, pop-up food stores, “Lighter, Quicker, Cheaper” initiatives and other year-round activities.

8.3.17 Along arterial and collector roads in our **settlement areas** and in our shoreline, sidewalks and on-road bike lanes will be required on both sides of the street. We may require a multi-use trail instead of a sidewalk and cycle lane on at least one side of the road. Outside of the **settlement areas**, the Land and Lake Master Plan (2023) identifies planned cycle routes and multi-use trails along County of Simcoe and Town roads as shown in Appendix 4a & 4b.

8.3.18 Off-road multi-use trails are preferred and shall be prioritized in **greenfield** situations. On-road cycle lanes may be permitted in retrofit situations and shared traffic / cycle lanes permitted only where the road allowance is limited and other options are not feasible.

8.3.19 On all new local roads, sidewalks will be required on one side of the street. Sidewalks on both sides of local roads may be required in the vicinity of schools to ensure the safety of students.

8.3.20 Internal pedestrian connections shall be provided within private condominium **developments**, which connect pedestrian accesses to the adjacent public sidewalk.

8.3.21 Within the planning horizon of this Plan, we shall strive to achieve a modal share of 45% of total trips made by **active transportation** within the Innisfil

GO MTSA.

8.3.22 The TransCanada Trail shall be connected to the Town's internal trail system and to the trail systems of adjacent municipalities.

8.3.23 Where possible, we shall take the opportunity to support connections to communities within Simcoe County in keeping with the directive of the Provincial Planning Statement (2024), and Active Transportation Review (2022), as amended.

8.3.24 We will encourage **active transportation** modes where possible, especially when considering shorter trips.

8.3.25 **Active transportation** is the preferred mode of transportation when considering short trips.

8.3.26 We will prioritize the implementation of safe and accessible surfaces for **active transportation** facilities for all ages and abilities, where possible.

8.3.27 Where possible, we will ensure that bike lanes do not impede farm equipment.

8.4 Roads

8.4.1 Provincial and County Roads are delineated on Schedule C and are the responsibility of the Province of Ontario and the County of Simcoe respectively. Road right-of-way requirements, access requirements and other requirements with respect to these roads are found in MTO guidelines and County of Simcoe Official Plan and County of Simcoe by-laws respectively.

8.4.2 Town Arterial Roads are intended to be major transportation routes carrying moderate to high volumes of inter- and intra-municipal traffic, and they are designated on Schedule C. These arterial roads may require and be planned for up to four through lanes. Cycling facilities with a high degree of separation will be accommodated where possible as per the Transportation Master Plan (2022), as amended.

8.4.3 Collector roads, as designated on Schedule C, are intended to collect traffic from individual local roads and direct it to arterial roads. Major collector roads will be designed to accommodate a high degree of separation for cycling facilities where appropriate with a 2 to 4-lane capacity. Minor collector roads will generally be designed to accommodate some degree of separation for cycling facilities where appropriate with a 2-lane capacity.

8.4.4 The remainder of the roads in the Town are classified as local roads. On local

roads, vehicle movement will be considered secondary to pedestrian and community **connectivity**. These roads will generally be designed to accommodate shared or separated cycling facilities, where appropriate with a 2-lane capacity.

8.4.5 The planned right-of-way width for each arterial road and collector road is delineated on Schedule C. The planned right-of-way width is based on long-term traffic projections.

8.4.6 The minimum right-of-way width for local roads shall be 20 metres unless otherwise specified in a Secondary Plan, or in accordance with the Town's Engineering standards.

8.4.7 Rights-of-way of service roads parallel to Arterial Roads, short cul-de-sacs and other single load roads may be further reduced, subject to approval by Innisfil Council.

8.4.8 Wider rights-of-way may be required due to topographic constraints, the need to accommodate **active transportation infrastructure**, to accommodate daylight triangles or at major intersections to accommodate additional turning lanes.

8.4.9 To achieve the planned rights-of-way, the Town shall take road widening at the time of consent from both severed and retained lands and at plan of subdivision, plan of condominium and site plan approval.

8.4.10 Notwithstanding Policy 8.4.5 and 8.4.6, in areas of lower traffic volume or in presently developed areas where the wider right-of-way is likely to be difficult to obtain because of building locations, a reduced right-of-way width may be provided of not less than 20 metres.

8.4.11 From time to time, industry wide standards may change (i.e. reduced right-of-way widths) as part of an overall goal of achieving more compact **development, complete streets** and a more livable urban form. This reduced standard may be appropriate for a specific **development**. Should this situation arise, the reduced standards shall be deemed to conform to the policies of this Plan.

8.4.12 Direct access to abutting properties on arterial roads will generally not be permitted. In the Countryside, existing accesses and accesses into farm properties will continue to be permitted. Severances will only be permitted where existing driveways are used, or joint access of driveways is proposed, or the same number of driveways is provided as existed prior to the severance. Access to County Roads shall be as per the County Entrance by-law.

8.4.13 Within **settlement areas**, all new **development** adjacent to Arterial Roads shall be designed to avoid direct access through such means as parallel service roads, rear lanes or other access alternatives wherever possible.

8.4.14 Reverse lotting shall not be permitted except in short reaches where the owner satisfies the Town that no other alternative **development** form or street patterns are feasible.

8.4.15 In the case of abutting commercial properties, access to arterial roads by means of a service road shall be encouraged wherever possible. Where not possible, direct access may be permitted, but such access shall be controlled with regard to the geometric requirements for visibility, grades and curvatures so as not to create a safety hazard and shall be subject to the Town approval.

8.4.16 Through the Downtown Commercial designated areas, we will maximize on-street parking to facilitate a retail main-street neighbourhood and may consider reduced restrictions on access.

8.4.17 Driveways along collector roads shall be minimized to promote continuous, uninterrupted on or off-road trails for pedestrians and cyclists.

8.4.18 We shall consider, where possible, the use of roundabouts rather than traditional traffic light intersections to keep traffic flow moving while reducing the potential for accidents and impacts to pedestrian safety.

8.4.19 New lots shall not be created on private roads. New lots shall directly abut an open and maintained public road.

8.4.20 Roads and crossings shall target speed designs that reduce traffic speeds without the need for enforcement.

8.4.21 The Town will advocate for an East-West Link around the Village of Cookstown that protects and promotes the Cookstown Heritage Conservation District and the ongoing function and role of the important Highway 89 corridor. New **development** within Cookstown will consider and reinforce the concept of an East – West Link together with assessing traffic impacts on a Village wide basis.

8.4.22 Future potential interchanges on Highway 400 are shown on Schedule C. We shall work with the Province to encourage the early completion of these interchanges.

8.4.23 We will collaborate with adjoining municipalities including the City of Barrie on the construction, maintenance and operation of shared roads, trails and connections.

8.4.24 Where private roads have been approved as part of Plan of Condominium or other similar development, access to an open, municipally-maintained public road must be available at a maximum distance of 1.6 kilometres from each residential lot in order to ensure safe access for school student bus pickup.

8.5 Transit

8.5.1 We shall plan for a GO Transit Station and transit hub at the 6th Line and the rail corridor as shown on Schedule C and be identified as a **Major Transit Station Area**.

8.5.2 The GO Station will reinforce Alcona's role as the Town's **Primary Settlement Area**.

8.5.3 All arterial and collector roads should be designed to accommodate transit, through the provision of adequate right-of-way widths that can accommodate transit **infrastructure** facilities.

8.5.4 We shall implement a demand-based transit model in the short term, which may evolve to incorporate a fixed route transit model over the long term, based on the future transit network identified in the Transportation Master Plan (2022).

8.5.5 The transit network, whether a demand-based transit model or fixed route transit model, shall connect the Town's key **place making** destinations, as identified in Section 2 of this Plan, along corridors of higher density, and the GO Station planned in the vicinity of the 6th Line and the rail corridor.

8.5.6 We shall work with the County of Simcoe and neighbouring municipalities to plan for the integration of the Town's transit network with existing and planned transit networks by those jurisdictions. The Town will explore opportunities that promote cross-jurisdictional transit ridership, such as integrated fares.

8.5.7 Within the planning horizon of this Plan, we shall strive to achieve a modal share of 20% of total trips made by transit within the Innisfil GO Station MTSA, as per the Orbit Secondary Plan (2026), as amended.

8.5.8 As transit stops are integrated into the Town's transit system, we shall strive to ensure that there is sufficient seating and weather protection that will facilitate their use by people of all ages and abilities.

8.5.9 We shall plan for **transportation systems** that are safe, energy-efficient, facilitate the movement of people and goods, address projected needs, and support zero- and low-emission vehicles as per the Provincial Policy Statement (2024), as amended.

8.5.10 We shall explore the use of micro-mobility services, where possible to connect and support the Town's transit network.

8.6 Rail Lines

8.6.1 We shall require the retention of rail corridors throughout the Town.

8.6.2 Railway crossings shall be improved where traffic volumes, sight lines or other factors indicate the need for such improvement.

8.6.3 **Development**, particularly residential **development** adjacent to rail lines shall be set back from the rail lines, incorporate **window streets** where appropriate and provide suitable screening in consultation with the appropriate railway. The implementing by-law shall include appropriate provisions.

8.6.4 Noise studies may be required for proposed **development** within 300 metres of a railway right-of-way and vibration studies within 75m of a railway right-of-way. The studies shall be completed to the satisfaction of Innisfil Council in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any **adverse effects** from identified noise levels including warning clauses placed on title of new homes.

8.6.5 All proposed **development** adjacent to railways shall provide appropriate safety measures such as setbacks, berms, signage and specialized security fencing, including fencing to deter pedestrian access to the rail corridor, to the satisfaction of Innisfil Council in consultation with the appropriate railway. **Developments** should avoid or if not possible, minimize and mitigate noise and ensure public health and long-term viability in accordance with provincial guidelines.

8.6.6 All noise walls shall be located on lands in public ownership, unless determined to benefit a single property.

8.6.7 We shall work with Provincial and Federal authorities to institute a cessation of train whistles at rail crossings throughout the Town.

8.7 Parking

8.7.1 Where **developments** cannot provide adequate off-street parking on the site, the provision of parking on an alternate site within reasonable walking distance of the **development** could be considered provided that:

i) The alternate site is in close proximity, or no more than 500 metres, to the proposed **development**;
ii) The developer enters into agreement with the Town to ensure continued availability of the alternative parking site; and

iii) All requirements of the Zoning By-law or Community Planning Permit By-law are met.

8.7.2 Cash-in-lieu may be accepted where **development** cannot provide required off-street parking on the site. The amount of cash-in-lieu shall be based on the difference between the number of spaces required and the number of spaces provided on site multiplied by the current space value. The value of a parking space may be adjusted from time to time to reflect the local economic conditions and shall be established by the municipality based on the land cost and the cost to construct a space. Cash-in-lieu will be used to assist in providing alternative off-street parking facilities.

8.7.3 In the Downtown Commercial Area designation, we may reduce the parking requirements of the zoning by-law or Community Planning Permit by-law where on-street parking is provided.

8.7.4 In the Alcona Downtown Commercial Area, we shall provide additional municipal parking in the vicinity of the Alcona Library. The municipal parking shall complement the creation of a future urban square in this area.

8.7.5 Large surface parking areas shall be divided into smaller parking courts with landscaped islands and pedestrian walkways that clearly define the vehicular and pedestrian circulation route(s), and provide shade and wind break, as well as visual relief from hard surfaces. Landscaped islands should be of sufficient size to ensure growth of vegetation including healthy trees.

8.7.6 Parking standards will be implemented in accordance with the Land and Lake Master Plan (2023) and the Integrated Sustainability Master Plan (2024), as amended.

8.7.7 Parking standards will include age-friendly considerations to ensure community members of all ages are accommodated.

8.7.8 Electric vehicle **infrastructure**, such as charging stations, will be planned for and implemented in all **settlement areas**.

8.7.9 Where appropriate, resident will be provided more parking at **lake** access points as recommended by the Land and Lake Master Plan (2023), as amended.

8.7.10 Where appropriate, paid visitor parking will be provided as recommended by the Land and Lake Master Plan (2023), as amended.

8.7.11 The number of accessible parking spaces should meet AODA standards at each accessible Lakeside Park as recommended by the Land and Lake Master Plan (2023), as amended.

8.7.12 Short-duration on-street parking passes will be provided for ice fishing providers, as recommended by the Land and Lake Master Plan (2023), as amended.

8.8 Digitally Connected

8.8.1 Telecommunication

Telecommunications **infrastructure** is important to connecting residents, businesses, and visitors within and beyond the Town of Innisfil. Telecommunications **infrastructure** is considered an essential **infrastructure** critical to residential quality of life and to attract new industries. The Town is supportive of initiatives that develop, maintain or expand telecommunication services.

General Policies:

8.8.2. The Town will continue to support Telecommunication **Infrastructure** through:

i) Pursing funding community access centres and/or high speed internet service;
ii) pursuing leading edge telecommunication services and publicly available Wi-Fi at select locations through discussions with telecommunication providers;
iii) encouraging new multi-unit **developments** to provide dedicated business rooms/workspace equipped with high speed internet connection and facilities to support work-from-home arrangements; and,
iv) utilizing the Antenna Systems Siting Policy as a basis for providing comments to the Federal Government regarding the location of towers and antenna systems.

8.9 Parks and Open Space

The quality of life and wellbeing of Innisfil's residents depends on the availability of public open space and recreational facilities along with community events, programmes and complementary uses available within those spaces and facilities, such as outdoor fitness areas, skating rinks, and outdoor theatres. Parks are also key community spaces that contribute to our sense of place. These public spaces can be designed and programmed as active and vibrant people places and enhanced as key **place making** destinations in the Town.

The Parks and Open Space designation also applies to private open spaces such as golf courses and cemeteries.

Objectives:

1. To provide a full range of accessible parkland, recreation and leisure opportunities, including facilities, parks, open spaces, trails, and water-based

resources where possible.

2. To develop a continuous system of open space.
3. To develop parkland and recreational facilities and services in consultation with local residents and in co-operation with other providers.
4. To develop a strategy for acquisition of waterfront public open space, including the enhancement of road ends as public spaces.
5. To develop vehicular separated pedestrian and bicycle trails linking parklands, schools and other leisure and cultural activity areas, as part of a continuous open space system.
6. To utilize where feasible, Natural Environmental Areas for open space **linkages** provided that such usage will not lead to the degradation of these natural areas.
7. To encourage and promote the **development** of trails on private open space areas, privately owned lands, along rail corridors and/or **utility** easements, provided such trails do not threaten the agricultural and environmental integrity of these lands.
8. To utilize community spaces in each **settlement area** as key **place making** destinations.
9. To encourage park design to reflect the recreation needs of different cultures.

Permitted Uses:

8.9.1 Within the Parks and Open Space Area designation, as shown on the Schedules, permitted uses contributing to **place making** shall include a range of uses, including but not limited to:

i) parks;
ii) passive and active recreation uses;
iii) golf courses;
iv) campgrounds;
v) recreational buildings and facilities;
vi) trails;
vii) conservation uses;
viii) cemeteries;
ix) community gardens;
x) outdoor stages, theatres and performance art venues; and
xi) uses accessory to the recreation use including temporary commercial uses, food trucks and kiosks and temporary pop-up commercial stalls and other complementary uses.

Scale:

8.9.2 Municipal Parkland is classified into six categories as set out in the Land and Lake Master Plan (2023). We shall endeavour to acquire and develop parkland in each of these categories:

i) Neighbourhood Parks are intended to serve as a recreational and social focus of neighbourhoods. They may provide a combination of active and passive opportunities and include a minimum of one sports field as well as other smaller facilities such as playgrounds, tennis courts or basketball courts.

Neighbourhood Parks should be designed and programmed as year-round **place making** destinations as described in Section 2, based on the four principles of place in Policy 2.4. To be used as **place making** destinations, Neighbourhood Parks will need to be outfitted with appropriate **infrastructure** such as washrooms, paved squares, benches, tables and chairs, food truck stalls and pizza ovens among other possible **infrastructure** as determined by the concept plan for each key **place making** destination.

The optimal size for a Neighbourhood Park is 2 to 4 hectares and shall have a service radius of 400 metres uninterrupted by major roadways or other physical barriers and may be located in conjunction with schools and ancillary uses, and community hub concepts.

ii) Community/District parks are intended to serve the broader community recreational needs which may include serving several neighbourhoods or a **settlement area**. They may provide a combination of active and limited passive opportunities, including multiple sports fields, although they may include single-use parks where groupings of like-facilities are provided. Community Parks should be designed and programmed as year-round **place making** destinations, based on the four principles of place in Policy 2.4.

The optimal size for a Community/District park is 4 to 10 hectares. Community/District parks are intended to have a service radius of 1000 meters; shall be located along an arterial or collector road; and may be developed in conjunction with schools and ancillary uses.

iii) Regional parks are intended to serve all residents and may also attract people from outside the municipality. They focus on preserving natural landscapes, open spaces and provide passive recreational opportunities but may also include some active recreational opportunities. The Regional parks service area is Town-wide.

iv) Special Use parks are intended to serve all residents and may also attract people from outside the municipality. They focus on preserving unique

cultural, heritage and memorial and provide passive recreational opportunities. The Special-Use parks service area is Town-wide.

v) Conservation parks are areas of protected land for wildlife habitat, flood management, etc. Any programs and/or amenities should not interfere with the protection of the land. They may provide passive opportunities and nature enjoyments. These parks include natural areas and greenways and have a service area that varies.

vi) Lakeside parks may serve several neighbourhoods and/or the broader community. They provide active and passive opportunities and have 3 subtypes: Neighborhood, Community and Regional. The Lakeside Park service area is as follows:
   a. Neighbourhood = 800 meters in radius
   b. Community = 1200 meters in radius
   c. Regional = Town-wide

8.9.3 The target for Parkland shall be calculated by the following standards:
i) Neighbourhood Park standard of 1.0 hectare (2.5 acres) per 1,000 population;
ii) Community/District Park/ Lakeside Park standard of 1.0 hectares (2.5 acres) per 1,000 population;
iii) Regional/Special Use Park standard of 1.5 hectares (3.7 acres) per 1,000 population.

Parkland Dedication:

8.9.4 All new residential **development** or **redevelopment** shall be conditional on a parkland dedication of 1 hectare for every 600 units. For parcels less than 5 hectares the maximum conveyances shall be 10% of parkland. For parcels greater than 5 hectares, the maximum conveyance shall be 15% of parkland. Privately-owned publicly accessible spaces and encumbered lands may be dedicated as parkland.

8.9.5 Where the parkland dedication requirement for a proposed **development** does not meet the size requirement for parks in Policy 8.9.2 or the locational requirements of Policy 8.9.6, Innisfil Council may accept cash in lieu of parkland, at its discretion, at a rate equivalent to 1 hectare per 500 units. The value of the parkland shall be determined by a qualified appraiser undertaken by the applicant and based on the value of the land on the day before the first building permit is issued.

8.9.6 The Town may accept cash-in-lieu of all or part of the required parkland dedication in accordance with the provisions of the *Planning Act*. The amount paid shall be equal to the value of the land to be conveyed and shall be determined in accordance with the provisions of the *Planning Act*. However,

the conveyance of land for park purposes is the Town's preferred option.

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

i) securing and consolidating waterfront public open space on **Lake** Simcoe;
ii) linking and consolidating parks to provide for a continuous system of open space;
iii) achieving the parkland size, function and distribution standards set out in Policy 8.9.2;
iv) where possible, parks shall be located adjacent to school sites;
v) locating parkland in locations central to a community or neighbourhood and in highly accessible locations with frontage on at least two public streets to promote public use and to function as **place making** destinations;
vi) developing adjacent to existing **watercourses**, or man-made stormwater retention facilities that have potential for recreational amenity of aesthetic value, provided such recreational amenity does not constitute a threat to human safety, environmental integrity, or increased municipal liability;
vii) meets the acquisition criteria of the Town's Parks and Recreation Master Plan as updated from time to time.
viii) Parkland should be developed in the following areas first, as recommended by the Land and Lake Master Plan (2023), as amended:
    a. Sandy Cove (West);
    b. Strous (Southeast);
    c. Churchill;
    d. Fennell's Corners; and,
    e. Guilford (Southwest).

8.9.8 Lands dedicated for park purposes shall be suitably graded, serviced, and developed in accordance with the requirements of the Town and conveyed in a physical condition satisfactory to the Town.

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

8.9.10 The proponent of a **development** where cash in lieu of parkland is proposed must submit a study indicating how the cash in lieu verses land dedication meets the intent of the Town's Land and Lake Master Plan (2023)

General Policies:

8.9.11 All new **development** within the Parks and Open Space designation shall

contribute to the achievement of the Town's strategy for creating great places, as outlined in Section 2 of this Plan.

8.9.12 Our parks shall be designed for a range of uses for all ages and for all seasons.

8.9.13 Our parks will be designed and programmed as gathering places, hubs of neighbourhoods and communities, places to meet friends, places to be entertained and places to recreate according to the four principles of place in Policy 2.4.

8.9.14 Our parks should include recreational facilities as well as elements such as community mailboxes, kiosks, tables, benches, street furniture, games, pedestrian lighting and other design elements and activities to enhance social interaction. Certain parks are identified as key **place making** destinations as set out in Section 2.

8.9.15 Where no neighbourhood parks or public service facilities are within a 5-minute walk, other passive recreational elements such as a trail head, neighbourhood park, community park, school or stormwater management facility, shall be designed to provide similar functions to a neighbourhood park to create a shorter walking distance to passive recreational features. Remnant open space blocks in a draft plan of subdivision will not be considered suitable to accommodate the neighbourhood park function.

8.9.16 We shall identify and designate a park and/ or urban square in Sandy Cove to provide a central community space.

8.9.17 We will actively pursue agreements for shared use of facilities with School Boards and other partners.

8.9.18 In locating new parks, we shall take into consideration the surrounding pedestrian, cycling and transit networks with an intent to encourage and support active and safe school travel.

8.9.19 We shall link Parks and Open Spaces to the **Active Transportation** Network shown on Appendix 3 where appropriate and feasible with the potential for connecting trail loops through parks as set out in Policy 8.3.10.

8.9.20 We shall develop natural playgrounds in neighbourhood parks and neighbourhood parks to complement traditional park facilities and shall seek to introduce indigenous and naturalized plantings into our parks.

8.9.21 The Town will implement recommendations regarding plants and planting standards as detailed in the Integrated Sustainability Master Plan (2024), as amended.

8.10 Community Spaces

Community Spaces in Innisfil represent important gathering places for the community. It is the intent of this Official Plan to encourage the **development** of public institutions and facilities as community hubs that promote community wellness, social cohesion and well being within Innisfil.

Objectives:

1. To plan for a range of uses that promote community wellness, social cohesion and well-being within Innisfil.
2. To promote the effective design and siting of community spaces within Innisfil's communities so that they can be easily accessed by **active transportation** and transit.

Function:

8.10.1 The function of the Community Spaces designation is to accommodate a range of **public service facilities** and community spaces within the Town.

Permitted Uses:

8.10.2 Within the Community Spaces designation, permitted uses shall include a range of uses, including but not limited to:

i) schools;
ii) places of worship;
iii) government offices;
iv) **utilities**;
v) municipal works yards;
vi) emergency services including police stations, fire halls, ambulance stations;
vii) nursing homes, retirement homes and long term care facilities;
viii) health and wellness facilities;
ix) libraries;
x) child care;
xi) museums;
xii) cultural facilities;
xiii) recreational facilities;
xiv) ancillary retail, food trucks/kiosks and coffee shops;
xv) community hubs;
xvi) service organization, including a legion; and
xvii) community centres.

8.10.3 The uses permitted in Policy 8.10.2 shall be easily accessible by **active transportation** and centrally located in community hubs where possible.

8.10.4 The Official Plan shall schematically identify the preferred location of schools and ancillary uses, but they can be moved without amendment to this Plan or a Secondary Plan at the time of draft plan of subdivision approval with the consent of the applicable school board. We will collaborate with school boards to encourage innovative school and child care facility designs, such as integrating schools into high-rise **developments** in **strategic growth areas** and other areas.

8.10.5 Where lands have been designated for as Community Space in the Official Plan or an approved secondary plan, the lands shall be reserved for that use for a specific period of time unless an alternative site is designated. The time period of reservation shall not be less than ten years and shall be set out in the implementing subdivision agreement. The time period will not begin until the first building permit within the plan of subdivision is obtained. In the case of school sites, this reservation will be established in consultation with the applicable school board and such reservation shall expire if the site is declared surplus or is not required by the school board. For sites that would traditionally be reserved for places of worship, the following uses shall also be permitted within the reservation time period: community hubs, libraries, child care, health and wellness facilities, nursing homes and long-term care facilities.

8.10.6 We shall coordinate an inventory of existing community health facilities in the Town and shall identify optimal locations for the creation of future community health facilities in consultation with the school boards, child care facilities, religious institutions, the County of Simcoe and other interested parties. Community health facilities should be located in community hubs, linking the provision of community health services with other complementary community uses to reinforce a healthy community.

8.10.7 The Town will establish a clear community structure to protect green spaces as outlined by the Land and Lake Master Plan (2023), as amended.

Community Hubs:

Community Hubs are public facilities that incorporate multiple public uses, programmes and services to enhance social cohesion and support our health, wellness and well-being.

8.10.8 The Town's libraries are community hubs and offer the opportunity to provide an expanded range of community and health programmes and services. We shall explore opportunities with the County of Simcoe, Province and local service providers, such as the Health Unit, to expand on the range of programmes and services offered so that the libraries can serve as enhanced community hubs.

8.10.9 We shall identify and promote other opportunities where necessary to create community hubs including through the re-purposing of public spaces, former places of worship and school buildings or in association with a commercial **development**. Where a Town community hub is proposed in this context, an amendment to this Plan or an amendment to Innisfil's zoning by-law or Community Planning Permit by-law shall not be required.

8.10.10 For all Community Hubs, we shall explore in cooperation with the relevant social service agencies, the opportunity to provide both indoor and outdoor community spaces that are active, programmed and available for public use at all times.

8.10.11 We shall explore, in cooperation with relevant public and social service agencies, the potential to incorporate private operators of retail and food kiosks both indoor and outdoor as well as private sector programming of community spaces within Community Hubs.

8.10.12 Community Spaces shall be designed in accordance with the residential design policies of Section 5.2 and the streetscape, built form and parking design policies of Section 5.10. Community Space designations should be located at visual focal locations to promote their function as cultural hubs in the life of the community and visual landmarks in neighbourhoods.

8.10.13 Community Hubs will be developed in accordance with the Draft Civic Campus Master Plan (2023) policies, as amended

8.11 Infrastructure Sustainability

8.11.1 Waste Disposal Assessment Areas (W.D.A.A.)

Objectives:

1. To recognize and plan for the risks associated with active and closed waste disposal sites and ensure protection of the environment and community health and safety.

Policies:

8.11.1.1 Waste Disposal Assessment Areas (W.D.A.A.) consist of County and privately owned and operated waste disposal sites, as well as a 500-metre D-4 assessment area around one County owned site, as shown on Schedules A3, A3b, A3c, A3d and A3m. We will work with the Ministry of Environment, Conservation and Parks (MECP) to define D-4 assessment areas around all privately owned operated waste disposal sites.

8.11.1.2 No **development** shall be permitted in a W.D.A.A. until it can be demonstrated to the satisfaction of the appropriate approval authority that there will be no **adverse effects** to persons and property from the waste disposal sites.

8.11.1.3 If the MECP approves the deletion of a waste disposal site and the County of Simcoe provides written confirmation of the deletion to the Town, the waste disposal site may be removed from the Town's land use schedules without an amendment to this Plan. Any new or expanded waste disposal site would require an amendment to this Plan.

8.11.2 Drainage and Stormwater

Flooding is an existing problem in Innisfil, which, if not addressed, may worsen as a result of increased storm events related to climate change. **Development** needs to be designed and located in a manner that does not add to the flooding problem, while undertaking measures to improved existing conditions where feasible.

Objectives:

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

Policies:

8.11.2.1 The flood standard shall generally be the Regulatory Storm, which is the greater of the 1:100-year event or the Regional Design Storm. The Town shall control stormwater runoff from new **development** and **redevelopment** sites in order to attenuate to pre-development levels for the 1 in 2 through 1 in 100-year storm event, and if required due to either flow capacity concerns and/or flooding concerns within the receiving drainage systems, up to the Regulatory Storm. The Town shall regulate land uses within the limit of the Regulatory

Storm as set out in Section 9.5 and based on mapping provided by the Conservation Authorities.

8.11.2.2 Due to historic **development** in the **floodplain** in the existing shoreline and **settlement areas** along Lake Simcoe and Cooks Bay, releasing of water from upstream stormwater management ponds can lead to flooding downstream through the existing communities. In such areas, the municipality will consider this matter through such efforts as requiring **low impact development**, increased stormwater detention, diversion of stormwater or establishment of municipal drainage easements and/or other stormwater management and drainage alternatives. Master Drainage Plans for new growth areas shall also address this matter and identify means to mitigate flooding caused by stormwater management pond releases.

8.11.2.3 Early communication with the Lake Simcoe and Region Conservation Authority (LSRCA) or the Nottawasaga Valley Conservation Authority (NVCA) is recommended for **infrastructure** projects and proponents of **development and redevelopment** to ensure that any proposed **infrastructure** project, **development and redevelopment** appropriately addresses drainage and flood prevention.

8.11.2.4 All new **infrastructure** projects, **developments and redevelopments** shall incorporate generally accepted Best Management Practices in stormwater management, which shall be the highest level determined to be technically and economically feasible, and shall meet the following criteria as required in the Town's engineering guidelines:

i) no net reduction in surficial aquifer recharge or discharge;
ii) minimize potential for and mitigate risk of contamination of ground water and surface water;
iii) minimize alterations to the natural drainage boundaries;
iv) no creation of new flood or erosion problems or aggravation of existing flood or erosion problems;
v) minimize and mitigate risk of pollutant loadings to the **watercourses**, including phosphorus, in accordance with the water quality targets that are established from time to time;
vi) net gain of **fish habitat**;
vii) minimize changes and mitigate change to base flow **quality and quantity** in receiving **watercourses**;
viii) minimize and consolidate the number of stormwater treatment facilities;
ix) where possible enhance natural vegetation along stream/**watercourse** corridors;
x) incorporate enhanced stormwater management design;
xi require the first 25mm of any rain event to be infiltrated at source;
xii) inclusion of long-term monitoring requirements to determine on going effectiveness;

xiii) require maintenance plans to ensure long term operation of stormwater systems; and
xiv) provide over-control where downstream flooding issues have been identified.

8.11.2.5 In addition to the requirements of a stormwater management plan for **major development** in Policy 8.11.2.15, the Town shall require that proponents of all **development and redevelopment** applications implement on-site **low impact development (LID)** measures to capture the first 25 mm any event and to minimize surface water runoff and to implement climate change controls as outlined in the Town's engineering guidelines. In this regard, an Evaluation of **low impact development** and climate change controls shall be included within the stormwater management plan.

8.11.2.6 The **LID** Evaluation must demonstrate that the quality and quantity of surface and groundwater in the area will be maintained and/or enhanced using **LID** techniques. The Evaluation must also demonstrate that there will be no **negative impacts** on the associated aquatic features and their **ecological function** that depend on the contributing surface or groundwater including **wetlands**, **watercourses** and **fish habitat**.

8.11.2.7 In particular, the **LID** Evaluation shall assess the suitability of the following techniques as part of the **development** proposal:
i) rainwater harvesting and rain-gardens to promote water re-use;
ii) infiltration galleries, soak-away pits, permeable surfaces and perforated pipes to maintain water balance and reduce runoff;
iii) enhanced swales to help improve water quality;
iv) green roofs to provide evapotranspiration and aesthetic benefits; and
v) natural landscapes to minimize water use and consumption.

8.11.2.8 The Town may enter into an agreement with private landowners to ensure that a **LID** strategy or technique(s) will be employed and maintained in perpetuity.

8.11.2.9 In addition to the requirements of a stormwater management plan for **major development** in Policy 8.11.2.15, the Town shall require that proponents of all **development** submit a Preliminary Phosphorus Budget. This evaluation shall be prepared to the satisfaction of the Town and applicable conservation authority prior to draft plan of subdivision approval, site plan approval or granting of provisional consent. A Detailed Phosphorus Budget, based on the approved Preliminary Report, will be required as a condition of draft plan of subdivision/condominium or site plan approval or granting of provisional consent.

8.11.2.10 The Phosphorus Budget identified in Policy 8.11.2.9 shall demonstrate that the phosphorus load from the **development** on the property will be minimized. Where the phosphorus load cannot achieve zero phosphorus, the

developer or proponent shall be required to provide phosphorus offsetting to the LSRCA or NVCA.

8.11.2.11 A Master Drainage Plan shall be undertaken as part of Secondary Plan preparation. The Master Drainage Plan shall:

i) review and refine the extent of the existing **Floodplain** mapping and in the absence of existing **floodplain** mapping, determine the extent of flooding under a Regulatory Storm for all **watercourses** with an upstream drainage area greater than 50 hectares;
ii) establish preliminary stormwater requirements in terms of **quality, erosion and quantity** targets including ensuring no increase in flows from pre-development levels;
iii) establish requirements for erosion control and sediment control plans during construction and post construction;
iv) undertake a flooding and erosion study to identify and mitigate downstream flooding and erosion impacts resulting from the proposed **development**;
v) formulate a stormwater management plan to manage urbanization impacts on surface water and ground water;
vi) provide details on size and location of stormwater management facilities;
vii) establish a monitoring program for long-term assessment of drainage impacts of **development**, to meet as a minimum, the monitoring requirements of the Town's CLI ECA;
viii) manage the quality of stormwater run-off as part of the regular stormwater management program in accordance with the Ministry of Environment, Conservation and Parks (MECP) "Stormwater Management Planning and Design Manual";
ix) have consideration of Best Management Practice criteria as set out in Policy 8.11.2.4;
x) demonstrate how any water quality objectives and targets that are established from time to time are met; and
xi) demonstrate how the first 25 mm of any rain event is to be infiltrated at source.

8.11.2.12 In areas with a Master Drainage Plan, proponents of **development** must show how **development** is consistent with the Master Drainage Plan. Functional Servicing Studies submitted as a condition of draft plan of subdivision approval shall demonstrate this consistency and also address the stormwater management plan requirements of Policy 8.11.2.15.

8.11.2.13 In order to promote enhance pedestrian **connectivity** to parks and open spaces, the Town shall require that stormwater management facilities shall be designed in such a way that no fences or other barriers are required, while ensuring public safety.

8.11.2.14 To reduce stormwater runoff volume and pollutant loadings, for **development** and **redevelopment** applications and for **infrastructure**

projects, we shall:

i) require hydrogeological study to determine infiltration rates and water balance prior to designing any **development, redevelopment and infrastructure** concept and resultant stormwater management response;
ii) require **infrastructure** projects and applications for **development and redevelopment** to implement a hierarchy of source, lot-level, conveyance and end-of-pipe controls;
iii) require **infrastructure** projects and applications for **development and redevelopment** to implement innovative stormwater management measures including **low impact development** to maintain water balance, provide climate change mitigation and to control volume of stormwater;
iv) require **infrastructure** projects and applications for **development and redevelopment** to meet minimum targets for infiltration and volume control through **low impact development**;
v) provide flexibility in engineering and **development** standards to incorporate alternative community design, **low impact development** and stormwater techniques, such as those related to site plan design, lot grading, lot servicing, ditches and curbing, road widths, road and driveway surfaces, **infrastructure** within right-of-ways, and the use of open space as temporary detention ponds;
vi) support implementation of programs to identify areas where source control on both public and private property or elimination of cross connections may be necessary to reduce pathogens or contaminants; and
vii) support implementation of source control programs for both public and private lands, which are targeted to existing areas that lack adequate stormwater controls and climate change mitigation.

8.11.2.15 **Stormwater management works** that are established to serve new **major development** shall not be permitted unless the works have been designed to satisfy the Enhanced Protection level specified in Chapter 3 of the MECP's "Stormwater Management Planning and Design Manual", as amended from time to time. This policy does not apply if:

i) the works are intended to serve an infill **development** or a **redevelopment** within a **settlement area**;
ii) it is not feasible to comply with the specified design standard; and
iii) the person seeking to establish the works demonstrates that the works incorporate the most effective measures in the circumstances to control the **quality and quantity** of stormwater related to the **development** or **redevelopment**.

8.11.2.16 Stormwater management facilities shall be permitted in all land use designations except **Key Natural Heritage Features** and **Key Hydrological Features** and Hazard Land Areas. However, stormwater pond outflows and stormwater pond infiltration trenches may be allowed within these areas subject to approval of a Natural Heritage Evaluation and/or Natural Hazards Evaluation.

8.11.2.17 The location and size of storm water management ponds, where shown schematically on the land use schedules of this Plan, are approximate and can be changed without amendment to this plan. Where a storm water management pond is moved or reduced in size, the adjacent or nearest urban designation shall apply to the area where the storm water management pond was formerly located.

8.11.2.18 The number of stormwater management ponds shall be minimized and consolidation of stormwater management ponds encouraged. Where necessary, stormwater management facilities shall be dedicated, at no cost, to the municipality.

8.11.2.19 When onsite **low impact development** and stormwater management measures are either neither physically feasible and/or finically viable, the Town will consider cash-in-lieu to identified offsite **low impact development** and/or stormwater management measures that meet required all required criteria.

8.11.2.20 **Low impact development** measures located on both private will be inventoried and tracked, in alignment with LSRCA stormwater management guidelines and MECP LID guidelines as part of the CLI-ECA.

8.11.2.21 The Town will through the dedicated stormwater funding stream, develop a program to assess and to the extent physically and financially feasible, mitigate existing fluvial and pluvial flooding concerns

8.11.3 Utilities

8.11.3.1 TC Energy operates two high pressure natural gas pipelines within its right-of-way within the Town. TransCanada is regulated by the National Energy Board, which has a number of requirements regulating **development** in proximity to the pipeline centreline. The Town shall require early consultation with TransCanada, or its designated representative, for any **development** proposals within 200 metres of its right-of-way.

9 Local Landscape and Resource Management

9.1 Public Art

Public art, in part, provides a means for beautifying and celebrating the cultural and historical identity of Our Place, but it is also intended to spark interest, start conversations, attract people, and enhance our sense of place.

Public art is diverse. It can include sculptures, bike racks, signage, interlocking brick walkways, fountains, murals, graffiti, street furniture and other works both permanent and temporary. The policies of this section promote the use of public art in establishing and enhancing our sense of place in public places.

Objectives:

1. To use public art as a means to enhance our sense of place.

Policies:

9.1.1 Public art will be encouraged throughout the Town in prominent public locations, particularly along streets and in parks, urban squares, community spaces and key **place making** destinations.

9.1.2 Public art shall be placed in appropriate locations to create landmarks, humanize the physical environment and reinforce the emotional connections that contribute to sense of place.

9.1.3 The acquisition, curation and installation of public art should be in accordance with Town-approved guidelines and Council direction.

9.1.4 We shall incorporate public art in municipal projects and on properties under jurisdiction of the Town and encourage the same for properties under jurisdiction of other levels of government, and community agencies.

9.1.5 We shall require **development** proposals within Downtown Commercial Areas, gateways, subdivision entrances, entrances to large **developments**, parks, key **place making** destinations and other key locations to provide and/or contribute to public art for the area.

9.1.6 We will encourage public art to be incorporated into other private **developments** where there will be a **significant** amount of pedestrian traffic and at other locations in prominent areas. The location of the public art should be publicly accessible. Public art should contribute to the unique character and vibrancy of Our Place.

9.2 Culture and Heritage

Cultural heritage is an important factor contributing to our sense of place.

Our heritage includes our traditions, monuments, landscapes, buildings or other features that are of significance to the understanding of a people or place. Our culture includes contemporary activities including festivals, events and performances. The **development** of successful public places can be greatly enriched and influenced by the emotional and social connections that people have with their historical roots as well as enriched by contemporary cultural events held within these spaces.

Cultural Heritage and Archaeological policies apply to those properties and archaeological sites, including Indigenous community sites, that are of cultural heritage value or interest identified in the Town's registry of properties or those properties and areas identified through a heritage or archaeological analysis. It is intended that those properties and areas identified as having historical or archaeological significance be protected in an effort to preserve sense of place and contribute to the historical identity of Innisfil.

Objectives:

1. To proactively celebrate Innisfil's heritage through the integration of cultural heritage and historical knowledge into the development of Innisfil's key **place making** destinations while providing a venue for contemporary cultural events.

2. To identify and preserve **significant archaeological resources**.

3. To create strategies to identify and conserve **significant built heritage resources** and **significant cultural heritage landscapes**.

4. To encourage the maintenance, restoration and enhancement of buildings, structures and areas which are considered of **significant** architectural or historical value.

5. To ensure that new **development** is sensitive to heritage resources.

6. To encourage and foster public awareness, participation and involvement in the conservation of cultural heritage resources.

7. To proactively seek out the input of Indigenous communities on the preservation of **significant archaeological and heritage resources**.

Cultural Policies:

9.2.1 We shall develop an inventory of indoor and outdoor venues and encourage their use for festivals, events and visual and performing arts. The Town's Culture Master Plan (2020) shall be used as a resource.

9.2.2 We shall plan for, enhance, conserve and maintain our cultural assets and public spaces.

9.2.3 We shall design and program key **place making** destinations to accommodate festivals, events, performances, public art and other exhibits of local culture.

9.2.4 We shall support the events and programs of the Town's cultural organizations through provision of space, promotion and where feasible financial support.

9.2.5 We shall build awareness and strengthen civic engagement in cultural activities through education, celebration and promotion of Innisfil's range of cultural programs, events and places.

9.2.6 Promote Lighter, Quicker, Cheaper initiatives as impromptu cultural events in our downtowns, parks and other public spaces.

Cultural Heritage Policies:

9.2.7 The Clerk shall establish and maintain a register of all properties designated by the municipality or by the Minister under Parts IV and V of the *Ontario Heritage Act*, including **built heritage resources** and heritage conservation districts that are of cultural heritage value or interest. The register will be kept by the Clerk and shall contain, with respect to each property:

i) A legal description of the property;
ii) The name and address of the owner; and
iii) A statement explaining the cultural heritage value or interest of the property and a description of the **heritage attributes** of the property.

9.2.8 We may also consider the passing of by-laws to establish Heritage Conservation Districts, and shall ensure that the register contains a map or description of the area of each heritage conservation district.

9.2.9 The register may also include **built heritage resources** that have not been designated but that Innisfil Council or the Innisfil Heritage Advisory Committee believe to be of cultural heritage value or interest.

9.2.10 A heritage committee shall be appointed for each term of Innisfil Council to identify the register of **built heritage resources** and **cultural heritage landscapes** based on the criteria provided in Policies 9.2.7 and 9.2.8.

9.2.11 Cultural Heritage Resources include both **built heritage resources** and **cultural heritage landscapes** and generally fall into one of two categories: those of historic value and those of architectural value.

i) Cultural Heritage Resources of historic value can be described as follows:

a. those that serve as an example of the Town's past social, cultural, political or physical **development**, including **cultural heritage landscapes** such as landscaping, hedgerows, and natural features;
b. those that serve as an example of outstanding work by a local or national personality; and
c. those that date from an early or **significant** period in the Town's **development**, as determined to be **significant** by the Town.

ii) **Built heritage resources** of architectural value can be described as follows:
a. those that serve as a representative example of style, design or period of building;
b. those that serve as a representative example of a method of construction which was used during a certain time period or rarely used today;
c. those that serve as an important Town landmark; and
d. those that make an important contribution to the area composition or streetscape of which it forms a part.

9.2.12 **Built heritage resources** and **cultural heritage landscapes** may also include a property or area that is recognized by the Province as being archaeologically **significant**. By-laws under the *Ontario Heritage Act* may be passed to designate properties of historical or architectural significance.

9.2.13 **Development** proponents shall retain a heritage consultant to identify, research and document buildings considered to be **significant built heritage resources** and **significant cultural heritage landscapes**. In consultation with the Town's Heritage Advisory Committee and Town Staff, such cultural resources and landscapes shall be **conserved** and integrated into the **development**, and added to the register.

9.2.14 **Development** applications on lands adjoining or contiguous to a **protected heritage property** shall demonstrate that the **heritage attributes** of the **protected heritage property** will be **conserved** and integrated into the **development**, where feasible.

9.2.15 The urban design guidelines referenced in Section 4.2.4 of this Plan shall provide guidance for **development** within and adjacent to Heritage Conservation Districts.

9.2.16 In addition to the policies of this Plan, the Cookstown Heritage Conservation District Plan and Design Guidelines (2014) shall be implemented.

Archaeological Policies:

9.2.17 Where a property is determined to have potential for **archaeological resources**, a Stage 1 archaeological assessment shall be required as part of

development application for Official Plan Amendment, zoning by-law amendment and draft plan of subdivision or condominium approval. Any further stages of archaeological assessment recommended by the licensed consultant archaeologist in the Stage 1 archaeological assessment must be completed prior to adoption or approval of the application.

9.2.18 **Development** and **site alteration** shall not be permitted on lands containing **archaeological resources** or areas of archaeological potential, unless it has been determined through an archaeological assessment that **significant archaeological resources** have been **conserved**. Where **significant archaeological resources** must be preserved on site, only **development** and **site alteration** which maintains the heritage integrity of the site may be permitted.

9.2.19 Town Staff will have regard for known **built heritage resources**, **significant cultural heritage landscapes** and known **significant archaeological resources** in the undertaking of municipal public works, such as roads and **infrastructure** projects carried under the Municipal Class Environmental Assessment (EA) process.

9.2.20 We will provide an opportunity for Indigenous communities to review and comment on any archaeological assessment submitted to the Town and will encourage **development** proponents to allow Indigenous monitors on-site during archaeological assessments. Furthermore, we will encourage **development** proponents to consult with Indigenous communities prior to and during archaeological assessments.

9.2.21 Archaeological assessments shall consider and investigate archaeological sites identified by Indigenous communities.

9.3 Natural Heritage System

The natural environment plays an important role in defining our sense of place. The Town's many **streams**, **woodlots**, **wetlands**, **wildlife habitats** and Lake Simcoe shoreline are all interconnected through a **natural heritage system** that is a defining element of Our Place. The natural environment is integral to our sense of place, contributing to the emotional ties that hold the community together.

A **Natural Heritage System** recognizes the interdependence of natural heritage features and the ecological **linkages** between them. The **Natural Heritage System** represents areas where it is desirable to maintain existing natural features and functions and link natural features within the Town. It is a schematic delineation of where local and regional **linkages** among natural heritage features may exist.

Objectives:

1. To maintain, restore and enhance the **ecological function** of natural heritage features and where possible, improve their functional connections (e.g. improve the ability for flora and fauna to move within the **Natural Heritage System**).
2. To consider the cumulative effects of new **development** and **site alteration** on ecological features and functions of natural heritage features and identify appropriate mitigation measures.
3. To ensure the **development** review process identifies the significance of natural heritage features and evaluates the **ecological function** of such features.
4. To identify **surface water features**, **ground water features**, **hydrologic functions, Key Natural Heritage Features** and **Key Hydrologic Features**, and the **linkages** and related functions among them, which are necessary for the ecological and hydrological integrity of the Town's watersheds.
5. To promote improved access to the natural environment for residents of Innisfil, reinforcing sense of place.

9.3.1 Natural Heritage System

Function:

9.3.1.1 The **Natural Heritage System** overlay and the **Key Natural Heritage Features** and **Key Hydrologic Features** designation applies to the **significant** natural heritage features and systems in the Town outside of the Greenbelt Plan area. The function of these designations is to protect, maintain and where possible, enhance our **significant** natural heritage features in conformity with the Lake Simcoe Protection Plan (2009), the County of Simcoe Official Plan (2023) and applicable regulations of the Conservation Authority.

Features Included:

9.3.1.2 The **Natural Heritage System**, illustrated on Schedule A3, is an overlay designation that includes **key natural heritage features** and **key hydrologic features** along with **linkages** among the features.

9.3.1.3 The **Key Natural Heritage Features** and **Key Hydrologic Features** designation is separately designated on Schedules A3, A3a, A3b, A3c, A3d, A3e, A3f, A3g, A3h, A3i, A3j, A3k,A3l, and A3m.

9.3.1.4 The **Key Natural Heritage Features** and **Key Hydrologic Features** designation includes the following **key natural heritage features**:
i) **habitat of endangered species and threatened species**;

ii) **provincially significant wetlands**;
iii) all **other wetlands** 2.0 ha or larger in area, including but not limited to evaluated **wetlands** and **wetlands** regulated by conservation authorities;
iv) **wetlands** within **Lake Simcoe Watershed**;
v) **significant woodlands**;
vi) **significant valleylands**;
vii) **significant wildlife habitat**;
viii) **significant** life science **Areas of natural and scientific interest (ANSI)**;
ix) **fish habitat**;
x) savannahs and tallgrass prairies; and
xi) **natural areas abutting Lake Simcoe**.

9.3.1.5 The **Key Natural Heritage Features** and **Key Hydrologic Features** designation includes the following **key hydrologic features**:
i) **permanent stream** and **intermittent streams**; and
ii) **lakes** including the **lake bed** of Lake Simcoe;
iii) seepage areas and springs;
iv) **provincially significant wetlands**;
v) all **other wetlands** 2.0 ha or larger in area, including but not limited to evaluated **wetlands** and **wetlands** regulated by conservation authorities; and
vi) **wetlands** within **Lake Simcoe Watershed**.

9.3.1.6 The mapping of the **Natural Heritage System** overlay on Schedule A3 reflects Provincial Mapping. The boundaries of the **Natural Heritage System** may be refined by Simcoe County if determined necessary. Where this refinement is undertaken, we shall update the **Natural Heritage System** overlay to conform to the applicable County of Simcoe Official Plan consolidation.

9.3.1.7 The location and boundaries of **Key Natural Heritage Features** and **Key Hydrologic Features** on Schedule A3 are also schematic. The locations and boundaries of individual features are shown schematically in Appendix 2 and 3.

Permitted Uses:

9.3.1.8 Within or adjacent to the **Natural Heritage System** overlay, new **development** or **site alteration** will demonstrate through a Natural Heritage Evaluation that:
i) there are no **negative impacts** on **key natural heritage features** or **key hydrologic features** or their functions;
ii) **connectivity** along the system and between **key natural heritage features** and **key hydrologic features** located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;

iii) the removal of other natural features not identified as **key natural heritage features** and **key hydrologic features** is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;
iv) except for mineral aggregate resources, the disturbed area, including any buildings and structures, will not exceed 25 per cent of the total developable area, and the impervious surface will not exceed 10 per cent of the total developable area;
v) with respect to golf courses, the disturbed area will not exceed 40 per cent of the total developable area; and
vi) at least 30 per cent of the total developable area will remain or be returned to **natural self-sustaining vegetation**.

9.3.1.9 Policy 9.3.1.8 shall not apply to existing and new **agricultural uses**, **agricultural-related uses**, **on-farm diversified uses** and accessory uses and **normal farm practices** subject to policies of the Specialty Crop Area, Rural Area and Agricultural Area designations.

9.3.1.10 **Development** and **site alteration** shall not be permitted on lands designated **Key Natural Heritage Features** and **Key Hydrologic Features** and are located in the **Natural Heritage System** overlay, except for:
i) forest, **fish** and wildlife management,
ii) conservation and flood or erosion control projects;
iii) **infrastructure** authorized under an environmental assessment process;
iv) **mineral aggregate operations** and wayside pits and quarries;
v) passive **low intensity recreational uses**;
vi) expansions to **existing** buildings and structures subject to policy 9.3.1.11**;**
vii) expansions to existing **agricultural uses,** buildings and structures subject to policy 9.3.1.12**;** and
viii) small-scale structures for recreational purposes including boardwalks, footbridges, fences, docks and picnic facilities if measures are taken to minimize their **negative impacts**.

9.3.1.11 Expansions to existing buildings and structures and accessory structures within lands designated **Key Natural Heritage Features** and **Key Hydrologic Features** outside of **settlement areas** shall demonstrate that there is no other alternative in which case any expansion shall be limited in scope.

9.3.1.12 Expansions to existing buildings and structures for **agricultural uses**, **agricultural-related uses** or **on in-farm diversified uses** and expansions to existing residential dwellings within lands designated **Key Natural Heritage Features** and **Key Hydrologic Features** outside of **settlement areas** shall demonstrate that:
i) there is no alternative;
ii) the expansion or alteration in the feature is minimized

iii) if located in the vegetation protection zone, is directed away from the feature to the maximum extent possible; and
iv) the impact of the expansion or alteration on the feature and its function is minimized and mitigated to the maximum extent possible.

9.3.1.13 For land designated **Key Natural Heritage Features** and **Key Hydrologic Features** within **settlement areas**, **development** and **site alteration** shall not be permitted unless it has been demonstrated through a Natural Heritage Evaluation that there will be no **negative impacts** on the natural features or their **ecological functions,** except for **provincially significant wetlands** which shall be subject to Policy 9.3.1.10 i) ii) and iii).

9.3.1.14 Despite Policies 9.3.1.10 and 9.3.1.13, **development** and **site alteration** shall not be permitted in **habitat of endangered species and threatened species** or in **fish habitat**, except in accordance with **provincial and federal requirements**.

9.3.1.15 **Development** and **site alteration** shall not be permitted on **adjacent lands** to **Key Natural Heritage Features** and **Key Hydrologic Features** unless the **ecological function** of the **adjacent lands** have been evaluated through a Natural Heritage Evaluation, and it is demonstrated that there will be no **negative impacts** on the **Key Natural Heritage Features** and **Key Hydrologic Features** or their **ecological functions** and identifies a vegetation protection zone**.** Within the **Natural Heritage System** overlay, the **vegetation protection zone** shall be no less than 30 metres from the outside boundary **of key hydrologic features, fish habitat** and **significant woodlands.**

i) A vegetation protection zone shall be no less than 30 metres from the outside boundary **of key hydrologic features, fish habitat** and **significant woodlands** and no new development is permitted unless in accordance with this Plan, provincial policies and applicable conservation authority regulations.

9.3.1.16 For the purpose of Policy 9.3.1.15, **adjacent lands** are deemed to be all lands within 120 metres of all features listed in Policies 9.3.1.4 and 9.3.1.5.

9.3.1.17 Notwithstanding Policy 9.3.1.15, a Natural Heritage Evaluation will not be required for **agricultural uses**, **agriculture-related uses** or **on-farm diversified uses** provided a 30 metre vegetation protection zone is provided and the uses pursue best management practices to protect and restore the features and their functions, but the vegetation protection zone shall not be required to contain **natural self-sustaining vegetation** and the uses.

9.3.1.18 **Development** and **site alteration** shall not be permitted in the vegetation protection zone identified through Policy 9.3.1.15 except for the uses permitted in Policy 9.3.1.8.

9.3.1.19 The intent of the **Natural Heritage System** on an active farm is not meant to restrict the existing farm use or to reduce the economic viability of the farm use.

9.3.1.20 The protection and enhancement of **linkages** within the **Natural Heritage System** through farmland shall be encouraged through land stewardship.

General Policies:

9.3.1.21 Within the **Lake Simcoe watershed**, outside of **settlement area** boundaries existing as of June 2009, a minimum vegetation protection zone of 30 metres shall be established from all **Key Natural Heritage Features** and **Key Hydrologic Features** or larger if determined appropriate by a Natural Heritage Evaluation.

9.3.1.22 Within **settlement areas** and outside of the **Lake Simcoe watershed**, a buffer shall be established adjacent to **Key Natural Heritage Features** and **Key Hydrologic Features** prior to permitting **development** on **adjacent lands** as determined by a Natural Heritage Evaluation.

9.3.1.23 We shall require additional **linkages** beyond the **Natural Heritage System** to be identified through a watershed plan, Secondary Plan and/or natural heritage evaluation. These **linkages** will be considered to form part of the **Natural Heritage System** and shall be protected from **development**.

9.3.1.24 The general boundaries of the **Key Natural Heritage Features** and **Key Hydrologic Features** are delineated on Schedule A3, and A3a through A3m. These boundaries are based on the best available mapping and are not intended to be precise. The boundaries of Natural Environmental Areas shall be confirmed and refined through a Natural Heritage Evaluation. The precise delineation of the Natural Environmental Areas shall occur through the staking of the limits of the features. Such staking will be undertaken in co-operation with the Town, the applicable conservation authority and the County of Simcoe prior to the draft approval of any **development** application.

9.3.1.25 Refinements to the boundaries of lands designated **Key Natural Heritage Feature** and **Key Hydrologic Feature**, through an approved Natural Heritage Evaluation, shall not require an amendment to this Plan. The adjoining land use designation(s) shall be deemed to apply to the lands removed from a Key Natural Heritage Feature and Key Hydrologic Feature designation.

9.3.1.26 As per Policy 8.9.8, **Key Natural Heritage Features** and **Key Hydrologic Features** and/or associated buffers will not be accepted as part of the required parkland dedication or be used for lot area or density calculations.

9.3.1.27 Designation of lands as **Natural Heritage System** does not imply that the lands will be open for public use nor does it imply that the Town or Conservation Authority will acquire these lands. However, we shall encourage the preservation of lands containing **significant** natural environment features through ownership and acquisition of lands by public agencies, environmental organizations, or land trusts or through agreements, easements or restrictive covenants with private land owners.

9.3.1.28 We shall explore and implement a pedestrian trail system through publicly owned lands within the **Natural Heritage System**, while also exploring partnership opportunities for easements on privately owned lands where such trails will not have an impact on the **Key Natural Heritage Features** and **Key Hydrologic Features**. We shall also establish trailheads at key locations to link with the **active transportation** network.

9.3.1.29 Damage or unapproved change to **Key Natural Heritage Features** or **Key Hydrologic Features** shall not be used to justify a change to the designation, policies for these areas, or to justify **development** proposals. Where **Key Natural Heritage Features** or **Key Hydrologic Features** are damaged, disturbed or destroyed without approval, Council will require restoration and enhancement. **Development** applications will be processed as if the feature was never damaged or removed.

9.3.1.30 We may require landowners to restore degraded areas in cooperation with the applicable conservation authority. Any restoration/rehabilitation initiatives should utilize plant species indigenous to the Innisfil Area.

9.3.1.31 If any lands are demonstrated to be a **Key Natural Heritage Feature** or **Key Hydrologic Feature** as per the policies of Policies 9.3.1.4 or 9.3.1.5, even if they are not mapped as part of the **Key Natural Heritage Features** or **Key Hydrologic Features** designation on Schedules A3, A3a, A3b, A3c, A3d, A3e, A3f, A3g, A3h, A3i, A3j, A3k, A3l and A3m those lands are considered to be within the **Key Natural Heritage Feature** and **Key Hydrologic Feature** designation.

9.3.1.32 There are many components of **significant wildlife habitat** that have not been mapped as part of the **Key Natural Heritage Features** or **Key Hydrologic Features** designation. These components of **significant wildlife habitat** shall be determined through future study as **development** applications are processed based on criteria provided by Ministry of Natural Resources and Forestry (MNRF) for Ecoregion 6E.

9.3.1.33 On publicly owned lands within the **Natural Heritage System**, we shall work cooperatively with the County of Simcoe and applicable conservation authority to mitigate the impacts associated with **invasive species** and shall promote the planting of indigenous tree and plant species. New **development** within

the lands subject to the application and in adjoining road allowances shall remove **invasive species** as a condition of **development** approval.

9.3.1.34 A minimum 3 metre buffer from **agricultural uses** shall be required adjacent to municipal drains in the **Key Hydrologic Feature** designation. The Town shall encourage landowners to only disturb one side of a municipal drain during clean-outs.

9.3.1.35 Landowners shall be encouraged to respect and protect natural heritage features including woodlots and **stream** corridors through the use of recognized conservation and land stewardship techniques and farm practices.

9.3.1.36 **Key Natural Heritage Features** and **Key Hydrologic Features** including the **lake bed** of Lake Simcoe as illustrated on Schedule A1 shall be zoned in an appropriate zoning category or designated by a Community Planning Permit system to protect the features from **development**.

9.3.1.37 Where there is a conflict between the **Natural Heritage System** and Hazard Land Area policies, the policies that provide the greatest protection for the natural environment and public safety shall prevail.

9.3.2 The Greenbelt Plan – Natural Heritage System

9.3.2.1 The boundary of the Greenbelt Plan (2024) is shown on Schedule A3. Within the Town of Innisfil, the lands within the Greenbelt Plan are delineated as Protected Countryside and fall within the **Natural Heritage System** of the Greenbelt Plan and meet the criteria **of Key Natural Heritage Features** and **Key Hydrologic Features** as defined by the Greenbelt Plan.

9.3.2.2 Lands delineated as **Natural Heritage System** in the Greenbelt Plan (2024) are delineated as part of the Town wide **Natural Heritage System** on Schedule A3.

9.3.2.3 **Key Natural Heritage Features** and **Key Hydrologic Features** within the Greenbelt Plan (2024) shall be designated as **Key Natural Heritage Features** and **Key Hydrologic Features** with a Greenbelt Plan – **Natural Heritage System** overlay, as shown on Schedule A3, and shall be subject to the policies of Section 9.3.1 with the exception of Policies 9.3.1.10, 9.3.1.17, and 9.3.1.20.

9.3.2.4 No **development** or **site alteration** is permitted in **Key Natural Heritage Features** and **Key Hydrologic Features**, except for those uses permitted in Policy 9.3.1.8.

9.3.2.5 A proposal for **development** or **site alteration** within 120 metres of a **Key Natural Heritage Feature** or a **Key Hydrologic Feature** shall include a Natural Heritage Evaluation and/or hydrological evaluation as set out in Policy 3.2.4 (5) of the Greenbelt Plan (2024) in concert with the study requirements in Section 10.1.11 of this Plan.

9.3.2.6 New or expanding **Infrastructure** shall avoid the lands designated **Key Natural Heritage Features** and **Key Hydrologic Features** within the Greenbelt Plan (2024), unless it has been demonstrated to the satisfaction of the Town and applicable conservation authority that there is a need and there is no reasonable alternative location.

9.3.2.7 Where an intrusion of **infrastructure** is required as per Policy 9.3.2.6, the applicant or agency shall demonstrate to the satisfaction of the Town and applicable conservation authority that:

i) planning, design and construction practices minimize **negative impacts** and disturbance on the features and their related functions; and
ii) linkage among natural environmental features is maintained or improved, where reasonable.

9.4 Lake Simcoe Shoreline

The Lake Simcoe shoreline represents the lands along Lake Simcoe including Kempenfelt Bay and Cooks Bay, as shown on Schedule A1. It is an area of competing land use and regulatory interests. Much of the shoreline has historically been developed for seasonal cottages, full time dwellings, small scale seasonal resorts, marinas and other tourism commercial uses, as well as the **settlement areas** of Alcona, Sandy Cove, Lefroy Belle-Ewart Ewart and Gilford. Very little of the shoreline is left in an undeveloped state.

The entire shoreline edge and the **lake bed** is considered a **Key Hydrologic Feature** and **natural areas abutting Lake Simcoe** are considered a **Key Natural Heritage Feature**. Outside of the **settlement areas**, the shoreline is considered under the Provincial Planning Statement (2024), and the County of Simcoe Official Plan (2023) to be a **rural area**, despite in many areas having a developed character. In these developed areas of the Lake Simcoe Shoreline, only limited further **development** is permitted, including limited residential **development** where permitted by existing zoning, and limited **development** related to **lake**-based recreational activities.

The entire Lake Simcoe shoreline is subject to the Lake Simcoe Protection Plan (2009) (LSPP) and south of Gilford and is also subject to the Greenbelt Plan (2024). The LSPP is a **provincial plan** that seeks to protect and restore the **ecological integrity** of Lake Simcoe and its watershed. Policies from these **provincial plans** have been incorporated into this Plan and will be used to guide **development** within the Lake Simcoe shoreline.

All parcels of land abutting Lake Simcoe may be subject to a Community Planning Permit System.

The Lake Simcoe shoreline is a key area that contributes to our sense of place. Public parks, open spaces and road ends along the Shoreline are important **place making** destinations where we gather, recreate and socialize. Key **place making** destinations along the Lake Simcoe shoreline will be enhanced and programmed as active year-round people places. Access to the Shoreline is also an important principle for residents and should be improved where it coincides with key **place making** destinations.

Objectives:

1. To provide for both permanent residential and seasonal residential uses.

2. To ensure that any **development**, **redevelopment** or **site alteration** in **hazardous lands** which are impacted by flooding, erosion and **dynamic beach hazards**, be designed in accordance with accepted standards and procedures.

3. To encourage public land acquisition and improve public access to Lake Simcoe.

4. To protect, improve or restore the elements that contribute to the **ecological integrity** of the **Lake Simcoe watershed** including water quality, hydrology, **key natural heritage features** and their function and **key hydrologic features** and their functions through proper land management and, where feasible, municipal services along the Shoreline Area.

5. To promote environmentally sustainable land and water uses, activities and **development** practices.

6. To increase the natural cover along the Shoreline Area and encourage shoreline naturalization.

7. To link the **natural heritage system** to Lake Simcoe.

8. To provide appropriate vegetative buffering and **development** setbacks along the shoreline of Lake Simcoe in accordance with the LSPP.

9.4.1 General Lake Simcoe Shoreline Policies:

9.4.1.1 The Lake Simcoe shoreline is schematically delineated on Schedule A1.

9.4.1.2 The Lake Simcoe shoreline provides a defining element in the Town of Innisfil that shapes our sense of place. It is a feature that holds special appeal to all of us - residents, cottagers and visitors alike. Parks and Open Spaces and road ends along the Shoreline provide opportunities for recreation, family outings,

community gatherings and socialization. The Town shall identify key **place making** destinations along the Shoreline, which can be enhanced through design, access, activities and programming for year-round use.

9.4.1.3 Outside of **settlement areas**, existing developed portions of the Lake Simcoe shoreline are referred to as **shoreline built-up areas** and are primarily comprised of existing dwellings and uses and **lake**-based recreational activities such as, marinas, tourist and resort oriented commercial uses, recreational uses and limited convenience oriented commercial uses. It is the intention of this Plan that the **shoreline built-up area** shall maintain its residential and recreational function. **Shoreline built-up areas** are designated Shoreline Residential Area on Schedules A3, A3j, A3k, A3l and A3m.

9.4.1.4 Growth in the **shoreline built-up area** shall be limited in scale to infill and minor rounding out. Such minor rounding out shall not exceed 3 new lots per property, except where zoning or designations existing as of June 16, 2006, permits a greater number of lots based on minimum lot size.

9.4.1.5 Larger scale commercial facilities and community services, other than marinas and resort recreational uses, shall be directed to and provided in the Primary and Urban **Settlement Areas**. Commercial and community services, beyond those currently in existence outside of the settlements, shall generally not be permitted unless it is related to shoreline activities and such uses are not appropriate in a Primary, Urban or Village **Settlement Area**.

9.4.1.6 **Development** within and adjacent to Lake Simcoe shall be in conformity with the policies of the LSPP and subject to approval through the Community Planning Permit System as set out in Section 10.1.3.

9.4.1.7 Where a proposal for **development** or **site alteration** is permitted within 30 metres of a **permanent steam** or **intermittent stream** within the Shoreline Area, the proposal for **development** or **site alteration** shall comply with the following where applicable:

i) maintain, and where possible, increase or improve **fish habitat** in the **lake**, **stream** or **wetland** and any adjacent **riparian areas**;
ii) to the extent possible, enhance the ecological features and functions associated with the **lake**, **stream** or **wetland**;
iii) minimize erosion, sedimentation and the introduction of excessive nutrients or other pollutants and utilize planning, design and construction practices that maintain and improve water quality; and
iv) integrate landscaping and habitat restoration into the design of the proposal to enhance the ability of native plants and animals to use the area as both **wildlife habitat** and a movement corridor.

9.4.1.8 Outside of existing **settlement areas**, and the Community Planning Permit System area, a proposal for **development** or **site alteration** within 240 metres

of the Lake Simcoe shoreline must demonstrate that the **development** or **site alteration** will maintain and, to the extent feasible, enhance or restore functional wildlife movement corridors between any **Key Natural Heritage Feature** or **Key Hydrologic Feature** that is located along the Lake Simcoe shoreline and from the Lake Simcoe shoreline to another **key natural heritage feature** or **key hydrologic feature** within 240 metres of the Lake Simcoe shoreline.

9.4.1.9 Where, in accordance with the policies of this Plan, **development** or **site alteration** is permitted within 120 metres of the Lake Simcoe shoreline, or any **permanent stream** or **intermittent stream** or a **wetland**, the **development** or **site alteration** should be integrated with and should not constrain ongoing or planned stewardship and remediation efforts.

9.4.1.10 **Significant** alteration of the shore of Lake Simcoe or the shore of a fresh water estuary of a **stream** is not permitted unless the **significant** alteration is for the purpose of stabilizing, protecting, restoring or rehabilitating the shore or the alteration will be undertaken by a public body and the project is consistent with the objectives of this Plan. A **significant** alteration of the shoreline includes any alteration that has an **adverse effect** on the **ecological functions** of the shoreline.

9.4.1.11 The alteration of the shore of Lake Simcoe, or any **permanent steam** or **intermittent stream** for the purpose of establishing or altering drainage works such as those works under the *Drainage Act*, **infrastructure** or for stabilization, erosion control or protection purposes shall only be permitted if it is demonstrated that natural shoreline treatments (e.g. planting of natural vegetation, bioengineering) that maintain the natural contour of the shoreline will be used where practical, and a vegetative **riparian area** will be established to the extent feasible. In relation of such works, lands used for agricultural purposes do not require the establishment of a vegetative **riparian area** if the land is, and will continue to be, used for agricultural purposes.

9.4.1.12 The area of the Old Lake Algonquin Shoreline along Kempenfelt Bay shall be maintained in its natural state to provide protection to the shoreline from sedimentation and erosion. In this regard, these areas shall be included within lands designated **Key Natural Heritage Feature** and no buildings or structures shall be permitted. Properly designed and constructed access to the **lake** shall be considered in consultation with the Lake Simcoe Region Conservation Authority. **Existing uses** shall be considered non-conforming uses. Where **development** is proposed in these areas, the top of bank shall be established by a registered Ontario Land Surveyor and the limits of **development** within these areas shall be established through a Natural Heritage Evaluation in consultation with the Lake Simcoe Region Conservation Authority.

9.4.1.13 Where feasible, as part of any **development** or **redevelopment** along the Lake Simcoe shoreline, we shall require the replacement, in consultation with the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources (MNR), of hard shoreline structures (such as armour stone, concrete rip-rap, iron sheeting, etc.) with a naturalized shoreline including native vegetation.

9.4.1.14 We will endeavour to increase the amount of publicly accessible open space along the Lake Simcoe shoreline in accordance with Policies 8.9.

9.4.1.15 Within the Shoreline Residential Area, lot severances shall be prohibited on lands within **hazardous lands** adjacent to Lake Simcoe which are impacted by flooding, erosion and **dynamic beach hazards**.

9.4.1.16 Within the Shoreline Residential Area, **development** is prohibited on vacant lots of record that fall within **hazardous lands** adjacent to Lake Simcoe, which are impacted by flooding, erosion and **dynamic beach hazards**.

9.4.1.17 Where **municipal sewer services** are not available, new lots, new **development** on existing vacant lots, expansions to existing buildings, and the conversion of seasonal residential units to permanent residential units shall not be approved unless:

i) the proposal addresses the requirements of Policy 8.11.2.4;
ii) a hydrogeological study is completed to the satisfaction of the Town indicating that the MECP reasonable use guidelines for septic systems can be met;
iii) a **tertiary treatment system** is used;
iv) confirmation of sufficient **reserve sewage system capacity** within the Town's sewer treatment systems for hauled **sewage** from the private systems or **partial services**; and
v) the applicant enters into an agreement with the Town to pay for eventual connection to a municipal water and / or sanitary system if such system is installed within the municipal road allowance abutting the property.

9.4.2 Shoreline Residential Area

Function:

9.4.2.1 The Shoreline Residential Area designation recognizes existing residential **development** in the Lake Simcoe shoreline, outside of the Town's **settlement areas**. Limited infill residential **development** may be permitted subject to all applicable policies and the Community Planning Permit System.

Permitted Uses:

9.4.2.2 Within the Shoreline Residential Area, as shown on Schedules A3, A3j, A3k, A3l and A3m, permitted uses shall be limited to single detached dwellings, accessory structures, **accessory second dwelling units**, **home occupations**, parks and **bed and breakfast** establishments.

Scale:

9.4.2.3 Where **municipal water services** and/or **municipal sewer services** are not available, the lot density of the Shoreline Residential Area should generally be in the range of 2.5 units per **net hectare** to a maximum of 3 new lots except where zoning or designations existing as of June 16, 2006 permits a greater number of lots based on minimum lot size. The specific density should be confirmed through a hydrogeological study that assesses the assimilative capability of the soils and subject to Policy 9.4.2.9.

9.4.2.4 Larger lot sizes may be required for servicing purposes, environmental conservation considerations, or to fit with existing **development** or the lot pattern in the vicinity.

9.4.2.5 Where **municipal water services** and **municipal sewer services** are available, the lot density of the Shoreline Residential Area shall be based on existing zoning. However, the density permitted in the existing zoning may be reduced to ensure that **development** is compatible with the existing built form of the surrounding residential neighbourhood.

9.4.2.6 All new **development** within the Shoreline Residential Area designation shall contribute to the achievement of the Town's strategy for creating great places, as outlined in Section 2 of this Plan. This contribution may include streetscape improvements such as sidewalks and street furniture, trail heads with active and passive recreational elements for area residents and new village squares in large **developments**.

9.4.2.7 We shall identify opportunities in the Shoreline Residential Area for new and enhanced community spaces for local residents including the potential for road ends along Lake Simcoe to act as community spaces.

9.4.2.8 Existing and new public spaces in the Shoreline Residential Area designation shall be designed and programmed to address the four principles of place set out in Policy 2.4 in order to create active people places.

9.4.2.9 New infill lots may be permitted by severance or plan of subdivision subject to the following:

i) a maximum of 3 new lots are provided except where zoning or designations existing as of June 16 2006 permitted a greater number of lots;

ii) direct frontage in a traditional lot pattern is provided to an open and maintained public road; (except for those lands located on Part of Lots 23, 24, 25 and 26, Plan 1028, Concession 13);
iii) where a private water supply is proposed, the feasibility of a private water supply is demonstrated to the satisfaction of the Town through a hydrogeological study that confirms sufficient ground water supply;
iv) where a private septic system is proposed, Policy 9.4.1.17 is satisfied;
v) where **municipal water services** and/or sanitary services are provided, confirmation of sufficient reserve capacity;
vi) the density policies of Policies 9.4.2.3 through 9.4.2.5 are addressed where applicable;
vii) a minimum 30 metre vegetation protection zone is provided for lots abutting Lake Simcoe; and
viii) where the creation of new residential lots does not result in **strip development**.

9.4.2.10 **Development** shall be undertaken in conformity with the residential design policies of Section 5.2.

Site Specific Policies:

9.4.2.11 On Blocks "E", "F" and "Z", Registered Plan 548 and Part of Water Lot 57868 C.L.S. in front of Lots 18 and 19, the Town will permit one, and only one, severance of Longwood Road, to be only at the said location subject to the following:
i) the private road is of a reasonable standard of construction;
ii) an agreement between the owner of the lot and the Town is to be registered on title, regarding an understanding of the nature of the private road, servicing and maintenance;
iii) on the new lot created, an undisturbed buffer extending 40 m south of the top of bank of Kempenfelt Shoreline shall be defined, and left in its natural state, and construction of buildings or structures shall be prohibited except those necessary for flooding and erosion control and those permitted as accessory uses, including stairway access structures, pumphouses, decks and storage structures. Construction of such accessory uses as docks and storage structures, as well as those structures necessary for flooding and erosion control, may require the approval of the Ministry of Natural Resources and/or the Lake Simcoe Region Conservation Authority and/or other appropriate agencies.

9.4.2.12 On Lots 23, 24, 25, and 26, Registered Plan 1028, the Town shall permit the severance of one and only one lot on Strathallan Wood Road at the said location, subject to the following:
i) an agreement between the owner of the land and the Town is to be registered on title, regarding an understanding of the nature of the private road, servicing and maintenance.

9.4.2.13 On Part of Lot 28, Concession 10 more specifically described as parts 6,7,8 and 12, Reference Plan No. 51R-12646 Town of Innisfil, notwithstanding Policy 9.4.2.9, the Town of Innisfil shall permit the creation of one and only one lot and the erection of a dwelling unit on the severed and retained lot, both of which shall have access on Moosenlanka Road subject to the following:

i) an agreement between the owner of the land and the Town is to be registered on title, regarding an understanding of the nature of the private road, servicing and maintenance.

9.4.3 Resort Recreational

Policies:

9.4.1 Big Bay Point Resort (now known as Friday Harbour) is the only **development** that is designated as Resort Recreational. The Big Bay Point Secondary Plan, which is a separate Official Plan Amendment document that is not consolidated into this Official Plan, contains detailed policies and permissions applicable to the Big Bay Point Resort/Friday Harbour **development**.

9.5 Hazard Land Areas

Hazard Land Areas comprise both human-made hazards and natural hazards. Human-made hazards include contaminated lands and former **mineral aggregate operations**, and natural hazards include **flooding hazard**, **erosion hazard, wetlands, dynamic beach hazard, hazardous sites** and steep slopes. The intent is to minimize the risk to property, persons and public health in and around natural or human-made hazards.

Objectives:

1. To direct **development** away from areas with unacceptable risks to public health, safety, or property damage and should not create or worsen hazards.

2. To prohibit **development** where there is an unacceptable risk to public health or safety or of property damage.

3. The Town, in collaboration with conservation authorities, shall identify **hazardous lands** and sites, managing **development** according to provincial guidance as directed by the Provincial Planning Statement, as amended.

Function:

9.5.1 The function of the Hazard Land Areas overlay designation is to protect public health and property from the risks associated with natural and human-made hazards. As an overlay designation, Hazard Land Areas apply in addition to the other identified designations.

Permitted Uses:

9.5.2 Within the lines of the Hazard Land Area designation shown on Schedules A3 and A3a to A3m permitted uses shall be limited to:

i) open space for public or private recreation and related structures;
ii) **agricultural uses** and related structures, excluding dwellings;
iii) structural works for flood and erosion-sediment control;
iv) alterations, conversions, additions and replacements of existing buildings and non habitable accessory structures on existing lots subject to the policies of this Section and satisfactory engineering studies and the approval of the applicable conservation authority;
vi) forestry, **fish**, wildlife or conservation management uses in accordance with Policies 9.3.1.8 through 9.3.1.15 where the Hazard Land Area overlays a Natural Environmental Area designation; and
vii) development that are essential uses like flood control works or minor, non-structural additions that don't affect flood flows.

9.5.3 **Accessory second dwelling units** shall not be permitted in existing dwellings in a Hazard Land Area overlay unless the applicable conservation authority confirms the property is not **hazardous land**.

9.5.4 **Development**, including the creation of new lots, shall not be permitted within:
i) the **dynamic beach hazards**;
ii) areas that would be rendered inaccessible to people and vehicles during times of **flooding hazards**, **erosion hazards** and/or **dynamic beach hazards**, unless it has been demonstrated that the site has safe access appropriate for the nature of the **development** and the natural hazard; and
iii) a **floodway** regardless of whether the area of inundation contains high points of land not subject to flooding.

9.5.5 **Development** shall be directed to areas outside of **hazardous sites** such as areas of unstable soils, organic soils or **wetlands**.

9.5.6 **Development** shall not be permitted to locate on **hazardous lands** and **hazardous sites** where the use is:
i) an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, child care and schools;
ii) an **essential emergency service** such as that provided by fire, police and ambulance stations and electrical substations; and
iii) uses associated with the disposal, manufacture, treatment or storage of **hazardous substances**.

9.5.7 Areas of steep slopes can be a constraint to **development**. These are generally slopes exceeding 15%. Areas of steep slopes shall be identified through Secondary Plan studies or **development** applications and the constraints to **development** assessed. **Development** and vegetation removal shall not be permitted on areas of steep slopes, which could be subject to active **erosion hazards** or historic slope failure unless a geotechnical analysis has demonstrated, to the satisfaction of the Town in consultation with the applicable conservation authority, that the slopes are stable and safe and **development** is feasible.

9.5.8 Stormwater management **quality and quantity** facilities shall be located outside of the **flood plain** except such facilities may be permitted above the elevation of the 1:100 year storm event subject to the approval of the applicable conservation authority.

9.5.9 Within the **hazardous lands** located within the **floodplain** northeast of Highways 400 and 89, the construction of new residential dwellings on existing lots of record is prohibited unless permitted by the applicable conservation authority.

General Policies:

9.5.10 In many cases, the Hazard Land lines shown on the Schedules are an approximation of the potential hazard. To determine if a property is actually

susceptible to a natural hazard, such as flood, erosion or wave uprush, the applicable conservation authority should be contacted and a site specific natural hazard study may be required to the satisfaction of the relevant conservation authority and the Town. The cost of preparing the study and peer review, if required, shall be borne by the applicant.

9.5.11 In reviewing applications for **development**, the Town, County of Simcoe and relevant conservation authority shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.

9.5.12 Some lots, buildings and structures are currently located within the flooding, hazard, **erosion hazard, wetland and other hazard** limit as identified by the conservation authorities. Conversions, replacement, expansions and non-habitable accessory structures of existing uses within these hazard areas may be permitted where the effects and risk to public safety are minor and could be mitigated in accordance with provincial standards, subject to the written approval of the applicable conservation authority and provided:

i) it does not constitute development, intensification or redevelopment as defined by this Plan;
ii) there is no alternative location;
iii) where in the flooding hazard, buildings are appropriately floodproofed to the **flooding hazard** elevation or another **flooding hazard** standard approved by the Minister of Natural Resources;
iv) no part of the building is located within a **floodway**;
v) **development** and **site alteration** is carried out in accordance with **floodproofing standards**, **protection works standards** and **access standards**;
vi) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
vii) new hazards are not created and existing hazards are not aggravated; and
vi) no adverse environmental impacts will result.

9.5.13 Any **development** or **site alteration** proposed in the **flood plain** or within any other lands designated Hazard Land also require the prior written approval of the applicable conservation authority.

9.5.14 In cases where there is a discrepancy with natural hazards such as flooding, erosion, and wetland hazards shown on the land use schedules and the regulated area mapped/approved by the conservation authority, the regulated area shown on the Authority's maps shall be used. An amendment will not be required to update natural hazard mapping where approved by the applicable conservation authority.

9.5.15 The Lake Simcoe and Region Conservation Authority (LSRCA) and Nottawasaga Valley Conservation Authority (NVCA) regulated areas including but not limited to **flooding hazards**, **erosion hazards, wetlands**, shorelines,

watercourses and their adjacent lands pursuant to the *Conservation Authorities Act* and associated regulations. Areas regulated by Conservation Authorities are generally illustrated in Appendix 7. Unless otherwise exempt, a permit is required from the applicable conservation authority prior to any **site alteration**, **development**, interference with areas regulated by conservation authorities.

9.5.16 **Development** will generally be directed to areas outside of **hazardous lands** adjacent to **river** and **stream** systems, which are impacted by **erosion hazards**. The determination of the **erosion hazard** limit will be based on a combined influence of the: toe erosion allowance; stable slope allowance; erosion access allowance; and **flooding hazard** limit or meander belt allowance. A Geotechnical Engineering Study, prepared to the satisfaction of the Town and applicable conservation authority, may be required to support any **development** within the **erosion hazard** limit.

9.5.17 **Development** will generally be directed to areas outside of **hazardous lands** adjacent to Lake Simcoe, which are impacted by flooding and **erosion hazards**. The determination of the **flooding hazard** limit along the shoreline of Lake Simcoe shall consider: the average annual high water mark of 219.15 metres above sea level (high water scenarios to be determined by the Conservation Authority and Town); the flood allowance for wave uprush; and the flood allowance for **other water-related hazards** such as ice piling and ice jamming. The **erosion hazard** limit shall be determined when considering: the stable slope allowance; the average annual recession and the erosion allowance. The **dynamic beach hazard** limit will be determined by the **flooding hazard** limit and an associated allowance. A hazard land study, prepared to the satisfaction of the Town and Lake Simcoe Region Conservation Authority, may be required to support any **development** within the Hazard Land Area adjacent to Lake Simcoe.

9.5.18 The Town shall identify and prioritize the removal of physical obstructions within **floodplains**, as well as identify and prioritize road and bridge improvements to reduce the extent of downstream flooding.

9.6 Extractive Industrial Areas and Aggregate Resources

The Official Plan identifies areas within Innisfil that contain mineral aggregate resources, as well as sites that are currently being mined for mineral aggregate resources. Mineral aggregate resources are essential for the short and long-term **development** of communities.

Objectives:

1. To protect mineral aggregate resources and existing extractive resources from incompatible land uses and activities.

2. To protect mineral aggregate resources for long-term use.

Function:

9.6.1 The function of the Extractive Industrial Areas designation is to permit and accommodate mineral extractive operations and to protect aggregate resources for long-term use.

Permitted Uses:

9.6.2 Within the Extractive Industrial Area, as shown on Schedule A3, permitted uses shall be limited to:

i) on-site extraction, screening, crushing, stockpiling of aggregate or quarry material;
ii) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products;
iii) associated repair and maintenance facilities;
iv) associated office facilities;
v) agricultural; and
vi) passive outdoor recreational uses provided that they are not developed to the extent that they preclude the pit and quarry operation.

9.6.3 Other ancillary uses shall be permitted subject to a site specific rezoning.

9.6.4 Despite any other provision, the Town, County of Simcoe and the Ministry of Transportation, or any agent of the foregoing, may, for public road purpose, use any lot for the extraction and processing of aggregate material, by means of wayside pits and quarries, and for the use of portable asphalt plants and portable concrete plant, except on any lot zoned for residential purposes, natural environmental or any lot immediately adjacent to a lot zoned for residential purposes.

General Policies

9.6.5 Applications to designate and zone additional lands as Extractive Industrial Areas or permit extractive industrial uses through a site-specific amendment in the Agricultural Area shall provide the following information for consideration by the Town:

i) effect on the **Natural Heritage System** and lands **designated Key Natural Heritage Features** and **Key Hydrologic Features** within 120 metres of the subject lands through the preparation of an Natural Heritage Evaluation,
ii) a hydrogeology study;
iii) a stormwater management study;
iv) a rehabilitation plan;
v) a site **development** plan, which includes the following information:

a. true shape, topography, contours, dimensions, size and location of the property to be rezoned as well as the extent of adjacent property held for future pit or quarry operations,
b. the location, height, dimensions and use of all buildings or structures existing or proposed to be erected on the property,
c. existing and anticipated final grades of excavation, shown by contours where necessary, as well as excavation setbacks,
d. drainage provisions,
e. all entrances and exits,
f. as far as possible, ultimate pit **development**, progressive and ultimate road plan, any water diversion or storage, location of stockpiles for stripping and products, progressive and ultimate rehabilitation and where possible intended use of the land after the extractive operations have ceased, and
g. Cross-sections through the deposit.

vi) the haulage routes proposed to and from the site, the traffic volumes anticipated and a traffic impact study;
vii) the effect of the operation on nearby communities including noise, dust and vibration concerns;
viii) a Planning Justification Report, which assess land use compatibility and policy conformity issues including the relevant policies of this Plan, except that demonstration of need shall not be required;
ix) the applicant shall further demonstrate that the rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality for agriculture are restored; and
x) demonstration that sufficient setbacks are provided from residential and other sensitive land uses to ensure no adverse impacts and such setbacks to set out in an implementing zoning by-law or Community Planning Permit by-law.

9.6.6 As part of the community engagement and decision process to designate and zone additional lands as Extractive Industrial Areas, the applicant shall be required to engage the community, including the general public, the Town and other interested stakeholders, on the planning, operation and eventual rehabilitation of the site.

9.6.7 **Development** agreements shall not conflict with any of the license requirements of the *Aggregate Resources Act*. An agreement shall be entered into between the Town and the proponent prior to the required rezoning and shall address:

i) arrangements for the specific rehabilitation of the subject lands after use, or in stages during use;
ii) a guarantee that the operation of the subject extractive industry will continue to be conducted in accordance with the latest and highest standards of sand and gravel industry;
iii) routes to be used by gravel trucks;

iv) timing of blasting operations;
v) arrangements for a tree screen and/or berming to provide an effective visual buffer and noise mitigation between any proposed excavations and any road, including unopened road allowances and any abutting **Primary**, Urban or Village **Settlement Area** or an area designated in the Official Plan for Estate Residential, Parks and Open Space, commercial or resort uses;
vi) provision that no new excavation or other processing shall take place until such screening has been established effectively;
vii) provision that no polluted water from washing or screening operations shall be discharged into any creek or **watercourse**; and
viii) provision for no impacts to water resources.

9.6.8 Pumping of water or mining below the water table will not be permitted in any pit or quarry unless approval is obtained from the Ministry of the Environment and Climate Change.

9.6.9 The removal or redesignation of all or part of an Extractive Industrial Area designation, particularly in areas where geological surveys have been carried out and it has been determined that such areas are of high aggregate potential, will require an amendment to this Plan. Such an amendment will provide justification for such removal and shall demonstrate to the satisfaction of the Town in consultation with the Ministry of Natural Resources and Forestry:
i) the need for the alternate land use;
ii) evidence that the resource has been fully extracted and rehabilitation has been completed;
iii) evidence provided by the applicant indicating that aggregate extraction is not feasible due to quality, quantity or other **development** constraints;
iv) the need for the land use change in comparison to the need for the mineral aggregate resource;
v) the reason for the choice of location and consideration given to alternate locations on non-aggregate lands; and
vi) the consideration given to the option of sequential land use in which the mineral aggregate is removed prior to **development** of land for the proposed use.

9.6.10 Any proposed **development** within 300 metres of a **mineral aggregate operation** shall demonstrate that such **development** will not preclude or hinder the expansion of the operation or its continued use or will not be incompatible for reasons of public health, public safety or environmental impact. Existing operations can continue without requiring amendments or permits under the *Planning Act*. Depth of extraction is governed by the *Aggregate Resources Act*. When a license for extraction or operation ceases to exist, Policy 9.6.11 continues to apply.

9.6.11 In areas adjacent to or in known deposits of mineral aggregate resources, as shown in Appendices 8a, 8b and 8c, **development**, which could preclude or hinder the establishment of new operations or access to the resources, shall only be permitted if it is demonstrated that:
i) resource use would not be feasible; or
ii) the proposed land use or **development** serves a greater long-term public interest; and
iii) issues of public health, public safety and environmental impact are addressed.

9.6.12 Appendices 8a to 8c illustrate areas of known deposits of mineral aggregate resources. However, detailed investigations may determine that these areas are larger or smaller to which Policy 9.6.11 should apply.

9.6.13 Minerals and petroleum resources shall be protected for long-term use as directed by the Provincial Planning Statement, as amended.

9.7 Environmental Sustainability

Environmental sustainability in Our Place means protecting the valuable assets and resources that sustain us and our environment.

9.7.1 The Urban Forest

The **urban forest** includes all the wooded areas within a **settlement area**, including trees that are part of the Town's **Natural Heritage System** but also trees outside the **Natural Heritage System** that are found in places such as along the Lake Simcoe shoreline, streets and in parks, residential lots, commercial lots, school grounds, golf courses and cemeteries.

Health benefits associated with an **urban forest** include:

- reducing air pollution;
- alleviating urban heat island effects;
- helping manage stormwater;
- storing carbon (helping to mitigate climate change);
- providing shade and cooling for people;
- reducing stress and anxiety;
- supporting outdoor, active living as well as social interaction; and
- contributing to the sense of place of the Town.

We recognize **urban forest** cover as a critical municipal asset and a green **infrastructure** component. The enhancement of **urban forests** will contribute to the resiliency, distinction, health and beauty of our community.

Objectives:

1. To recognize the benefits of **urban forests** by protecting the stock of existing trees, ensuring the maturation of new trees and expanding the tree canopy in Our Place.
2. To work towards achieving monitored, targeted, long-term **urban forest** sustainability; and improve knowledge of the **urban forest** and best management practices.
3. To ensure that **biodiviersity** in the **urban forest** is maintained, improved and restored.

Policies

9.7.1.1 We shall emphasize the importance of maintaining an **urban forest** while evaluating and making decisions on all **development** applications. Conserving **biodiversity** and considering the ecological benefits provided by nature will be prioritized where possible.

9.7.1.2 For all **development** applications within **settlement areas**, including site plan, plans of subdivision and severances, we shall require that there be no net loss of trees as a result of **development**.

9.7.1.3 We shall prioritize the protection of mature, healthy trees and preserve mature large-canopied species to the greatest extent possible.

9.7.1.4 We may also require proponents of **development** to plant additional trees and expand forest diversity to improve **urban forest** coverage and provide shade for heat dissipation and energy efficiency.

9.7.1.5 Municipal outdoor spaces shall be designed to include natural and/or constructed shade features to protect residents from sun exposure.

9.7.1.6 A tree protection plan shall be required as part of **development** applications that identifies, preserves and compensates trees on the lot. The tree protection plan shall also address provision for native tree species consistent with Town of Innisfil Engineering Standards.

9.7.1.7 Any trees removed five years prior to a **development** application shall still be considered part of the **urban forest** and subject to the applicable policies.

9.7.1.8 We shall prepare a Tree Management Policy and Tree By-law and institute a Tree Cutting by-law. The by-law shall address required tree removal techniques enhanced policies protecting against tree clearing ahead of **development** approval, outline detailed study requirements, as well as requirements for the species diversity and rate of tree compensation.

9.7.1.9 We shall require proponents of **development** applications to provide for minimum soil volumes to ensure the survival and maturity of trees on public and private property. Minimum soil volumes shall be determined through the plan of subdivision, site plan and Community Planning Permit process. Tree planting techniques shall have regard to the sensitivity of individual tree types to ensure the health and maturation of the trees.

9.7.2 Energy Conservation and Climate Change

Climate change is becoming an increasing global concern. Some areas are experiencing the effects of climate change, with noticeable increases in extreme weather conditions such as storm events that contribute to the frequency of downstream flooding or heat waves that contribute to drought conditions. We can all play an important role in mitigating and adapting to the local impacts of climate change.

Objectives:

1. To pro-actively plan for climate change adaption and mitigation through management of the built and natural environment.
2. To support compact, **transit-supportive**, and complete communities
3. To incorporate climate change considerations in **infrastructure** and public service planning.
4. To support energy conservation and efficiency.
5. To promote green **infrastructure**, **low impact development** and active.
6. To consider additional approaches to reduce emissions and build community resilience.

Policies:

9.7.2.1 To address the impacts of climate change, we shall require land use and **development** patterns which:

i) promote compact form and **intensification**;
ii) Include the use of **active transportation** and transit as further set out in Section 8.3;
iii) promote the use of **low impact development (LID)** techniques; and
iv) improve the mix of employment and housing uses and types to shorten commute journeys and decrease transportation congestion.

9.7.2.2 Neighbourhood services and facilities, community hubs and public recreational facilities shall be compact, transit supportive and provided close to residential areas to help reduce automobile trips and create a complete community.

9.7.2.3 When considering building forms, **development** which results in extensive shading and loss of sunlight to adjacent land uses shall be discouraged.

9.7.2.4 Energy efficient building design including passive solar energy gain and increased insulation will be required in all new buildings to minimize greenhouse gas emissions, reduce carbon footprint and meet current and future need. The Town shall also encourage builders to provide energy star appliances in new dwelling units.

9.7.2.5 We shall encourage the use of third-party energy conservation review and targets, including LEED, in the design of buildings.

9.7.2.6 We shall encourage the incorporation of **alternative energy systems** and **renewable energy sources** in building design to help conserve energy and protect air quality, with a preference for solar powered buildings, particularly within **settlement areas**.

9.7.2.7 We shall require the provision of rough-ins and electric vehicle charging stations in all multi-unit residential and commercial **developments.**

9.7.2.8 We may also consider providing incentives, such as deferred **development** charges or alternative parkland requirements, to proponents of **development** who propose energy efficient buildings.

9.7.2.9 We shall revise engineering guidelines for **infrastructure** to take into account the potential impacts from climate change to mitigate potential future damage.

9.7.2.10 We shall promote and require water conservation techniques in the design and construction of new buildings.

9.7.2.11 **Development** applications (including **intensification** applications) and **infrastructure** projects shall be required to infiltrate up to and including the 25 mm rainfall event (approximately 90% of total annual rainfall volume). Where this is technically and/or physically impractical, alternative stormwater controls shall be required, that facilitate infiltration to the extent technically and/or physically possible.

9.7.2.12 We shall require, as a condition of approval for plan of subdivision, plan of condominium and site plan applications, that a water conservation plan be prepared for industrial, commercial and institutional **developments**, except for new and existing public schools.

9.7.2.13 We shall focus freight-intensive land uses in Innisfil Heights where it is well served by Highway 400.

9.7.2.14 We shall require building design and orientation which:

i) maximizes energy efficiency and conservation and considers the mitigating effects of vegetation, and

ii) maximizes opportunities for the use of **renewable energy systems** and **alternative energy systems**.

9.7.2.15 We shall prepare a sustainability checklist to evaluate **development** proposals in relation to the Town's sustainability and healthy community objectives in this Plan. Once implemented, the sustainability checklist shall form part of complete application requirements for all **development** applications, as per Section 10.1.14 of this Plan. A minimum sustainability score will be required in order for the Town to deem a complete application.

9.7.2.16 The Town shall adopt policies related to Environmental Sustainability as directed by the Facilities Master Plan (2024), as amended.

9.7.3 Groundwater Recharge and Discharge Areas

Ground water recharge and discharge areas are critical to the maintenance of aquifers as well as contributing to stream baseflow and the maintenance of **wetlands** and associated plant and animal communities. As such, the function of these areas needs to be protected and maintained.

An aquifer can be altered and contaminated from both human activities and natural processes. Highly Vulnerable Aquifers (HVA) are aquifers that are particularly susceptible to contamination due to its location near the ground surface or the type of materials found in the ground such as fractured rock.

Objectives:

1. To preserve, protect and improve the quantity and quality of ground water in Innisfil.

Policies:

9.7.3.1 **Significant** Groundwater Recharge Areas (SGRA), including ecologically **significant** groundwater recharge areas, shall be protected to ensure the ecological and hydrological integrity of the watershed. SGRAs are delineated in Schedule C2. For greater certainty regarding the location of these areas, the appropriate conservation authority or the South Georgian Bay Lake Simcoe Source Protection Plan (2025) should be consulted.

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

9.7.3.3 The Lake Simcoe Region Conservation Authority (LSRCA) has identified the sand and gravel deposits in the vicinity of the 10th Side Road and Lovers Creek as a hydrogeologically **significant** area. This area is delineated in Appendix 5.

9.7.3.4 Areas of potential ground water discharge have been mapped in the South Simcoe Groundwater Study and are schematically delineated in Appendix 6.

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

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

9.7.3.7 The hydrogeological studies required in Policy 9.7.3.6 must demonstrate that the **quality and quantity** of ground water in the area and the function of the recharge area will be protected, improved, or restored. The studies must also demonstrate that there will be no **negative impacts** on the associated aquatic features and ecosystems that depend on recharge areas including **wetlands**, **watercourses**, seeps and springs and **fish habitat**, as well as no net **negative impacts** to other water users. In particular, the hydrogeological studies shall include but are not limited to the following:

i) characterize ground water system over four seasons (i.e., stratigraphy, aquifer zones, ground water flow, vertical hydraulic gradients, etc.);
ii) characterize shallow soils hydraulic conductivity and infiltration potential;,
iii) characterize sensitivity to contamination;
iv) define recharge/discharge conditions;
v) identify ground water/surface water interactions (i.e. cold water fisheries, **wetlands**, ponds fed by ground water);
vi) define the influence boundaries;
vii) identify groundwater depths;
viii) assess impact of proposed site **development** with water balance analysis (i.e. pre and post **development** scenarios) and propose suitable mitigation options. Supporting information demonstrating that the proposed mitigation options will work is to be included.

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

9.7.3.8 We shall require applications for **development** and **site alteration** to implement mitigative measures or alternative **development** approaches in order to protect, improve or restore **sensitive surface water and ground water features** and their hydrologic function.

9.7.3.9 We shall require all new buildings to implement water conservation measures including both efficient water use and water recycling. The Town shall consider

efficient water use and water recycling when evaluating **development** applications.

9.7.3.10 We shall encourage and promote the implementation of stewardship projects to improve water quality, aquatic habitat, promote infiltration and enhance natural features which support surface and ground water.

9.7.3.11 The design of parking lots, roadways, sidewalks and walkways shall minimize the need for road salt application and the implementation of salt management measures shall be required as a condition of site plan approval.

9.7.4 Source Water Protection

WHPAs are the surface and subsurface area surrounding a water well or well field that supplies a municipal residential system or other designated system through which contaminants are reasonably likely to eventually reach the well(s). The purpose of the WHPAs is to prevent land uses involving hazardous chemicals and/or substances, disease causing organisms and land uses and activities that increase the vulnerability of groundwater from becoming water quantity and/or quality threats to municipal drinking water supply wells.

Schedule F of this Plan makes reference to 100 metre, two, five or ten and twenty-five year time of travel capture zones (WHPA categories A, B, C, C1 and D) surrounding each municipal drinking water supply well. These capture zones reflect the length of time groundwater within the zone will take to reach the municipal drinking water supply well. The size and shape of the capture zones is influenced by many factors including the well pumping rate, the topography of the land, the nature of the subsurface materials, and the rate and direction of groundwater flow.

Similar to Wellhead Protection Areas, Surface Water Intake Protection Zones (IPZs) represent geographic areas (land and water) that contribute water to the surface water intake of the Town's municipal drinking-water supply system and may be susceptible to contamination. IPZs are shown in Schedule F of this Plan and are delineated surrounding the Alcona Water Treatment Plant to protect the **quality and quantity** of the surface water entering the intake, mainly by protecting the surface water upstream of the intake from hazardous spills (a small portion of the IPZ surrounding the Barrie Water Treatment Plant also crosses into the Town and is identified in this Plan).

Objectives:

1. To preserve, protect and improve the quantity and quality of municipal drinking water supplies in Wellhead Protection Areas and Surface Water Intake Protection Zones.

Policies:

9.7.4.1 In accordance with the technical terms and definitions of the South Georgian Bay Lake Simcoe Source Protection Plan (2025), this Plan illustrates Wellhead Protection Areas (WHPAs) around each municipal drinking water supply well and Surface Water Intake Protection Zones (IPZ) around each municipal drinking water intake. WHPAs and IPZs are identified in Schedule F.

9.7.4.2 In WHPA-A to WHPA-D and IPZ-1 and IPZ-2 listed below and shown in Schedule F, the following uses shall be prohibited where it would be a **significant** drinking water threat:

i) Waste disposal sites within the meaning of Part V of the *Environmental Protection Act* (excluding storage of wastes described in clauses (p), (q), (s), (t), or (u) of the definition of hazardous waste (O. Reg. 347) and storage of hazardous or liquid industrial waste);
ii) Large (more than 10,000 L) **on-site sewage systems;**
iii) Agricultural source material storage facilities;
iv) Non-agricultural source material storage facilities;
v) Commercial fertilizer storage facilities;
vi) Pesticide storage facilities;
vii) Road salt storage facilities;
viii) Snow storage facilities;
ix) Fuel storage facilities;
x) Dense non-aqueous phase liquids (DNAPLs) storage facilities in WHPA-A, WHPA-B, WHPA-C and WHPA-C1;
xi) Organic solvents storage facilities; and
xii) Outdoor confinement area or farm animal yard in WHPA-A.

9.7.4.3 An application for **development**, **redevelopment** and **site alteration** within a vulnerable area that involves any of the uses identified in Policy 9.7.4.2, the applicant will be required to pre-consult with the Risk Management Official (RMO) to determine whether the application may be a **significant** drinking water threat. The RMO will determine if the proposed use can be managed or is prohibited. The application shall only be deemed complete if the Risk Management Official (RMO) has issued a Notice to Proceed and is satisfied that a Risk Management Plan, if required, will manage the potential threat and ensure there will be no **negative impacts** to municipal drinking water sources. The **development** proposal or planning application will be halted and not considered complete until the Risk Management Plan and/or all other required information and supporting studies, as applicable and requested by the RMO, have been submitted and deemed complete by the RMO.

9.7.4.4 The implementing zoning by-law shall contain an overlay zone to identify vulnerable areas where the uses set out in Policy 9.7.4.2 that constitute a **significant** drinking water threat are prohibited.

9.7.4.5 If a person applies to the municipality for approval of a land use that may result in the establishment of a new transport pathway or modification of an existing transport pathway that may increase the vulnerability of the municipal water supply, the municipality shall give notice to the Source Protection Authority with a description of the proposal, the applicant responsible for the proposal and a description of the approvals required to engage in the proposed land use. Transport pathways may be found in both WHPAs and IPZs. Examples of transport pathways may include, but are not limited to, roads, ditches, and swales (IPZs) and aggregate pits/quarries, bore and monitoring wells, abandoned and improperly drilled wells (WHPAs).

9.7.4.6 The location and establishment of new municipal drinking water wells shall be cognizant of the potential impact of **existing uses** and permitted uses in designations within the Wellhead Protection Areas of the proposed well. Designations that permit uses that involve activities which may constitute a **significant** drinking water threat shall be avoided.

9.7.4.7 In cases where a new municipal well is proposed, the Town shall endeavour to acquire land or easements over land within a 100 metre radius of any new municipal well or may apply land use restrictions, to ensure that new **significant** drinking water threats are not created.

9.7.4.8 The design of parking lots, roadways, sidewalks and walkways in vulnerable areas shall minimize the need for road salt application through the use of best management practices such as **low impact development** and the implementation of salt management plan shall be required as a condition of site plan approval.

9.7.4.9 Stormwater management facilities may only be permitted in vulnerable areas where it does not result in a **significant** drinking water threat. The discharge from these facilities shall be directed outside of vulnerable areas where possible and the Town will require a Master Environmental Servicing Plan (MESP) as part of a complete application to avoid locating threats associated with **infrastructure** in vulnerable areas.

9.7.4.10 Within vulnerable areas where a proposed individual **on-site sewage system** would be a **significant** drinking water threat, any new **development**, including lot creation, on individual **on-site sewage services** may only be permitted based on the most current version of the MECP guidelines for individual on-site servicing. Lots that existed on record as of the effective date of the South Georgian Bay Lake Simcoe Source Protection Plan (July 1, 2015) shall be exempt.

9.7.4.11 New private communal or **municipal sewage service infrastructure** shall be located outside of WHPA-A and IPZ-1, where possible. Where **development** includes new private communal or **municipal sewage service infrastructure**

in a vulnerable area, a Master Environmental Servicing Plan (MESP) shall be required as part of a complete application.

9.7.5 Landform Conservation

The Town contains a number of **significant** landforms including the meltwater channel through the centre of the Town, the former Lake Algonquin shoreline, drumlins, fluted till uplands and outwash deposits. As well, the shoreline of Lake Simcoe is recognized as an important landform within the Town due to its environmental, economic and recreational significance. The County of Simcoe Official Plan (2023) encourages municipalities to consider the need for landform conservation planning.

Objectives:

1. To preserve, protect and enhance landforms in Innisfil.

Policies:

9.7.5.1 In the review of **development** applications, the following **development** guidelines shall be considered:
- i) new roads should be designed to harmonize with the existing topography to the extent possible, thus minimizing changes;
- ii) the removal of vegetation along shorelines is discouraged; and
- iii) views from and of locally **significant** landforms should be protected.

9.7.5.2 As a condition of **development** approval, applicants shall identify planning, design, grading and construction practices that keep disturbance to landform to a minimum.

9.7.5.3 The Town and proponents of **development** shall use best practices for the management of excess soil and fill generated during any **development** or **site alteration**, including **infrastructure development**, so as to ensure that:
- i) any excess soil or fill is reused on-site or locally to the maximum extent possible; and
- ii) fill received at a site will not cause an adverse effect with regard to the current or proposed use of the property or the natural environment.

9.7.6 Commercial Water Taking

It is the intent of the Town to be involved in the process of considering and approving applications that involve water taking for the purpose of resale or distribution of water as a commercial use. It is also Council's goal to ensure that property owners and residents in the vicinity of a proposed water taking are informed and given opportunity to comment on the proposal.

Objectives:

1. To be involved in the approval process for commercial water taking applications.
2.

Policies:

9.7.6.1 It is recognized that the approval of all applications for water taking rests with the Ministry of Environment, Conservation and Parks (MECP), in accordance with the *Ontario Water Resources Act*, as amended. The taking of more than 50,000 litres of ground or surface water per day or commercial water taking has been deemed to be a land use in accordance with the *Planning Act*. Commercial water taking in an amount greater than 50,000 litres per day may be permitted in all land use designations by way of a site-specific amendment to this Plan. Commercial water taking may only be permitted through an amendment to the Town's Official Plan and implementing Zoning By-law, subject to the policies and conditions specified in Policy 9.7.6.2. No permit or license for water taking shall be issued by the appropriate authority until an amendment to the Town's Official Plan and Zoning By-Law has been adopted by Council and approved by the County of Simcoe.

9.7.6.2 In consideration of a site-specific Official Plan and Zoning By-law amendment to permit commercial water taking, Council shall be satisfied that at a minimum, and as proven through the applicable studies and/or reports as requested, that the following conditions are being met:

i) The quality of **vulnerable surface and ground water**, **sensitive surface water features** and **sensitive ground water features**, and their hydrogeological functions, shall be protected, improved or restored;
ii) The quantity of water available for other uses in the area and the base flow for rivers and streams, **wetlands** and other water bodies in the watershed will not be negatively impacted, as also proven through testing for tolerance in possible drought scenarios;
iii) Municipal and private drinking water supplies and **designated vulnerable areas** are protected;
iv) **Linkages** and related functions among **ground water features**, **hydrologic functions**, **natural heritage features and areas** and **surface water features** including shoreline areas are maintained;
v) The water taking does not preclude other **developments** and maintains the potential for future intended and designated land uses and their associated hydrologic requirements in the area as envisioned by this Plan;
vi) Haulage routes for the transporting of water to processing and/or bottling plants and the subsequent distribution are appropriate for the proposed use and the surrounding area;
vii) The proposed water taking will occur through the implementation of efficient and sustainable water management and conservation measures;

viii) The cumulative impact of the water taking has no **negative impacts** on ground and surface water resources on an integrated watershed management basis;
ix) The water taking will be subject to Site Plan Control to ensure that all proposed **development** and **site alteration** will have minimal impact to ensure sustainable and efficient use of the land; and
x) The area to be re-designated and rezoned is limited to the footprint required to accommodate the proposed use and shall only include the land necessary for the actual extraction and transport of water. No accessory or associated facilities shall be permitted unless already allowed under the designations of this Plan.

Council shall also require the proponent to enter into a monitoring and financial assurance agreement to ensure that neighbouring drinking water supplies will not be negatively impacted by the extraction. If it is deemed that the extraction is having a **negative impact** on the quality and/or overall quantity of water available in the area, Council will have the ability, pursuant to the monitoring and financial assurance agreement, to require the water extraction to decrease or cease or require mitigation measures be undertaken. Council will also identify in the agreement that the taking of water will be restricted during drought conditions.

9.7.6.3 If permits for the commercial taking of water are currently active and remain in place at the date of adoption of the policies in this Plan, Policies 9.7.6.1 and 9.7.6.2 do not apply.

9.7.7 Ecological Offsetting

Compensating or ecological offsetting for the loss of natural heritage features such as **woodlands** and **wetlands** is common both internationally and nationally. While the goal remains to avoid development in a natural heritage feature, this offsetting approach can be considered within settlement areas when avoidance of a feature is not possible. It's also used to fulfill the "no net loss" principle with the overall goal of achieving a "net environmental gain". We support the use of an ecological offsetting program by local conservation authorities through the **development** process as part of achieving environmental sustainability.

Policies:

9.7.7.1 Within settlement areas, the Town shall require ecological offsetting through the **development** process when there is an unavoidable loss of a natural heritage feature and after the provincial, conservation authority and municipal policy tests have been met.

9.7.7.2 An ecological offsetting strategy shall be required (where necessary) as part of a Natural Heritage Evaluation (NHE) in support of a draft approval of a plan of

subdivision or condominium. An ecological offsetting strategy will also be required where appropriate prior to site plan approval.

9.7.7.3 The ecological offsetting strategy shall be prepared to the satisfaction of the Town in consultation with the applicable conservation authority. The ecological offsetting strategy shall have regard for other offsetting programs and policies including the Town's Tree By-Law and the LSRCA's Ecological Offsetting Plan for **development** within the **Lake Simcoe watershed**.

9.7.7.4 In accordance with conservation authority guidelines and applicable Ecological Offsetting Plans and/or Strategies, as may be updated from time to time, the ecological offsetting strategy shall conform to:

i) a minimum replacement ratio of 3:1 to offset the loss of **wetland** based on the areal extent of the feature; and,
ii) a minimum replacement ratio of 1:1 based on the areal extent of the associated vegetation protection zone.

9.7.8 Subwatershed Planning

Watersheds are ecologically-relevant boundaries for managing human activities and resources. In the Town of Innisfil, the municipality is comprised of several subwatersheds that drain into Lake Simcoe and the Nottawasaga River.

Objectives:

1. To ensure that land use planning within the municipality contributes to the protection, maintenance, and enhancement of water and related resources and aquatic ecosystems, on an integrated watershed management basis.
2. To ensure that all land use decisions promote water conservation and support the efficient use of water resources on a watershed basis; and
3. To ensure that all land use decisions conform to the purpose and recommendations of the Subwatershed Plans.
4. To use watersheds for integrated, long-term planning to assess cumulative impacts;
5. To minimizing **negative impacts**, including cross-jurisdictional effects;
6. To identify water resource systems;
7. To maintain **linkages** and functions of water resource systems;
8. To implement necessary restrictions on **development** and **site alteration** to protect municipal drinking water supplies and vulnerable areas, and protect, improve, or restore **vulnerable surface and groundwater** and their **hydrologic functions**;
9. To promote efficient water use and conservation; and
10. To consider environmental **lake** capacity when applicable.

Policies:

9.7.8.1 An application for **major development** shall be accompanied by a Subwatershed Plan conformity report. This report shall show how the recommendations of the Subwatershed plan have been met.

10 Implementation and Interpretation

10.1 Implementation

10.1.1 Amendments to this Plan

10.1.1.1 When submitting an application to amend the Official Plan, the applicant shall provide supporting documentation to the satisfaction of Council which adequately addresses the following:

i) demonstration that the proposal will contribute to the implementation of the Town's **place making** Strategy as outlined in Section 2 of this Plan;
ii) community need for the use(s) proposed, except for those applications for the establishment of **mineral aggregate operations**;
iii) the benefit of the proposed use(s) to the community including but not limited to social and financial;
iv) the impact of the proposed **development** and other existing and proposed **developments** on the natural environment as outlined in this Plan;
v) the availability of alternative areas already designated for the proposed use;
vi) the appropriateness of the proposed site considering location, size and shape of the land;
vii) the physical suitability of land for the proposed use including:
    a. the presence of natural environmental features as identified in Section 9.3 and the potential for impact on the features and functions as identified through a Natural Heritage Evaluation subject to Section 10.1.11;
    b. the presence of sensitive ground water recharge or discharge; and
    c. flooding, hazard or topographic constraints;
viii) the adequacy of the transportation network to accommodate the proposed **development**;
ix) the adequacy of water and **sewage** disposal facilities including sufficient reserve water and sewage system capacity, schools, fire, education, police and recreation facilities to support the **development**;
x) the drainage patterns and means of providing stormwater quantity storage and quality treatment;
xi) the compatibility with, and impact on adjacent uses regarding height, location and spacing of buildings and the impacts of noise, odour and other nuisance effects;
xii) the amount and type of commercial space required in the area and analysis of how the planned function of existing commercial designations particularly Downtown Commercial Areas will be protected and enhanced where applicable;
xiii) compliance with the **minimum distance separation formulae** where applicable; and
xiv) how the proposal conforms to the County of Simcoe Official Plan (2023), the Provincial Planning Statement (2024), the Lake Simcoe Protection Plan (2009) and the Greenbelt Plan (2024) where applicable.

10.1.1.2 The above supporting documentation may also be required in conjunction with an application required through an implementing by-law at the discretion of the Town.

10.1.2 Secondary Plans

10.1.2.1 It is recommended that all new Secondary Plans or other area-specific plans consider a consistent set of matters and studies. These shall include but not be limited to:

i) a **place making** brief demonstrating how the secondary plan will implement the Town's Place Making Strategy;
ii) hydrogeological studies to address ground water recharge and discharge matters;
iii) a Natural Heritage Evaluation to identify the significance, boundaries and potential buffers of the natural features, and where applicable, refine the boundaries;
iv) a master drainage plan to identify required stormwater works;
v) a servicing master plan to identify required water and sanitary works including servicing options and means to service existing **development**;
vi) a transportation and transit master plan which identifies necessary arterial and collector road improvements, **active transportation** routes, and a future transit network;
vii) a commercial needs analysis to identify the amount and type of commercial space required in the Secondary Plan area and analysis of how existing commercial designations, particularly Downtown Commercial Areas, will be protected and enhanced;
viii) an urban design report to identify urban design policies for the secondary plan and urban design guidelines to guide future **development**;
ix) a fiscal impact report that demonstrates that the proposed use will have a net positive impact on the Town;
x) a planning assessment report which considers how the relevant Provincial, County of Simcoe and Town policies are being implemented in the Secondary Plan;
xi) an identification and assessment of the opportunities for infill **development** and areas for **intensification** while minimizing impact upon and protecting the existing residential neighbourhoods;
xii) an indication of how the **development** will be phased with particular consideration for **infrastructure** capacity and the means to achieve the employment forecast in Section 4.1;
xiii) a community facility needs assessment, which assesses the capacity of existing facilities and the need for additional facilities;
xiv) an assessment of the potential impacts on adjacent **farm operations** and recommendations on mitigation of those potential impacts;
xv) a heritage study as per Section 9.2; and
xvi) a health impact assessment.

10.1.2.2 Once a Secondary Plan is adopted by Town Council, the Development Charges by-law should be revised to address any additional **infrastructure** requirements that need to be included within the Development Charge.

10.1.2.3 As set out in the policies of this Plan, it is intended that Secondary Plans be completed for any **settlement area** expansions, that may become serviced by both **municipal water services** and **municipal sewer services** .

10.1.3 Community Planning Permit System

Permit Area:

10.1.3.1 All lands within the Town of Innisfil are designated as a Community Planning Permit Area. The Town may adopt one or more Community Planning Permit By-laws under Section 70.2 of the *Planning Act*, as amended, to establish a Community Planning Permit System in one or more geographic areas of the Town, or Town-wide

Policies:

10.1.3.2 When considering a Community Planning Permit Application, regard shall be given to the following principles:

1. Sustain:
   - Protect and preserve Innisfil's natural heritage and Lake Simcoe
   - Advance climate change mitigation and adaptation initiatives
   - Ensure continued financial sustainability
2. Grow:
   - Proactively plan and manage growth
   - Promote a diversity of housing types
   - Build and diversify the local economy
3. Connect:
   - Ensure a safe and reliable transportation network
   - Support a healthy, active and safe community
   - Continue to engage in advocacy and partnerships to deliver on community priorities
4. Serve:
   - Focus on continuous improvement in service delivery
   - Build organizational resilience
   - Establish the Town as a leader in Diversity, Equity and Inclusion

10.1.3.3 Within an area for which a Community Planning Permit by-law has been enacted, the Town's Zoning By-law shall not apply, nor shall site plan control if applicable.

10.1.3.4 If a Community Planning Permit By-Law is enacted, the use and **development** of land must comply with the permitted uses, standards and criteria set out in the Community Planning Permit By-law as demonstrated by the issuance of a Community Planning Permit unless the proposed use or **development** is expressly exempted from a permit as indicated in the Community Planning Permit By-law. Where existing site plan agreements are already registered on a property, those agreements may be amended as long as such amendments comply with the applicable provisions of the Community Planning Permit By-law.

10.1.3.5 A Community Planning Permit By-law will:

i) Contain a description of the area to which the by-law applies, which must be within the boundaries of the area identified in the Official Plan;
ii) Set out and define permitted and discretionary uses;
iii) Set out **development** standards with specified minimum and maximum standards;
iv) Set out any internal review for permit decisions;
v) Describe notification procedures for decisions;
vi) Set out criteria for determining whether a proposed use or **development** is permitted;
vii) Describe the process for amending **development** permits, **development** permit agreements and pre-existing site plan agreements;
viii) Outline any conditions of approval that may be imposed;
ix) Set out the scope of delegated authority, including any limitations; and
x) Include exemptions for any class of **development** or use of land from the complete information and material requirements for applications under a Community Planning Permit By-law.

10.1.3.6 Where a Community Planning Permit By-law has been enacted, Council may delegate to staff, a Committee, or body appointed by Council its decision making authority on a Community Planning Permit application and its authority to execute, amend and release Community Planning Permit agreements. Limits on and criteria for such delegation will be established in the Community Planning Permit By-law.

10.1.3.7 Pre-application consultation is required prior to the submission of any Community Planning Permit application. The Community Planning Permit By-law shall identify process requirements related to pre-application consultation meetings, as well as identify a list of potential submission requirements for a complete Community Planning Permit application.

10.1.3.8 For a Community Planning Permit application to be deemed complete, the Town shall require the provision of additional supporting information or material required to allow full consideration of the application, as outlined in this Plan and in the Community Planning Permit By-law. The scope of the information or material required for each application shall be determined as

part of the pre-consultation process. Where applicable, a pre-submission review of technical studies dealing with complex issues is strongly encouraged.

10.1.3.9 If a Community Planning Permit By-law is enacted, the use and **development** of land within the Community Planning Permit Area must comply with the permitted uses, standards and criteria set out in the Community Planning Permit By-law as demonstrated by the issuance of a Community Planning Permit, unless the proposed use or **development** is exempted from a permit as indicated in the Community Planning Permit By-law.

10.1.3.10 The criteria for approving a **development**, use of land, discretionary use or variation to the Community Planning Permit by-law provisions shall be set out in the Community Planning Permit By-law, subject to demonstrating the following to the satisfaction of the Town:

i) The proposal is appropriate for the lands;
ii) The proposal considers the unique characteristics of the property;
iii) Any potential off-site impacts are identified and mitigated to the extent possible;
iv) The proposal maintains the general intent of this By-law;
v) The proposal maintains the general intent of the Official Plan; and
vi) The proposal is consistent with the Provincial Planning Statement and is consistent with all applicable **provincial plans** and policies, including the Lake Simcoe Protection Plan (2009) (LSPP) and any other **provincial plan** or policy. If ever a conflict arises between any plan, policy or document, the provision that gives the greatest protection to the ecological health of the **Lake Simcoe watershed** shall prevail.

10.1.3.11 The community benefits referenced in this Plan may include provisions for the following:

i) Land to be conveyed to the Town for municipal purposes;
ii) Accessible dwelling units;
iii) Purpose-built rental units;
iv) Additional **affordable** dwelling units, beyond those required in Table 1.4 of the Community Planning Permit By-law;
v) Dwelling units to be provided to Simcoe County or a not-for-profit housing provider for use as part of their housing portfolio;
vi) **Public Service Facilities** or Institutional use;
vii) Public transportation **infrastructure**, facilities, and services;
viii) **Active transportation infrastructure** and facilities;
ix) Public parking and improvements to existing public parking;
x) Improvements to off-site streetscaping;
xi) Public art;
xii) **Urban forestry**;
xiii) Parkland and improvements to existing parks in excess of what is required under Section 42 of the *Planning Act* and the Town's Parkland Dedication

By-law, as amended;

xiv) Conservation, protection and preservation of cultural heritage resources or natural heritage features and systems;

xv) Implementation of voluntary sustainability measures above and beyond the energy, water and sustainability policies of the Town's Official Plan, as amended; and

xvi) Any other in-kind contribution as approved by Council.

Amendments:

10.1.3.12 Town initiated amendments or an application to amend the Community Planning Permit By-law must be considered in the context of the planned vision for all lands within the area subject to the By-law. An application to amend the Community Planning Permit By-law must be supported by a comprehensive planning rationale within the context of the planned vision for all of the lands within the area subject to the By-law and must include:

i) Area studies and information as identified in Section 10.1.14, supporting the proposed amendment; and

ii) Details of public and community engagement involving the Town and the community impacted by the proposed amendment.

Town initiated amendments or an application to amend the Community Planning Permit By-law will be considered by Council only after the completion of the comprehensive planning rationale has been submitted and the public and community engagement has been completed.

Delegation of Approval Authority:

10.1.3.13 Where a Community Planning Permit By-law has been enacted, Council may delegate its decision-making authority respecting Community Planning Permit applications and its authority to execute, amend and release Community Planning Permit agreements to a Committee or body appointed by Council or an employee of the Town of Innisfil as outlined in the Community Planning Permit By-law.

Conditions of Approval:

10.1.3.14 The Community Planning Permit By-law will establish the conditions of approval under the Community Planning Permit System.

10.1.4 Zoning By-Laws

10.1.4.1 The comprehensive Zoning By-Law shall be amended to implement the policies of this Plan. The Zoning By-Law may be more restrictive than the provisions of this Plan. It is not intended that the full range of uses, built forms, or heights permitted by this Plan will be permitted by the Zoning By-Law in all

locations.

10.1.4.2 The Plan also recognizes that a parcel of land, although designated for a particular use, may not necessarily be zoned for that use due to other policies of this Plan, **infrastructure** limitations or other planning matters.

10.1.4.3 We may attach conditions to the approval of a zoning by-law amendment to address the matters set out in regulation.

10.1.4.4 We shall require the owners of the lands to which a zoning by-law amendment application was made to enter into an agreement with the Town regarding the conditions set out in Policy 10.1.4.3.

10.1.4.5 We shall zone the **lake bed** in an appropriate zoning category.

10.1.4.6 Notwithstanding Policy 10.1.7.1, the Town may use a Community Planning Permit by-law, in lieu of a zoning by-law, for the purpose of implementing the objectives and policies of this Plan within areas identified as Community Planning Permit areas.

10.1.4.7 Any requirements, standards, conditions, criteria set out in the policies of this Plan that are related to zoning are deemed to also apply in the context of a Community Planning Permit bylaw.

10.1.5 Site Plan Control

10.1.5.1 All lands within the Town, including the **lake bed**, are identified as a Site Plan Control Area with the exception of single detached and semi-detached dwelling areas that are not abutting the **Lake Simcoe shoreline**, agricultural buildings and structures associated with a typical farming operation, and lands subject to the Community Planning Permit By-law 058-25. One or more by-laws may be adopted by Council to designate specific areas and provisions of Site Plan Control, with reference to properties and zoning provisions contained in the Comprehensive Zoning By-law.

10.1.5.2 The overall goals of the Town in exercising Site Plan Control are to:

i) enhance **place making** and achieve a greater sense of place amongst Innisfil residents, in accordance with **place making** strategies in Section 2 of this Plan;
ii) encourage a high quality built form, landscaping and streetscape design that contributes to **place making**;
iii) secure road widenings sufficient to achieve the planned right-of-way width for the Town and County of Simcoe road and transportation allowances as indicated on Schedule B;
iv) ensure proper grading and secure easements necessary to provide for **utilities**, servicing and site drainage;

v) control the placement and provision of required services and facilities such as driveways, parking, loading facilities, garbage collection and snow storage or removal;
vi) promote compatibility between the conceptual design of a proposed **development** and the surrounding area;
vii) minimize land use incompatibility or conflict between new and **existing uses**;
viii) encourage minimial impacts on the natural environment, such as through **low impact development** and sustainable design features;
ix) ensure no net loss of trees on a property;
x) remove **invasive species** during **development**;
xi) influence the character, scale, appearance and design features of buildings, including sustainable design as per the provisions under Section 41(4)(d) of the *Planning Act*.;
xii) control the streetscape design within the municipal right-of-way including matters such as landscaping, paving materials, sidewalk features, street furniture, waste and recycling containers, bicycle parking facilities and other similar matters; to ensure **complete streets** are created as per Section 8.2 and the provisions under Section 41(4)(e) of the *Planning Act*;
xiii) ensure that access, egress and the design of facilities is safe and appropriate for persons with disabilities; and
xiv) secure shared access agreements where appropriate.

10.1.5.3 As provided under Section 41(5) of the *Planning Act*, the Town may encourage drawings to be submitted for approval showing plan, elevation and cross-section views for any multiple residential dwelling containing less than twenty-five (25) dwelling units.

10.1.5.4 Notwithstanding Policy 10.1.5.1, the City may use a Community Planning Permit by-law, in lieu of a site plan control by-law, for the purpose of implementing the objectives and policies of this Plan within areas identified as Community Planning Permit areas.

10.1.5.5 Any requirements, standards, conditions, criteria set out in the policies of this Plan that are related to site plan control are deemed to also apply in the context of a Community Planning Permit by-law.

10.1.5.6 The Town will be guided by the above goals in using site plan control and in exercising its authority to grant site plan approval, including amendments, as regulated through applicable legislation.

10.1.6 Community Improvement Area

Objectives:

1. To maintain and enhance a high quality of life in the Town by providing for the improvement, rehabilitation, and **redevelopment** of public and private property, in accordance with Section 28 of the *Planning Act*.
2. To identify areas within the Town in which community improvement is warranted.
3. To prepare Community Improvement Plans that provide a framework for various programs and actions that stimulate investment, foster community pride and enhance physical, environmental, social, or economic conditions within designated Community Improvement Project Areas.
4. To provide municipal funding in order to further stimulate investment without placing undue financial burden on the Town.
5. To utilize funding programs available from senior levels of government, including participation from the County of Simcoe and provincial and federal governments.

Policies:

10.1.6.1 Council may, by by-law, designate 'Community Improvement Project Areas', the boundaries of which may be the entire Town of Innisfil or part of the Town. These areas will be eligible for 'Community Improvement' as defined by the *Planning Act*.

10.1.6.2 Community Improvement Project Areas will be identified on the basis of one or more of the following criteria:

i) There is a known or potential environmental contamination which requires remediation;
ii) There are heritage buildings, structures or elements with architectural significance requiring maintenance and repair;
iii) There is an inadequate mix of housing, including **affordable** housing;
iv) There are deficiencies in the physical **infrastructure** such as water, sanitary sewers, streets, sidewalks, walkways, curbs, streetlights or **utilities**;
v) There are deficiencies in community services such as open spaces, parks, indoor or outdoor recreation facilities and social facilities;
vi) There is a presence of incompatible land uses;
vii) There are underutilized and vacant properties or buildings that have the potential for infill or **development**;
viii) There is a need for **place making** and aesthetic enhancements such as streetscaping, landscaping, façade improvements, and business signage;
ix) There is a high level of traffic congestion and inadequate circulation;
x) There are transportation or transit deficiencies including inaccessible or deteriorated sidewalks, walkways, bike paths/lanes and trails;

xi) There are lands with potential for enhancement of natural heritage features or functions through environmental rehabilitation, restoration or naturalization;
xii) There is a need for greater energy efficiency in buildings;
xiii) There is a need to provide for increased economic activity in commercial, industrial, agricultural, and/or **rural areas**; and
xiv) Any other environmental, social, or community economic development reason.

10.1.6.3 Community Improvement Plans for any designated Community Improvement Project Areas may provide direction, guidelines and a strategy for any or all of the following:

i) Allocation of public funds, including involvement from the County of Simcoe, such as grants, loans, tax assistance or other financial instruments for the physical rehabilitation, **redevelopment** or improvement of land and buildings, to registered owners, assessed owners, tenants and assignees of lands or buildings;
ii) Provision for a range of financial assistance and incentive programs in the form of tax relief, loans, grants, **development** charges and application fees to eligible parties or for eligible projects;
iii) Municipal acquisition or holding of land or buildings and subsequent clearance, grading, rehabilitation, **redevelopment** or resale of these properties or other preparation of land or buildings for community improvement;
iv) Public/Private Partnerships, joint ventures and cost-sharing arrangements;
v) The promotion of cultural heritage conservation through applicable local, provincial and federal legislation and by-laws;
vi) Promotion of the viability of Commercial areas through the establishment and support of Business Improvement Areas;
vii) **Development** of façade and streetscape design guidelines that encourage pedestrian activity and improve visual amenity;
viii) Improvements to parks and public spaces that support **place making**, encourage pedestrian activity and promote social interaction;
ix) Re-alignment or **redevelopment** of roads, paths, trails and transit routes to encourage **active transportation** modes and to improve safety for pedestrians, cyclists and motorists;
x) Adoption of policies and amended municipal by-laws to help realize improvement objectives of Community Improvement Plans;
xi) Outline further studies or review as necessary for community improvement projects;
xii) Promotion and facilitation of the renewal of contaminated sites or **brownfield sites** in community improvement planning; and
xiii) Other municipal actions, programs or investments for the purpose of strengthening and enhancing neighbourhood stability, health and safety, stimulating production of a variety of housing types, facilitating local

economic growth, improving social and environmental conditions or promotion of cultural development.

10.1.7 Holding By-Laws

10.1.7.1 Council may, from time to time, place lands in a holding category in implementing Zoning By-laws.

10.1.7.2 In addition to any site-specific condition for lifting of the Hold, lifting of the Hold shall not occur until Town Council is assured that:

i) the **development** occurs in the proper sequence;
ii) appropriate provisions are made for sewer, water, drainage, electrical, road capacity and access;
iii) appropriate studies have been undertaken within a W.D.A.A. as per Section 8.11.1; and
iv) other conditions as deemed by Council are met.

10.1.7.3 The Holding zone category will be indicated by using the letter (H) immediately after the specific zone symbol. With the resolution of the **development** constraint(s) the (H) can be removed without a further public meeting.

10.1.7.4 Lands with a Holding zone status can only be used for uses existing at the time the Holding zone status is applied until such time as the Holding zone status is removed.

10.1.7.5 Where a Holding zone is in effect:

i) the owner shall not construct or locate on the lands, a sales pavilion, centre or office which offers to sell, agrees to sell or otherwise market land by a description based on an unregistered plan of subdivision or plan of condominium unless there is an executed agreement between the Town and the owner; and
ii) the owner may not pre-service the lands for the purpose of providing municipal services to an unregistered plan of subdivision or plan of condominium unless there is an executed - agreement between the Town and the owner.

10.1.8 Temporary Use By-Laws

10.1.8.1 By-laws may be passed by Council to allow the temporary use of land for a purpose otherwise prohibited by the Zoning By-law. The duration of a Temporary Use By-law shall not exceed three years. Subsequent by-laws granting extensions of up to three years may be passed, and where such is the case these decisions may be delegated to Town Staff. However, once the by-law has lapsed, the use must cease or otherwise will be viewed as contravening the implementing Zoning By-law.

When enacting a Temporary Use By-law, consideration shall be given to:

i) compatibility with surrounding uses;
ii) environmental impact;
iii) adequacy of municipal or private services;
iv) access and parking;
v) traffic impacts; and
vi) maintaining the general intent and purpose of the Official Plan.

10.1.9 Interim Control By-Laws

10.1.9.1 By-laws may be passed by Council to control the **development** of land within the municipality on an interim basis while a study of the land is being undertaken by the municipality.

10.1.9.2 The duration of such by-laws shall not exceed 1 year; however, the by-law may be amended to increase the time up to 1 additional year.

10.1.10 Subdivision Control

10.1.10.1 Council shall give consideration to the following when reviewing plans of subdivision or consent:

i) the findings of all studies required through the complete application requirements in Section 10.1.14;
ii) optimization and confirmation of sufficient **reserve sewage system capacity** and **reserve water system capacity**, stormwater drainage, fire protection, roads, **utilities**, solid-waste collection and disposal, schools, libraries and parks without undue financial burden to the Town;
iii) a subdivision design which reduces the **negative impact** on surrounding land use, **transportation system** and natural environment;
iv) a subdivision design which creates walkable neighbourhoods, **complete streets** and enhances sense of place through the creation of key **place making** destinations;
v) the extent to which the plan achieves the four **place making** principles identified in Policy 2.4 of this Plan;
vi) the extent to which the plan relates to the items on the sustainability checklist described in Policy 9.7.2.15;
vii) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
viii) other requirements of Section 51(24) of the *Planning Act*.

10.1.10.2 Draft plan of subdivision approval does not in itself constitute a commitment by the Town to provide servicing access to the Town's water or wastewater treatment plants. The Town shall recommend as a condition of draft plan of subdivision approval that plans may proceed to registration provided that there is sufficient reserve capacity and capability to service **development**, and further

that plant capacity may be allocated for new **development** on a priority basis at the time of payment of Development Charges in accordance with the Act.

10.1.10.3 Council may pass by-laws to exempt part or all of a registered plan of subdivision from part lot control.

10.1.10.4 The maximum total number of lots approved by the municipality on one property through consent shall be three. Proposals for new lots in excess of three shall be processed by plan of subdivision. To clarify, no more than 3 new lots can ever be created through consent on the original parcel of land.

10.1.10.5 Consent approvals for the creation of new lots shall be able to apply conditions of approval and require road widening to both the retained and severed lands.

10.1.11 Natural Heritage Evaluation

10.1.11.1 Where a Natural Heritage Evaluation is required by this Plan, terms of reference shall be prepared by the Town in consultation with the County of Simcoe and/or the applicable conservation authority in accordance with applicable guidelines from the Ministry of Natural Resources and Forestry and applicable conservation authority and provided to the applicant.

10.1.11.2 We may determine in consultation with the County of Simcoe and/or the applicable conservation authority that a complete Natural Heritage Evaluation is not necessary with minor rezoning applications, or minor policy changes to the Official Plan that do not involve a change in the boundary of a Natural Environmental Area designation.

10.1.11.3 We may require the Natural Heritage Evaluation be peer reviewed at the expense of the proponent.

10.1.11.4 The results of the Natural Heritage Evaluation may indicate that the **development** is within a **Key Natural Heritage Feature** or **Key Hydrologic Feature,** the extent of **vegetation protection zones** or buffers and/or it is not possible to mitigate against **negative impacts** and, therefore, that no **development** shall be permitted.

10.1.12 Technical Amendments

10.1.12.1 The municipality may reduce the notification period for the public meeting(s) in connection with technical Official Plan or Zoning by-law amendments if such will not affect the provisions and intent of the Official Plan or Zoning by-laws previously enacted.

10.1.12.2 Provided the amendment does not change the goals, objectives and policies of the Plan, directly affecting the land use permissions, a technical amendment may involve the following:

i) altering the numbering or arrangement of any provision;
ii) correcting punctuation or altering language to obtain a uniform mode of expression;
iii) correcting clerical, grammatical, dimension or typographical errors;
iv) changes in format; and
v) minor corrections to zone mapping.

10.1.13 Non-Conforming Uses

10.1.13.1 Non-conforming uses are legally **existing uses**, which do not conform to the Official Plan and / or the Zoning By-law. The long-term intent of the Official Plan is to ensure that all uses eventually conform to the Plan.

10.1.13.2 Nothing in this Plan shall preclude the continuation of uses legally existing on the date that the Plan was adopted by Council, but the Town, in cooperation with the owners shall attempt to reduce the number of non-conforming uses wherever possible.

10.1.13.3 A legally existing use which does not conform with the Plan may be recognized as a legal non-conforming use in the Zoning By-law, however, when the use ceases to operate, the provisions and requirements of the Plan shall apply.

10.1.13.4 Limited expansion to a legal non-conforming use may be permitted, however, prior to approval of such expansion the following shall be considered:

i) need for the expansion of the use;
ii) the size of the expansion compared to the existing operation;
iii) any increase in noise, vibration, smoke, dust, fumes, odours or lighting;
iv) compatibility of the use with the surrounding area and ability of the expansion to fit in with the existing neighbourhoods;
v) neighbouring uses will be afforded reasonable protection through landscaping, screening, buffering and setbacks;
vi) traffic and parking impacts;
vii) adequacy of municipal services;
viii) potential for impacts to the **Natural Heritage System**; and
ix) any improvements or benefits to the immediate surroundings or the community at large.

10.1.14 Complete Application

10.1.14.1 Town Council shall require applicants to consult with the municipality prior to submitting an application for an official plan amendment, zoning by-law

amendment, Community Planning Permit, site plan approval, draft plans of subdivision and draft plans of condominium. The Town shall also encourage applicants requesting a consent to consult with the municipality prior to submitting an application. The pre-submission consultation meeting may be held with Town Staff, County of Simcoe, the Conservation Authority and any other government agency or public authority that the Town determines appropriate.

10.1.14.2 At the pre-submission consultation meeting:

i) the list of required studies set out in Policies 10.1.14.6 and 10.1.14.7 may be scoped depending on the nature of the application. The Town in consultation with applicable agencies may also prepare terms of reference for any of the required studies, which set out the required study information and analyses; and
ii) additional studies may be determined necessary for submission with the application based on the nature of the application.

10.1.14.3 An application for an official plan amendment, zoning by-law amendment, consent, site plan approval, draft plans of subdivision or draft plans of condominium, will not be accepted until the following has been submitted to the Town:

i) a complete application form;
ii) any information or materials prescribed by statute and regulation;
iv) the prescribed application fee(s) and required securities/working deposit;
v) a fees agreement or securities to cover all required peer review costs as per Policy 10.1.14.5 as well as all Ontario Land Tribunal (OLT) costs where the municipality is in favour of the application;
vi) all studies set out in Policy 10.1.14.6 for an official plan amendment, zoning by-law amendment, draft plan of subdivision and draft plan of condominium applications based on the pre-submission consultation meeting in Policy 10.1.14.2; and
vii) all studies set out in Policy 10.1.14.7 for a consent based on the pre-submission consultation meeting in Policy 10.1.14.2.

10.1.14.4 All of the matters set out in Policy 10.1.14.3 must be completed to the satisfaction of the Town prior to the Town accepting the application as complete.

10.1.14.5 After the application is deemed complete, the Town may require a peer review by a qualified consultant of any of the studies required in Policies 10.1.14.6 or 10.1.14.7. The Town will retain the peer reviewer at the applicant's expense through a fees agreement or securities as per Policy 10.1.14.3 v). Peer reviews may be waived by the Town where a study has been prepared by a qualified expert agreed to by the Town and applicant before the study is undertaken.

10.1.14.6 The Town may require the following materials and studies to be submitted at the time of application for site plan approval, an official plan amendment, zoning by-law amendment, Community Planning Permit, draft plan of subdivision and draft plan of condominium approval:

i) a planning rationale report which evaluates the proposal against the relevant goals, objectives, policies and general purpose and intent of this Plan, the County of Simcoe Official Plan (2023), the Provincial Planning Statement (2024), the Lake Simcoe Protection Plan (2009), and the Greenbelt Plan (2024) where applicable as well as relevant items in Section 10.1.1;
ii) a Natural Heritage Evaluation;
iii) a traffic impact study;
iv) a cultural heritage resource study;
v) an archaeological assessment;
vi) a municipal water and wastewater servicing study;
vii) a master drainage plan;
viii) a functional servicing study;
ix) stormwater management study/plan;
x) a natural hazards study;
xi) a four season hydrogeology and water budget study identifying infiltration areas suitable for **low impact development** prior to the design of the **development**;
xii) a hydrology study;
xiii) surface water quality analysis;
xiv) a guideline D-4 Landfill Impact Study;
xv) an agricultural impact assessment including a Minimum Distance Separation (MDS) analysis;
xvi) a Phase 1 and Phase II environmental site assessment and Record of Site Condition as applicable;
xvii) a noise study;
xviii) a vibration study;
xix) a dust and/or odour study;
xx) a retail impact study;
xxi) a golf ball spray analysis;
xxii) a geotechnical study including slope stability;
xxiii) a marina impact study as per Policy 5.13.4;
xxiv) a methane gas migration study;
xxv) an extractive industrial site **development** plan and rehabilitation plan;
xxvi) a community facility analysis;
xxvii) a community needs analysis;
xxviii) salt management plan;
xxix) an **active transportation** study;
xxx) a health impact assessment;
xxxi) tree inventory and preservation plan including identification of trees on the site 5 years prior to the application;

xxxii) a **place making** brief including activity mapping and which outlines how the **development** proposal is consistent with Section 2 of this Plan;
xxxiii) a study on radio transmission impacts for emergency services;
xxxiv) a water conservation plan;
xxxv) a coastal engineering study or technical report;
xxxvi) a **fish habitat** impact assessment;
xxxvii) a containment and spill management plan;
xxxviii) an erosion and sedimentation control plan;
xxxix) a bonusing justification report, as described in any Town adopted guidelines for implementing Section 37 of the *Planning Act*;
xxxx) a public engagement and consultation strategy;
xxxxi) a massing model;
xxxxii) a topographical survey;
xxxxiii) an environmental impact assessment; and
xxxxiv) a concept plan.

10.1.14.7 The Town shall require the following materials and studies to be submitted at the time of application for a consent:

i) a Natural Heritage Evaluation as per Section 10.1.11, and for applications within "**shoreline built-up areas**", as identified in the Lake Simcoe Protection Plan (2009), and within 120 metres of Lake Simcoe;
ii) a traffic impact study;
iii) an archaeological assessment;
iv) a drainage and stormwater management study;
v) a natural hazards study;
vi) surface water quality analysis;
vii) an agricultural assessment including an Minimum Distance Separation (MDS) analysis;
viii) a site suitability study;
ix) a Phase 1 and Phase II environmental site assessment and Record of Site Condition as applicable;
x) tree inventory and preservation plan including identification of trees on the site 5 years prior to the application;
xi) a completed sustainability checklist, as per Policy 9.7.2.15, once the sustainability checklist framework for evaluating servicing, safety, access, and landscaping has been prepared by the Town; and
xii) a **place making** brief, outlining how the **development** proposal is consistent with Section 2 of this Plan.

10.1.14.8 Applications for a Community Planning Permit will comply with the complete application submission requirements for a Community Planning Permit identified in Schedule 1 of Ontario Regulation 173/16, including the information required in Policy 10.1.14.6, unless it is determined, through a pre-consultation with the Town, that certain studies, plans, drawings and reports are not applicable.

10.1.15 Urban Design and Architectural Control

10.1.15.1 We shall encourage additional urban design direction through urban design guidelines to address the more detailed design strategies and considerations for specific areas of the Town and for specific **developments**.

10.1.15.2 Urban Design Guidelines shall address and promote the following matters:

- Community and Neighbourhood Structure;
- Road Network and Block Pattern;
- Streetscapes;
- Open Space System, Natural Environmental Features, and Stormwater Management Facilities;
- Site Planning and Built Form for:
  - Residential and Live-work Areas,
  - Commercial and Mixed Use Areas,
  - Employment and Industrial Areas, and
  - Institutional Uses;
- Views, Edges, Gateways and Landmarks;
- Enhancement of Village atmosphere and **place making**; and
- Implementation Process.

10.1.15.3 Architectural Control Guidelines and Landscape Master Plans

i) The Town of Innisfil may encourage preparation of Architectural Control Guidelines and Landscape Master Plans at later stages of **development**, as a condition of draft plan approval or of site plan approval. Architectural Control Guidelines will address more detailed issues of architectural and landscape design including guidelines for site planning on specific lots, guidelines for detailed built form and architectural details including the scale, appearance, exterior materials, façade treatments, and other design features and detailed landscape provisions.

ii) Review of proposed **development** through an Architectural Control Process will be encouraged by the Town of Innisfil prior to the granting of Building Permits. In such instances, the Architectural Control Process shall involve review of the proposed **development** by a Control Architect appointed by the Town to review **development** applications for alignment with the Urban Design Guidelines, the Architectural Control Guidelines and the Landscape Master Plan.

10.1.16 Standards for Maintenance & Occupancy of Property

10.1.16.1 It is the intention of the Town to maintain a high standard of housing and an efficient and pleasant environment for living, working, and shopping. In support of this intent, we may pass a by-law setting out minimum standards of property maintenance and occupancy. When a property is substandard, we shall cooperate with the owner as far as possible to alleviate the situation. We will strive to update the by-law as circumstances warrant.

10.1.17 Transition

The policies of this Plan represent the long-term vision and structural framework for growth and development within the Town. However, the Town recognizes that planning is a continuous process and that mechanisms are required to manage applications currently in progress, as well as shifts in upper-tier policy.

These transition policies are intended to provide clarity, equity, and procedural certainty to landowners, applicants, and the public regarding how in-process applications and newly approved policies will be treated.

10.1.17.1 Where a privately initiated application for an Official Plan Amendment (OPA) has been submitted to the Municipality prior to the effective date of this Plan (or a major five-year update), the following protocols shall apply:

i) A private OPA application that was deemed "Complete" by the Town pursuant to the Planning Act prior to the effective date of this Plan shall be processed, evaluated, and decided upon under the policies in effect at the time the application was deemed complete.
ii) Any private OPA application submitted but not deemed complete prior to the effective date of this Plan shall be processed and evaluated based on the policies of this newly adopted Plan.
iii) Where an in-process private OPA is subsequently approved by Council or the Ontario Land Tribunal under the historical policy framework, this Plan shall be deemed to be automatically amended to incorporate the intent and specific land use designations of that approved OPA without the requirement for a further formal Town-led OPA.
iv) Where a complete in-process private OPA conflicts with the broader structural or environmental protection policies of this Plan, Council may introduce site-specific exceptions during the approval process to ensure local compatibility while respecting the applicant's transitional status.

10.1.17.2 As a lower-tier municipality, the Town's Official Plan must conform to the County Official Plan. When the County adopts an update, the following transition rules apply:

i) Where a newly approved County Official Plan policy or amendment introduces a mandatory province-led or upper-tier directive (e.g., revised settlement area boundaries, updated Provincial planning mandates), any conflicting policy in this lower-tier Plan is deemed to be superseded on the date the County policy comes into effect.
ii) The Town shall, within two years of the approval of a major County Official Plan update, initiate a local OPA (or series of housekeeping amendments) to formally bring the text, schedules, and mapping of this lower-tier Plan into full conformity.
iii) Active Secondary Planning processes or Area-Specific Studies initiated under prior County frameworks shall be re-evaluated to ensure they do not frustrate the growth targets, density targets, or environmental allocations established in the updated County Official Plan.

10.1.17.4 Minor clerical, grammatical, formatting, or mapping scale corrections resulting from the alignment with County policies or the integration of private OPAs may be made to this Plan by the Municipality without a formal Planning Act amendment process, provided such changes do not alter the intent or affect the land use designations of the policies.

10.2 Interpretation

10.2.1 Interpreting This Plan

10.2.1.1 All **development** applications, municipal actions (including Town Master Planning processes), and land use decisions shall be guided by the Town's Official Plan.

10.2.1.2 References to "we" or "our" in terms of a regulatory requirement refer to the Town of Innisfil or other applicable approval authority in accordance with the *Planning Act*. Broad references refer to the residents of Innisfil.

10.2.1.3 This Official Plan has been prepared to implement the Provincial Planning Statement (2024), Lake Simcoe Protection Plan (2009), Greenbelt Plan (2024), and County of Simcoe Official Plan (2023). However, the policies of those documents continue to apply and should be referenced when preparing and evaluating applications for **development** and **site alteration**.

10.2.1.4 Where conflicts arise between policies within the Town Official Plan, the policy that gives the greatest protection to the ecological health of the Lake Simcoe and Nottawasaga River watersheds prevails.

10.2.1.5 The boundaries between land uses designated on the attached Schedules are approximate except where they coincide with major existing roads, railway lines, **streams**, or other clearly defined physical features. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not necessitate an amendment to this Plan and neither are numerical standards contained in the text to be construed as being absolutely rigid unless so noted.

10.2.1.6 The location of road rights-of-way shown on Schedule B, shall be considered as approximate only. Amendments to this Plan, therefore, will not be required in order to make minor adjustments or deviations to the location of roads provided that the general intent of this Plan is maintained.

10.2.1.7 It is not intended that this Plan be amended unless substantial evidence can be presented which will justify such an amendment is based on good planning.

10.2.1.8 In determining whether or not an amendment to the Plan is appropriate, regard shall be had to the Vision, the objectives and general as well as the

policies, study requirements, and evaluation criteria within the respective land use designations, and the implementation and interpretation policies.

10.2.1.9 Wherever a use is permitted under a land use classification it is intended that ancillary uses, buildings, or structures normally incidental, accessory, or essential to the primary permitted use may also be permitted, subject to any applicable policies regarding those uses.

10.2.1.10 Appendices to this Official Plan are for the purpose of providing background information or explanation, and are not statutory components of the Official Plan.

10.2.1.11 Use of “shall” and “will” in this Plan denote matters and actions that are mandatory, where appropriate and feasible. Use of “should” in this Plan denotes a matter or action that is desired but not mandatory.

10.2.1.12 It is the intent of this Plan to prioritize existing and future **infrastructure** and **public service facilities** within **settlement areas** to support **intensification** and the achievement of complete communities.

10.2.2 Subsequent Legislation

10.2.2.1 Where any Act or Regulation or portion of an Act or Regulation is referred to in this Official Plan, such references shall be interpreted to include any subsequent legislation that may replace or revise the specified Act or Regulation.

10.2.3 Definitions

10.2.3.1 **Access standards**: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of **flooding hazards**, **erosion hazards** and/or **other water-related hazards**.

10.2.3.2 **Accessory Second dwelling unit**: means a second dwelling that is accessory to the principal dwelling on the property and is contained within a single-detached, semi-detached, or townhouse dwelling or in an attached or detached accessory structure.

10.2.3.3 **Active transportation**: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

10.2.3.4 **Adjacent lands**: means lands contiguous to a specific natural heritage feature or area where it is likely that **development** or **site alterations** would

have a **negative impact** on the feature or area. The extent of the **adjacent lands** may be recommended by the Province or based on municipal approaches, which achieve the same objectives.

10.2.3.5 **Adverse effect**: as defined in the *Environmental Protection Act*, means one or more of:

i) impairment of the quality of the natural environment for any use that can be made of it;
ii) injury or damage to property or plant or animal life;
iii) harm or material discomfort to any person;
iv) an **adverse effect** on the health of any person;
v) impairment of the safety of any person;
vi) rendering any property or plant or animal life unfit for human use;
vii) loss of enjoyment of normal use of property; and
viii) interference with normal conduct of business.

10.2.3.6 **Affordable:** means:

i) In the case of home ownership, the least expensive of:
   a. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households before tax; or
   b. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the Town;
ii) In the case of rental housing, the least expensive of:
   a. A unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or
   b. A unit for which the rent is at or below the average market rent of a unit in the Town.

10.2.3.7 **Agricultural uses:** means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and **fish**; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

10.2.3.8 **Agriculture-related uses:** means those farm-related commercial and farm-related industrial uses that are directly related to the **farm operation** in the area, support agriculture, benefit from being in close proximity to **farm operations**, and provide direct products and/or services to **farm operations** as a primary activity.

10.2.3.9 **Agri-tourism uses**: means those farm-related tourism uses, including limited accommodation such as **bed and breakfast**, that promote the enjoyment, education or activities related to the **farm operation**.

10.2.3.10 **Alternative energy system**: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

10.2.3.11 **Archaeological resources**: include artifacts, archaeological sites, and marine archaeological sites as defined under the *Ontario Heritage Act*.

10.2.3.12 **Areas of natural and scientific interest (ANSI)**: means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

10.2.3.13 **Bed and Breakfast**: means the use of a single family dwelling for the rental of not more than 3 rooms to the travelling public for overnight accommodation on a temporary basis.

10.2.3.14 **Biodiversity**: means the variability among living organisms from all sources, including inter alia, terrestrial, marine, and other aquatic ecosystems, and the ecological complexes of which they are a part. This includes diversity within species, between species, and of ecosystems.

10.2.3.15 **Brownfield site**: means undeveloped or previously developed property that may be contaminated. These sites are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict, or vacant.

10.2.3.16 **Built heritage resources**: means a building, structure, monument, installation, or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

10.2.3.17 **Built Up Area**: means existing developed land within a **Settlement Area**.

10.2.3.18 **Complete streets:** means streets intended to serve the needs of all users, including but not limited to pedestrians, cyclists, transit users, and automobile drivers. Complete Streets are designed to prioritize the importance of all modes of travel and provide for safe and accessible travel through measures such as, but not limited to, traffic calming for automotive traffic As well as being safe and efficient for automobiles and transit, complete streets are comfortable for pedestrians through active streetscapes including wide sidewalks, street furniture, lighting, and landscaping - and are comfortable for cyclists, through dedicated facilities such as cycle lanes or multi-use trails.

10.2.3.19 **Complete Community(ies)**: means places such as mixed-use neighbourhoods or other areas within cities, towns, and **settlement areas** that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities including an appropriate mix of jobs, a full range of housing, transportation options, **public service facilities**, local stores and services. **Complete communities** are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

10.2.3.20 **Connectivity**: means the degree to which **key natural heritage features** or **key hydrologic features** are connected to one another by links such as plant and animal movement corridors, hydrologic and nutrient cycling, genetic transfer, and energy flow through food webs.

10.2.3.21 **Conserved**: means the identification, protection, management, and use of **built heritage resources**, **cultural heritage landscapes**, and **archaeological resources** in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative **development** approaches should be included in these plans and assessments.

10.2.3.22 **Cultural heritage landscape**: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may involve features such as buildings, structures, spaces, views, archaeological sites, or natural elements that are valued together for their interrelationship, meaning, or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*, villages, parks, gardens, main streets and neighbourhoods, cemeteries, trailways, natural areas and industrial complexes of heritage significance, and areas recognized by federal or international designation authorities.

10.2.3.23 **Designated Growth Areas**: means lands within **settlement areas** designated for growth or lands added to **settlement areas** that have not yet been fully developed. **Designated growth areas** include lands which are designated and available for residential growth in accordance with policy 2.1.4.a) from the Provincial Planning Statement (2024), as well as lands required for employment and other uses.

10.2.3.24 **Designated vulnerable area**: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

10.2.3.25 **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*, but does not include:

i) activities that create or maintain **infrastructure** authorized under an environmental assessment process or identified in provincial standards;
ii) works subject to the *Drainage Act*; or
iii) for lands subject to the LSPP, the carrying out of agricultural practices on land that was being used for **agricultural uses** on the date the Plan came into effect.

10.2.3.26 **Dynamic beach hazard**: means area of inherently unstable accumulations of shoreline sediments along the Great Lakes – St. Lawrence River System and large inland **lakes**, as identified by provincial standards, as amended from time to time. The **dynamic beach hazard** limit consists of the **flooding hazard** limit plus a dynamic beach allowance.

10.2.3.27 **Ecological Function(s)**: means the natural processes, products, or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes, including **hydrological functions** and biological, physical, chemical, and socio- economic interactions. The **dynamic beach hazard** limit consists of the **flooding hazard** limit plus the dynamic beach allowance.

10.2.3.28 **Ecological integrity**: which includes hydrological integrity, means the condition of ecosystems in which:

i) the structure, composition and function of the ecosystem are unimpaired by stresses from human activity;
ii) natural ecological processes are intact and self-sustaining; and
iii) the ecosystem evolves naturally.

10.2.3.29 **Employment Area**: means areas designated in an official plan for clusters of business and economic activities including, including manufacturing, research and **development** in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An **employment area** also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from **employment area**s are institutional and commercial, including retail and office not associated with the primary employment use listed above.

10.2.3.30 **Endangered species**: means a species that is categorised as an "**Endangered Species**" on the species at Risk in Ontario List, as updated and amended from time to time.

10.2.3.31 **Erosion hazard**: means the loss of land, due to human or natural processes, that poses a threat to life and property. The **erosion hazard** limit is

determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

10.2.3.32 **Essential emergency services**: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

10.2.3.33 **Excess Lands**: means lands within **settlement areas** but outside of **built-up areas** that have been designated in an official plan for **development** but are in excess of what is needed to accommodate forecasted growth to the horizon of this Plan.

10.2.3.34 **Existing uses**: means uses legally established at the date this plan was approved.

10.2.3.35 **Existing uses (LSPP)**: means uses legally established prior to June 2, 2009, the date that the Lake Simcoe Protection Plan (2009) came into force.

10.2.3.36 **Farm operation**: means the carrying out of an agricultural use on one or more properties under a common ownership or lease.

10.2.3.37 **Farm Consolidation**: means the purchase of multiple agricultural properties that operate as one **farm operation** by ownership. The agricultural properties do not need to be contiguous to be part of a **farm consolidation**.

10.2.3.38 **Farm-gate sales**: means sales of products produced on a **farm operation** and sold through a small roadside stall, wagon or shed located on an agricultural property that forms part of the **farm operation**.

10.2.3.39 **Farm help accommodation**: means a seasonal dwelling used by employees of a **farm operation**. A **farm help accommodation** may be a dwelling unit, mobile home, recreational vehicle or a room within a barn or other building. A **farm help accommodation** shall not serve as the principal residence of the occupant and is not considered an **accessory second dwelling unit.**

10.2.3.40 **Fish**: means **fish**, which as defined in the *Fisheries Act*, includes **fish**, shellfish, crustaceans, and marine animals, at all stages of their life cycle.

10.2.3.41 **Fish Habitat**: as defined in the *Fisheries Act*, means water frequented by **fish** and any other areas on which **fish** depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas.

10.2.3.42 **Flood fringe:** for **river, stream and small inland lake** systems, means the outer portion of the **flood plain** between the **floodway** and the **flooding hazard** limit. Depths and velocities of flooding are generally less severe in the **flood fringe** than those experienced in the **floodway**.

10.2.3.43 **Floodplain**: for **river, stream and small inland lake systems**, means the area, usually low lands adjoining a **watercourse**, which has been or may be subject to flood hazards.

10.2.3.44 **Flooding hazard**: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a **river** or **stream** system and not ordinarily covered by water:

i) along the shorelines of the Great Lakes - St. Lawrence River System and large inland **lakes**, the **flooding hazard** limit is based on the one-hundred-year flood level plus an allowance for wave effects and **other water-related hazards**;

ii) along **river, stream and small inland lake systems**, the **flooding hazard** limit is the greater of:

a. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;

b. the one-hundred-year flood; and

c. a flood which is greater than a or b, and which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry; except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

10.2.3.45 **Floodproofing standard**: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate **flooding hazards**, wave effects and **other water-related hazards** along the shorelines of the Great Lakes - St. Lawrence River System and large inland **lakes**, and **flooding hazards** along **river, stream and small inland lake systems**.

10.2.3.46 **Floodway**: for **river, stream and small inland lake systems**, means the portion of the **flood plain** where **development** and **site alteration** would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the **floodway** is the entire contiguous **flood plain**. Where the two zone concept is applied, the **floodway** is the contiguous

inner portion of the **flood plain**, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the **flood plain** is called the **flood fringe**.

10.2.3.47 **Greenfield**; refers to lands within the **settlement area** that are not **built-up area**.

10.2.3.48 **Ground water feature**: refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers, and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

10.2.3.49 **Group Home**: means a supervised single housekeeping unit in a residential dwelling for the accommodation of not more than 6 persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status require a group living arrangement for their well-being and;

i) the members of the group are referred by a hospital, court, government agency, recognized social service agency or health professional; and
ii) such facility is licensed and/or approved under Provincial Statues and in compliance with municipal by-laws.

10.2.3.50 **Habitat of endangered species or threatened species**: means habitat within the meaning of section 2 of the *Endangered Species Act (2007)*.

10.2.3.51 **Hazardous land**: means property or lands that could be unsafe for **development** due to naturally occurring processes. Along the shorelines of large inland **lakes**, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the **flooding hazard**, **erosion hazard** or **dynamic beach hazard** limits. Along **river, stream and small inland lakes systems**, this means the land, including that covered by water, the furthest landward limit of the **flooding hazard** or **erosion hazard** limit.

10.2.3.52 **Hazardous site**: means property or lands that could be unsafe for **development** and **site alteration** due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

10.2.3.53 **Hazardous substance**: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

10.2.3.54 **Heritage attributes**: means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

10.2.3.55 **Higher Order Transit**: means transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. **Higher order transit** can include heavy rail (such as subways, elevated or surface rail, and commuter rail), light rail, and buses in dedicated rights-of-way.

10.2.3.56 **Home industry**: means a craft, trade, guild or service, excluding an automobile body shop, conducted entirely within an accessory building on the lot as a clearly incidental or **secondary use** to the residential use or farm use of the property and provided the proprietor carrying out the craft, trade guild or service resides within a dwelling unit located on the same lot.

10.2.3.57 **Home occupation**: means the use of a part of a dwelling unit or its accessory structures for a service or profession by at least one of the permanent residents of such dwelling unit and which is clearly secondary to the main use of the dwelling unit.

10.2.3.58 **Hydrologic functions**: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

10.2.3.59 **Individual on-site water services**: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

10.2.3.60 **Infrastructure**: means physical structures (facilities and corridors) that form the foundation for **development**. **Infrastructure** includes: **sewage** and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active **transportation systems**, oil and gas pipelines and associated facilities.

10.2.3.61 **Intensification**: means the **development** of a property, site or area at a higher density than currently exists through:

i) **redevelopment**, including the reuse of **brownfield sites** and underutilized shopping malls and plazas;

ii) the **development** of vacant and/or underutilized lots within previously developed areas;
iii) infill **development**; or
iv) the expansion or conversion of existing buildings.

10.2.3.62 **Intermittent stream**: means **stream**-related **watercourses** that contain water or are dry at times of the year that are more or less predictable, generally flowing during wet seasons of the year but not the entire year, and where the water table is above the **stream** bottom during parts of the year.

10.2.3.63 **Invasive species**: means species of plants, animals, and micro-organisms introduced by human action outside their natural past or present distribution whose introduction or spread threatens the environment, the economy, or society.

10.2.3.64 **Key hydrologic features**: means **permanent streams**, **intermittent streams**, inland l**akes** and their littoral zones, seepage areas and springs, and **wetlands**. These features are designated **Key Natural Heritage Features** and **Key Hydrologic features** in this Plan.

10.2.3.65 **Key natural heritage features**: means **habitat of endangered species and threatened species fish habitat**, **wetlands**, life science **areas of natural and scientific interest (ANSIs)**, **significant valleylands**, **significant woodlands**, **significant wildlife habitat** (including habitat of special concern species, sand barrens, savannas, tallgrass prairies and alvars. These features are designated **Key Natural Heritage Features** and **Key Hydrologic features** in this Plan.

10.2.3.66 **Lake**: means any inland body of standing water, usually fresh water, larger than a pool or pond or a body of water filling a depression in the earth's surface.

10.2.3.67 **Lake Bed**: means the bed of Lake Simcoe extending to the middle of the Lake which is considered part of the Town of Innsifil.

10.2.3.68 **Lake Simcoe watershed**: means:
i) Lake Simcoe and the part of Ontario, the water of which drains into Lake Simcoe; or
ii) if the boundaries of the area described in clause (i) are described more specifically in regulations, the area within those boundaries. (*Lake Simcoe Protection Act(2009)*).

10.2.3.69 **Legal or technical reasons**: means severances for purposes such as easements, corrections or deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

10.2.3.70 **Linkages**: means areas that link natural heritage features as to allow the movement (e.g., dispersal, migration or daily movement) of plants and wildlife among them. They can occur across or along uplands, lowlands or slopes. It is critical that such connections provide all the conditions necessary to allow them to function as **linkages**. For example, this may include providing interior forest conditions for species that require this habitat for movement, or it may include breeding or reproductive habitat for slow-moving species that require more than one generation to successfully move from one natural feature to another.

10.2.3.71 **Low Impact Development (LID)**: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. **Low impact development** can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

10.2.3.72 **Low-intensity recreational uses**: means uses that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to the following:

i) non-motorized trail use,
ii) natural heritage appreciation;
iii) unserviced camping on public and institutional land, and
iv) accessory uses to existing buildings or structures.

10.2.3.73 **Major development**: means **development** consisting of:

i) the creation of four or more lots;
ii) the construction of a building or buildings within a ground floor area of 500 square metres or more; or
iii) the establishment of a major recreational use.

10.2.3.74 **Major Transit Station Area (MTSA)**: means the area including and around any existing or planned **higher order transit** station or stop within a **settlement area**; or the area including and around a major bus depot in an urban core. **Major Transit Station Areas** generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk.

10.2.3.75 **Mineral aggregate operation**: means:

i) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*;

ii) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws or Community Planning Permit by-law and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
iii) associated facilities used in extraction transportation, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

10.2.3.76 **Minimum distance separation formulae**: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

10.2.3.77 **Municipal sewage services**: means **sewage** works within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality.

10.2.3.78 **Municipal water services**: means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act (2002)*.

10.2.3.79 **Natural areas abutting Lake Simcoe**: means land that extends from the Lake Simcoe shoreline with **natural self-sustaining vegetation** of any plant form or potential nature community. Notwithstanding the above, **natural areas abutting Lake Simcoe** do not include vegetation communities maintained by anthropogenic-based disturbances (e.g. land for **agricultural uses**, manicured lawns or ornamental plantings).

10.2.3.80 **Natural heritage features and areas**: means features and areas, including **significant wetlands**, **significant coastal wetlands**, other coastal **wetlands** in Ecoregions 5E, 6E and 7E, **fish habitat, significant woodlands** and **significant valleylands** in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), **habitat of endangered species and threatened species**, **significant wildlife habitat**, and **significant areas of natural and scientific interest**, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

10.2.3.81 **Natural heritage system**:, means a system made up of **natural heritage features and areas, and linkages** intended to provide **connectivity** (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include **natural heritage features and areas**, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support **hydrologic functions**, and working landscapes that enable

ecological functions to continue. The Province has a recommended approach for identifying **natural heritage systems**, but municipal approaches that achieve or exceed the same objective may also be used.

10.2.3.82 **Natural Self-sustaining vegetation**: means vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending.

10.2.3.83 **Negative impacts**: means

i) potential risks to human health and safety and degradation to the **quality and quantity of water**, sensitive **surface water features** and sensitive **ground water features**, and their related **hydrologic functions**, due to single, multiple or successive **development**. **Negative impacts** should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

ii) degradation to the **quality and quantity of water**, **sensitive surface water and groundwater features**, and their related **hydrologic functions**, due to single, multiple or successive **development** or **site alteration** activities;

ii) in regard to **fish habitat**, any harmful alteration, disruption or destruction of **fish habitat**, except where an exemption to the prohibition has been authorized under the *Fisheries Act*;

iii) in regard to other **natural heritage features and areas**, degradation that threatens the health and integrity of the natural features or **ecological functions** for which an area is identified due to single, multiple or successive **development** or **site alteration** activities.

10.2.3.84 **Net Hectare**: means the area of land measured in hectares utilized for residential dwelling units including only the lot area and the local and collector residential streets as well as lanes and private streets.

10.2.3.85 **Non-sensitive employment uses**: industrial, manufacturing and small-scale warehousing uses that can locate adjacent to sensitive land uses (i.e. residential, recreational, institutional) without adverse effects.

10.2.3.86 **Normal farm practices**: means a practice, as defined in the *Farming and Food Production Protection Act (1998)*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar **agricultural operations** under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. **Normal farm practices** shall be consistent with the *Nutrient Management Act (2002)* and regulations made under that Act.

10.2.3.87 **Oil, gas and salt hazard**: means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related distribution of the ground that has not been rehabilitated.

10.2.3.88 **On-farm diversified uses**: means uses that are secondary to the principle **agricultural use** of the property, and are limited in area. **On-farm diversified uses** include, but are not limited to, **home occupations**, **home industries**, **agri-tourism uses**, and uses that produce value-added agricultural products and electricity generation facilities and transmission systems, and energy storage systems.

10.2.3.89 **On-site sewage system**: means a **sewage** system to which the *Building Code Act (1992)* applies.

10.2.3.90 **Other wetlands**: means all **wetlands** that have been evaluated using the Ontario Wetland Evaluation System (OMNR 1993, with updates in 1994 and 2002 as non provincially **significant**), **wetlands** identified using the provincial Ecological Land Classification (ELC) (Lee et al. 1998), unevaluated wetlands identified by the Province, and/or wetlands regulated by a conservation authority.

10.2.3.91 **Other water-related hazards**: means water associated phenomena other than **flooding hazard** or wave uprush, which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

10.2.3.92 **Partial services**: means:

i) **municipal sewage services** or private communal **sewage** services combined with **individual on-site water services**; or
ii) **municipal water services** or **private communal water services** combined with individual on-site **sewage** services.

10.2.3.93 **Permanent stream**: means a **stream** that continually flows in an average year.

10.2.3.94 **Place making**: means a collaborative process where we feel engaged in creating and sustaining public destinations. These are the places where we recreate, shop, eat, gather, interact, and most of all build the social and emotional ties that hold our community together. The principal goal of **place making** is to create places that we can all use and enjoy throughout the year.

10.2.3.95 **Primary Settlement Area**: means a **settlement area**, as identified in the County of Simcoe Official Plan (2023), that shall accommodate a **significant** portion of forecast population growth. Alcona is the Town's only **Primary Settlement Area.**

10.2.3.96 **Prime Agricultural Areas**: means areas where **prime agricultural lands** predominate. This includes: areas of **prime agricultural lands** and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. **Prime agricultural areas** may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

10.2.3.97 **Prime Agricultural Land**: means speciality crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

10.2.3.98 **Private communal water services**: means a nonmunicipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act (2002)* that serves six or more lots or private residences.

10.2.3.99 **Protected heritage property**: means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

10.2.3.100 **Protection works standards**: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by **flooding hazards**, **erosion hazards** and **other water-related hazards**, and to allow access for their maintenance and repair.

10.2.3.101 **Provincial and Federal requirements**: means legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

10.2.3.102 **Provincial plan**: means a **provincial plan** with the meaning of section 1 of the *Planning Act*.

10.2.3.103 **Provincially Significant Wetland**: means a **wetland** identified as provincially **significant** by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.

10.2.3.104 **Public service facility(ies)**: means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services. **Public service facilities** do not include **infrastructure**.

10.2.3.105 **Quality and quantity of water**: is measured by indicators associated with **hydrologic function** such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

10.2.3.106 **Redevelopment**: means the creation of new units, uses or lots on previously developed land in existing communities, including **brownfield sites**.

10.2.3.107 **Renewable energy source**: means an energy source that is renewed by natural process and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

10.2.3.108 **Renewable energy system**: means a system that generates electricity, heat and/or cooling from a **renewable energy source**.

10.2.3.109 **Reserve sewage system capacity**: means design or planned capacity in a waste water treatment facility, within **municipal sewage services** or private communal sewage services, which is not yet committed to existing or approved **development**. For lot creation using private communal sewage services and individual on-site sewage services, **reserve sewage system capacity** includes approved capacity to treat and land apply, treat and dispose of, or dispose of, hauled sewage in accordance with applicable legislation but not by land-applying untreated, hauled sewage. Treatment of hauled sewage can include, for example, a sewage treatment plant, anaerobic digestion, composting or other waste processing.

10.2.3.110 **Reserve water system capacity**: means design or planned capacity in a water treatment facility which is not yet committed to existing or approved **development**. **Reserve water system capacity** applies to **municipal water services** or **private communal water services**, and not **individual on-site water services**.

10.2.3.111 **Residence surplus to a farming operation**: means an existing habitable farm residence that is rendered surplus as a result of **farm consolidation** (the acquisition of additional farm parcels to be operated as one **farm operation**).

10.2.3.112 **Residential Intensification**: means **intensification** of a property, site or area, which results in a net increase in residential units or accommodations and include:

i) **redevelopment**, including the **redevelopment** of **brownfield sites**;
ii) the **development** of vacant or underutilized lots within previous developed areas;
iii) infill **developments**;
iv) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
v) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses.

10.2.3.113 **Reverse Lotting**: means when a lot adjacent to an arterial or collector road has their rear lot facing the arterial or collector road

10.2.3.114 **Riparian area**: means the area of land adjacent to a **stream**, **river**, **lake** or **wetland**.

10.2.3.115 **River, stream and small inland lakes**: means all **watercourses,** rivers, streams, and small inland **lakes** or waterbodies that have a measurable or predictable response to a single runoff event.

10.2.3.116 **Rural areas**: means a system of lands within municipalities that may include rural **settlement areas**, **rural lands**, **prime agricultural areas**, **natural heritage features and areas**, and resource areas.

10.2.3.117 **Rural lands**: means lands which are located outside **settlement areas** and which are outside **prime agricultural areas**.

10.2.3.118 **Secondary uses**: means uses secondary to the principal use of the property, including but not limited to, **home occupations**, **home industries**, and uses that produce value-added agricultural products from the **farm operation** on the property.

10.2.3.119 **Sensitive surface water and groundwater features**: means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

10.2.3.120 **Settlement area** and **Settlement**: means urban areas and rural **settlement areas** within municipalities (such as cities, towns, villages and hamlets). Ontario's **settlement areas** vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of **infrastructure** available.

Settlement areas are:

i) built-up areas where **development** is concentrated and which have a mix of land uses; and
ii) lands which have been designated in an official plan for **development** over the long term.

10.2.3.121 **Sewage and water services**: includes **municipal sewage services** and **municipal water services**, private communal sewage services and **private communal water services**, individual on-site sewage services and **individual on-site water services**, and **partial services**.

10.2.3.122 **Shoreline built-up area**: means shoreline areas outside of **settlement areas** that are:
i) built-up areas where **development** is concentrated; or
ii) lands which have been designated in this Plan and zoned in the Town's zoning by-law or Community Planning Permit by-law for concentrated **development**, as of the date the Lake Simcoe Protection Plan (2009) came into effect.

10.2.3.123 **Significant**: means
i) in regard to **wetlands**, coastal **wetlands** and **areas of natural and scientific interes**t, an area identified as provincially **significant** using evaluation criteria and procedures established by the Province, as amended from time to time;
ii) in regard to **woodlands**, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
iii) in regard to other features and areas in policies 4.1 or 4.2 from the PPS (2024), ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or **natural heritage system**; and
iv) in regard to mineral potential, an area identified as provincially **significant** through provincial guidance, such as the Provincially **Significant** Mineral Potential Index
v) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Criteria for determining significance for the resources identified in section c) - d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some **significant** resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

10.2.3.124 **Significant Archaeological Resources**: means the remains of any building, structure, activity, place or cultural feature, which because of the passage of time is on or below the surface of the land or water, and which has been identified and evaluated and determined to be **significant** to the understanding of the history of people or place. The identification and evaluation of this resource is based upon an archaeological assessment.

10.2.3.125 **Significant woodland**: means a **woodland** that satisfies one or more of the following criteria:

i) any **woodland** of 4 hectares or greater; or
ii) any **woodland** containing 1 hectare or more of naturally occurring (not planted) trees listed in Appendix 2 that meet the definition of "**woodland**"; or
iii) any **woodland** of 1 hectare or more that contain either:
    a. 10 or more trees per hectare that are either greater than 100 years old or 50 cm or more in diameter; or
    b. a basal area of at least 8 square metres per hectare in native trees that are 40 cm or more in diameter; or
iv) any **woodlands** of 1 hectare or more wholly or partially within 30 m of:
    a. a **significant woodland**;
    b. a naturalized **lake**;
    c. a **permanent stream**;
    d. a **significant valleyland**;
    e. a **provincially significant wetland;** or
    f. **habitat of endangered or threatened species**; or
v) any **woodland** of 0.5 hectares or more containing:
    a. a provincially rare, treed vegetation community with an S1, S2 or S3 in its ranking by the Ministry of Natural Resources and Forestry Natural Heritage Information Centre (NHIC), or
    b. habitat of a **woodland** plant species with an S1, S2 or S3 in its ranking or an 8, 9, or 10 in its southern Ontario Coefficient of Conservatism by the NHIC, consisting of 10 or more individual stems or 100 or more square metres of leaf coverage.

10.2.3.126 **Site alteration**: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

10.2.3.127 **Special needs**: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, included but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of

special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

10.2.3.128 **Specialty Crop Areas**: means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops such are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands, usually resulting from:

i) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
ii) farmers skilled in the production of specialty crops, and
iii) a long-term investment of capital in areas such as crops, drainage, **infrastructure** and related facilities and services to produce, store, or process specialty crops.

10.2.3.129 **Strategic Growth Areas**: means areas within **settlement areas,** nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating **intensification** and higher-density mixed uses in a more compact built form. **Strategic growth areas** include **Major Transit Station Areas,** existing and emerging downtowns, lands in close proximity to publicly-assisted postsecondary institutions and other areas where growth or **development** will be focused, that may include infill, **redevelopment** (e.g., underutilized shopping malls and plazas), **brownfield sites**, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or **higher order transit** corridors may also be identified as **strategic growth areas**.

10.2.3.130 **Stormwater management works**: means **sewage** works for which an approval is required under section 53 of the *Ontario Water Resources Act* and which is designed to manage stormwater.

10.2.3.131 **Strip Development**: means lots along arterial, collector and local roads in the rural designation, which are not part of an internal local road system designed specifically to provide groups of residential, commercial, industrial, or similar lots with access; and where lots are arranged in linear configurations of more than three non-farm lots within 200 metres of the proposed lot line as measured along the frontage of one side of the road.

10.2.3.132 **Subsurface sewage works**: means a **sewage** works that disposes of **sewage** from one or more buildings within the meaning of the *Building Code Act (1992)*, does not dispose of **sewage** to a surface water body and for which an approval is required under section 53 of the *Ontario Water Resources Act* by virtue of subsection 53 (6.1) of the Act.

10.2.3.133 **Surface water feature**: refers to water-related features on the earth's surface, including headwaters, **rivers**, permanent and **intermittent streams**, inland **lakes**, seepage areas, recharge/discharge areas, springs, **wetlands**, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

10.2.3.134 **Tertiary treatment system**: means an advanced **treatment** process, following secondary **treatment** of waste water that produces high-quality water. **Tertiary treatment systems** includes removal of nutrients such as phosphorus and nitrogen and practically all suspended and organic matter from waste water.

10.2.3.135 **Threatened species**: means species that are listed or categorized as a "**Threatened Species**" on the Ontario Ministry of Natural Resources and Forestry's official Species at Risk list, as updated and amended from time to time.

10.2.3.136 **Transit-supportive**: in regards to land use patterns, means **development** that makes transit viable, optimizes investments in transit **infrastructure**, and improves the quality of the experience of using transit. It often refers to compact, mixed-use **development** that has a high level of employment and residential densities, including air rights **development**, in proximity to transit stations, corridors and associated elements within the **transportation system**

Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

10.2.3.137 **Transportation system**: means a system consisting of facilities, corridors and right-of-ways for the movement of people, goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

10.2.3.138 **Urban forest**: means areas within **settlement areas** consisting of trees and associated understorey plants, as well as the soils that sustain them, located on public and private property within a given jurisdiction. An **urban forest** includes trees in natural areas as well as trees in more manicured settings such as parks, yards and boulevards.

10.2.3.139 **Utility(ies)**: means an essential public service such as electricity, gas, television, or communications/telecommunications that is provided by a regulated company or government agency.

10.2.3.140 **Valleylands**: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

10.2.3.141 **Vulnerable surface or groundwater**: means surface and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.

10.2.3.142 **Watercourse**: means a body of water flowing in a reasonably definite channel with bed and banks.

10.2.3.143 **Wetland**: means lands that are seasonally or permanently covered by shallow water, as well as land where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric solid and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of **wetlands** are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit **wetland** characteristics are not considered to be **wetlands** for the purposes of this definition.

10.2.3.144 **Window Street**: means a local road with **development** on one side of the street. The other side of the street abuts an arterial road, park or **natural heritage system**.

10.2.3.145 **Wildlife habitat**: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific **wildlife habitats** of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

10.2.3.146 **Woodland**: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of **wildlife habitat**, outdoor recreational opportunities, and the sustainable harvest of a wide range of **woodland** products. **Woodlands** include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. **Woodlands** may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest." For the purpose of delineating **woodlands**, the following definition taken from the *Forestry Act* should be used: "**woodlands**" means land with at least:

i) 1,000 trees, of any size, per hectare,

ii) 750 trees, measuring over five centimetres in diameter, per hectare,
iii) 500 trees, measuring over 12 centimetres in diameter, per hectare, or
iv) 250 trees, measuring over 20 centimetres in diameter, per hectare, but does not include a cultivated fruit or nut orchard or a plantation established for the purpose of producing Christmas trees. For the purpose of the definition of "**woodlands**", all measurements of the trees are to be taken at 1.37 metres from the ground.

11 Schedules

A1 Settlement Boundaries, Urban/Rural Structure and Provincial Plans
Refer to Schedule A1.

A2 Strategic Growth Areas and Intensification Areas
Refer to Schedule A1.

A3 Land Use Designations
Refer to Schedule A3.

B1 Transportation and Corridors
Refer to Schedule B.

B2 Infrastructure
Refer to Schedules A1 and B.

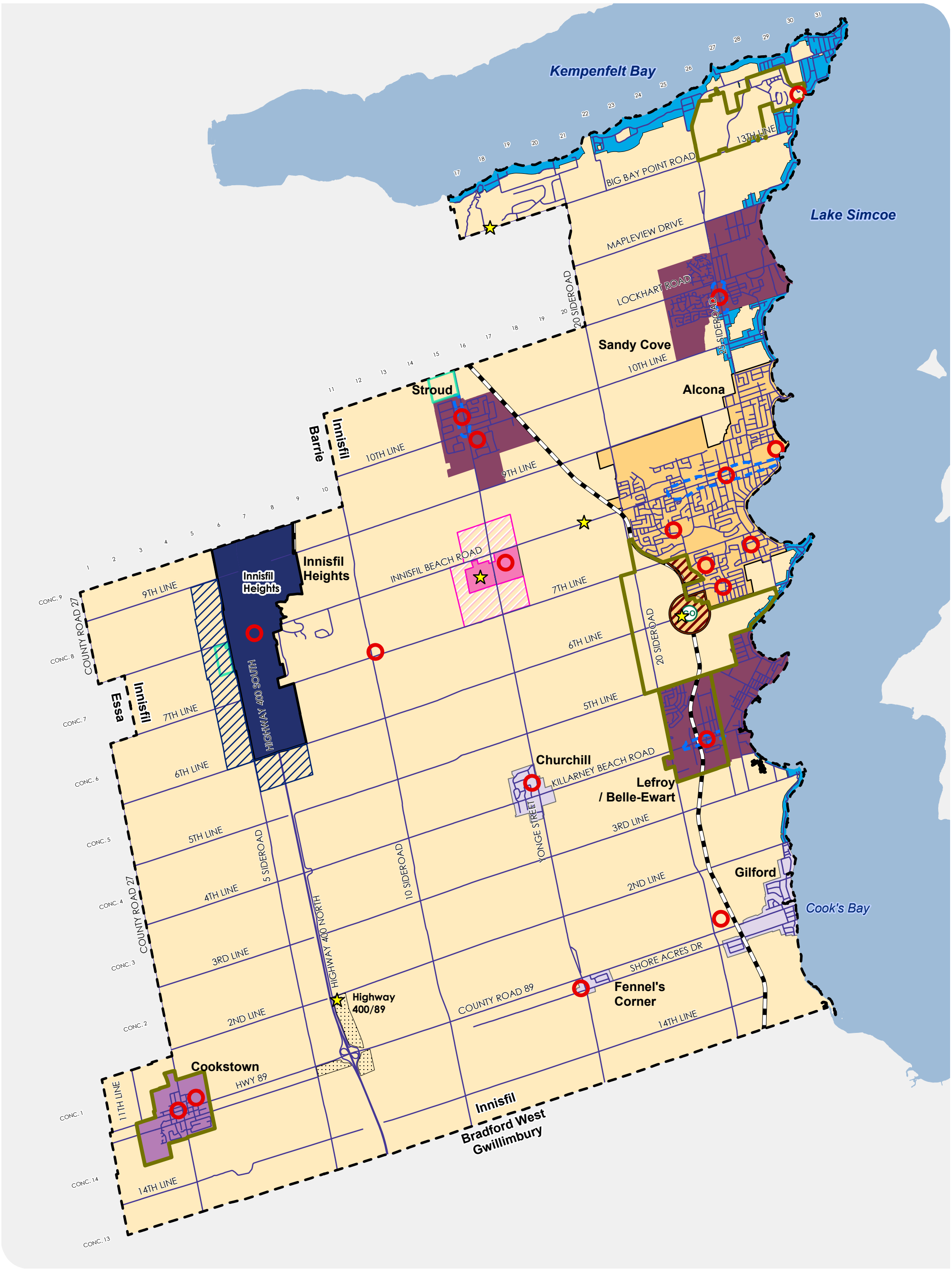
B3 Public Service Facilities, Parks and Open Space
Refer to Schedule A3 Series.

C1 Natural Environment
Refer to Schedule A3 Series and Appendices.

C2 Water Resources
Refer to Schedule C and Appendices.

C3 Resource Potential
Refer to Appendix 8 Series.

C4 Natural and Human-made Hazards
Refer to Schedule A3 Series.



TOWN OF INNISFIL

Official Plan

Urban Areas
- Primary Settlement Area
- Urban Settlement
- Innisfil Heights Employment Area

Rural Areas
- Village Settlement
- Hamlet
- Countryside

Intensification Areas
- Protected Major Transit Station Area
- Strategic Growth Area

Potential Future Expansion Areas
- Future Innisfil Heights Settlement Area Expansion
- Future Civic Campus Potential Expansion Area

Policy Areas
- Lake Simcoe Shoreline
- Highway 400/89 Strategic Employment Area
- Key Place Making Destinations
- Ministerial Zoning Order Sites
- Secondary Plan Boundary
- Provincial ERO*
- Civic Campus

Base Layers
- Municipal Boundary
- Settlement Area
- Lake Bed
- GO Station
- Rail
- Roads

Schedule A1: Municipal Structure, Settlement Boundaries and Strategic Growth Areas

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Note:
* Lands subject to ERO 026-0383 consultation and future provincial decisions and Policy 3.2.12 of the County of Simcoe Official Plan.

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: PR/RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

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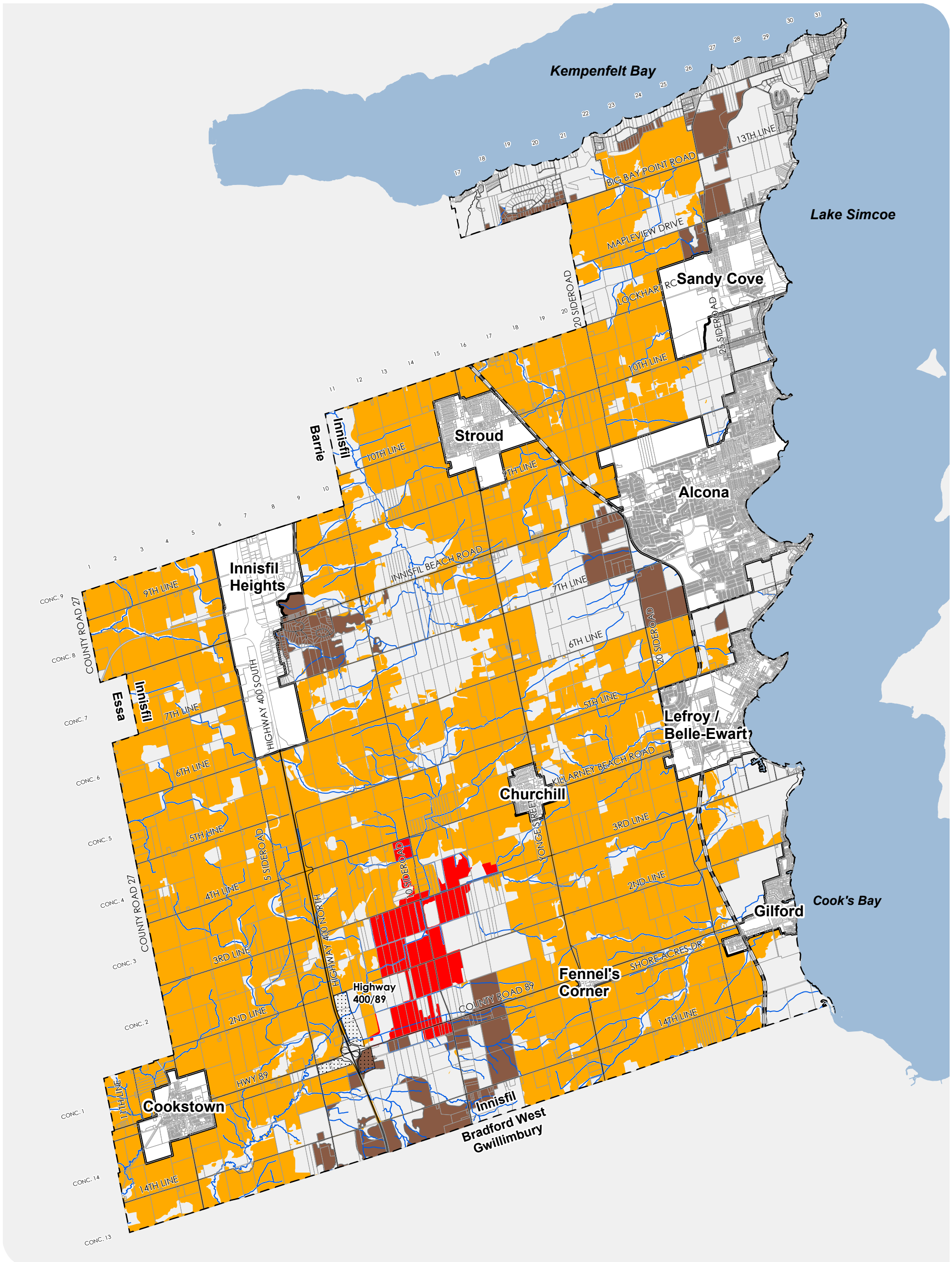

TOWN OF INNISFIL

Official Plan

Agricultural Land Base
- Agricultural Area
- Specialty Crop Area
- Candidate Area

Other Layers
- Highway 400/89 Strategic Employment Area

Base Layers
- Municipal Boundary
- Settlement Area
- Lots
- Lake Bed
- Streams
- Rail
- Roads

Schedule A1b: Provincial Agricultural Land Base

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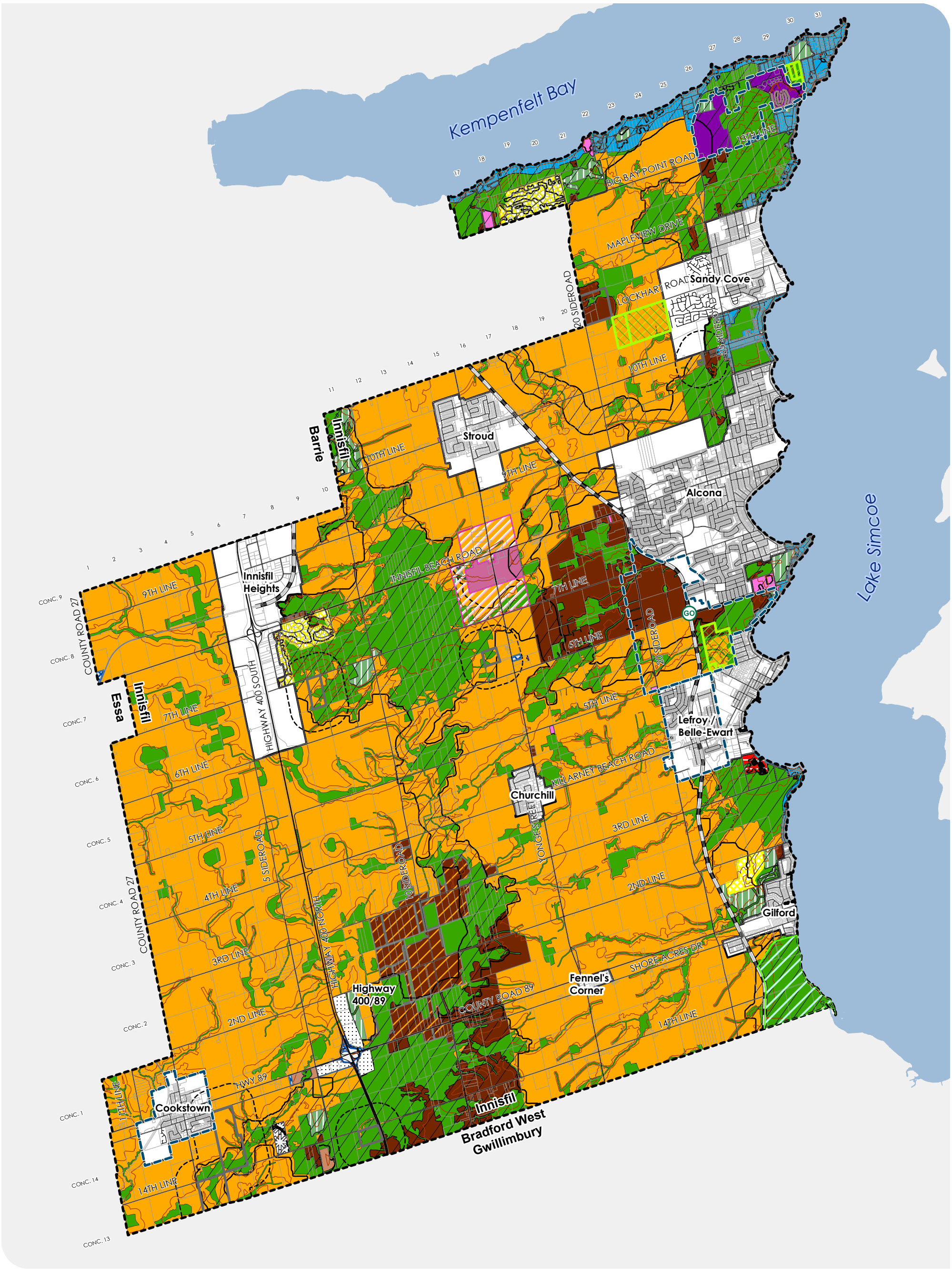

TOWN OF INNISFIL

Official Plan

Land Use Designation

Mixed-Use Areas
- Shoreline Commercial Area

Parks and Open Spaces
- Parks and Open Space
- Community Space

Natural Environment and Water Resource
- Key Natural Heritage Features & Key Hydrologic Features

Resource Areas
- Extractive Industrial Area

Prime Agricultural Areas
- Agricultural Area

Rural Lands
- Rural Area
- Estate Residential Area
- Rural Commercial
- Rural Industrial
- Resort Recreational

Specialty Crop Areas
- Specialty Crop Area

Shoreline Areas
- Shoreline Residential Area

Other Layers
- Lands Remaining Under Appeal PL180900
- Greenbelt Plan - Natural Heritage System Overlay
- Natural Heritage System
- Hazard Land Area Overlay
- Highway 400/89 Strategic Employment Area
- Future Community Space - Civic Expansion Area
- Civic Campus

Base Layers
- Municipal Boundary
- Secondary Plan Boundary
- Settlement Area
- Waste Disposal Assessment Area
- Waste Disposal Sites
- Lake Bed
- Lots
- Railway
- Road
- GO Station

Schedule A3 Land Use: Innisfil Official Plan

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: PR/RR
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MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:80,000

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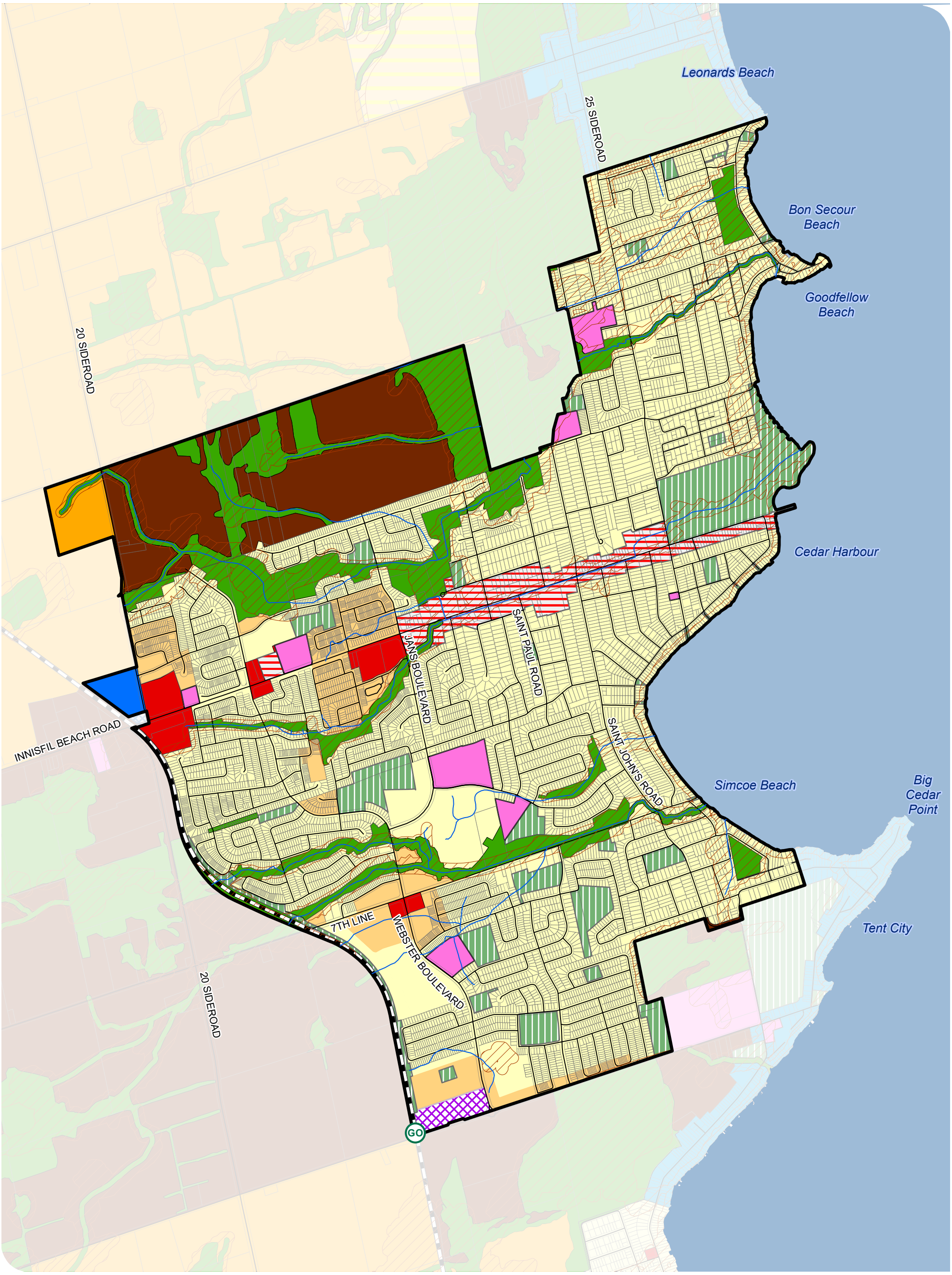

TOWN OF INNISFIL

Official Plan

Land Use Designation

Neighbourhoods
- Residential Low Density
- Residential Medium Density

Mixed-Use Areas
- Downtown Commercial Area
- Neighbourhood Commercial Area
- Major Transit Station Mixed Use Area

Mixed-Use Commercial
- Urban Commercial / Employment

Parks and Open Spaces
- Parks and Open Space
- Community Space

Natural Environment and Water Resource
- Key Natural Heritage Features & Key Hydrologic Features

Rural Lands
- Rural Area

Prime Agricultural Areas
- Agricultural Area

Shoreline Areas
- Shoreline Residential Area

Other Layers
- Hazard Land Area Overlay

Base Layers
- Settlement Area
- Lots
- Lake Bed
- Streams
- Rail
- Road
- GO Station

Schedule A3a Land Use: Alcona

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MAP DRAWING INFORMATION:
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MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:20,000

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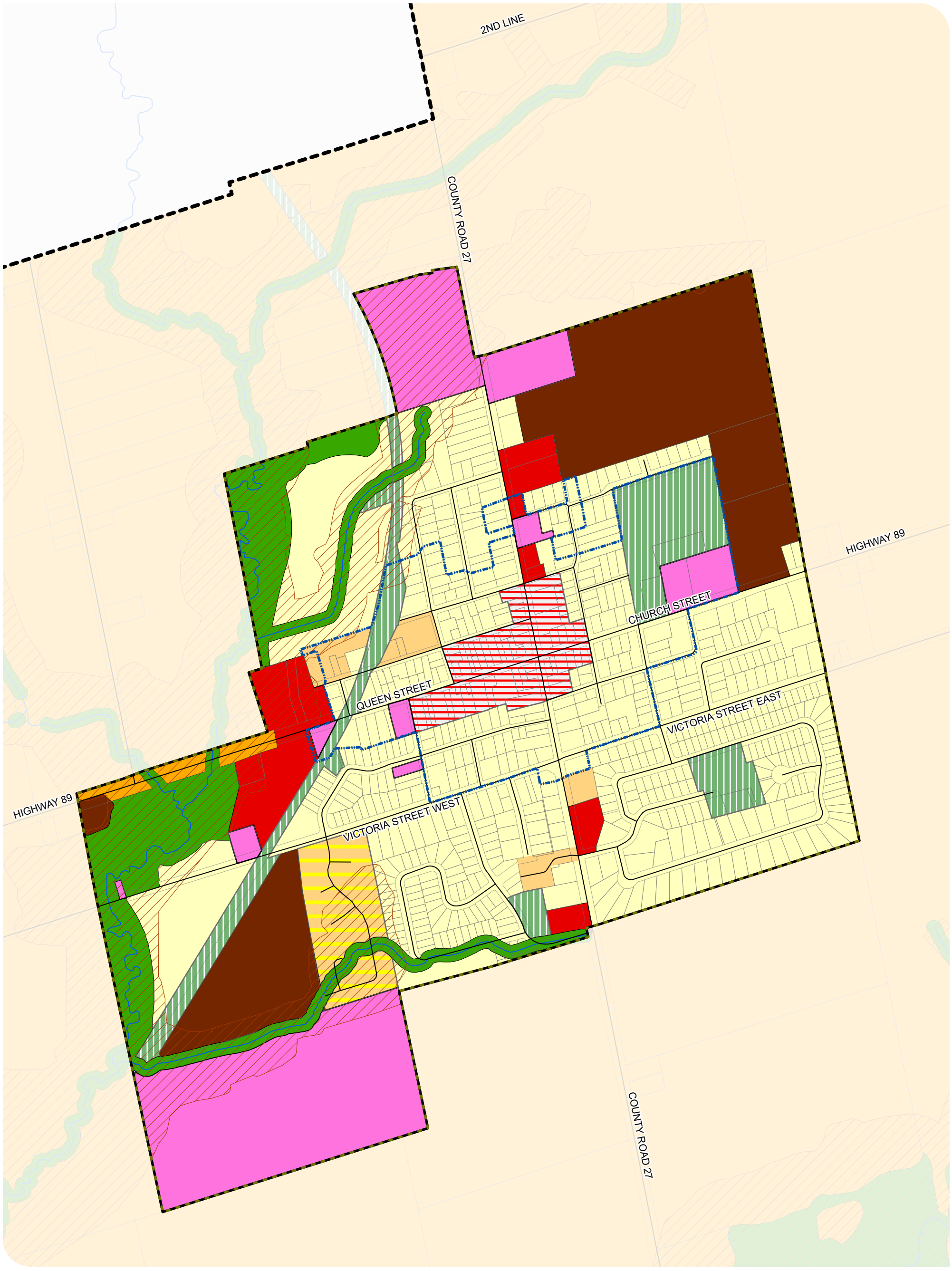

TOWN OF INNISFIL

Official Plan

Schedule A3b Land Use: Cookstown

Land Use Designations

Neighbourhoods
- Residential Low Density
- Residential Medium Density
- Retirement Residential Area

Mixed-Use Areas
- Downtown Commercial Area
- Neighbourhood Commercial Area

Parks and Open Spaces
- Parks and Open Space
- Community Space

Natural Environment and Water Resource
- Key Natural Heritage Features & Key Hydrologic Features

Rural Lands
- Rural Area

Prime Agricultural Areas
- Agricultural Area

Other Layers
- Hazard Land Area Overlay
- Cookstown Heritage Conservation District Boundary

Base Layers
- Municipal Boundary
- Secondary Plan Boundary
- Settlement Area
- Lots
- Streams
- Roads

DILLON CONSULTING

MAP DRAWING INFORMATION:
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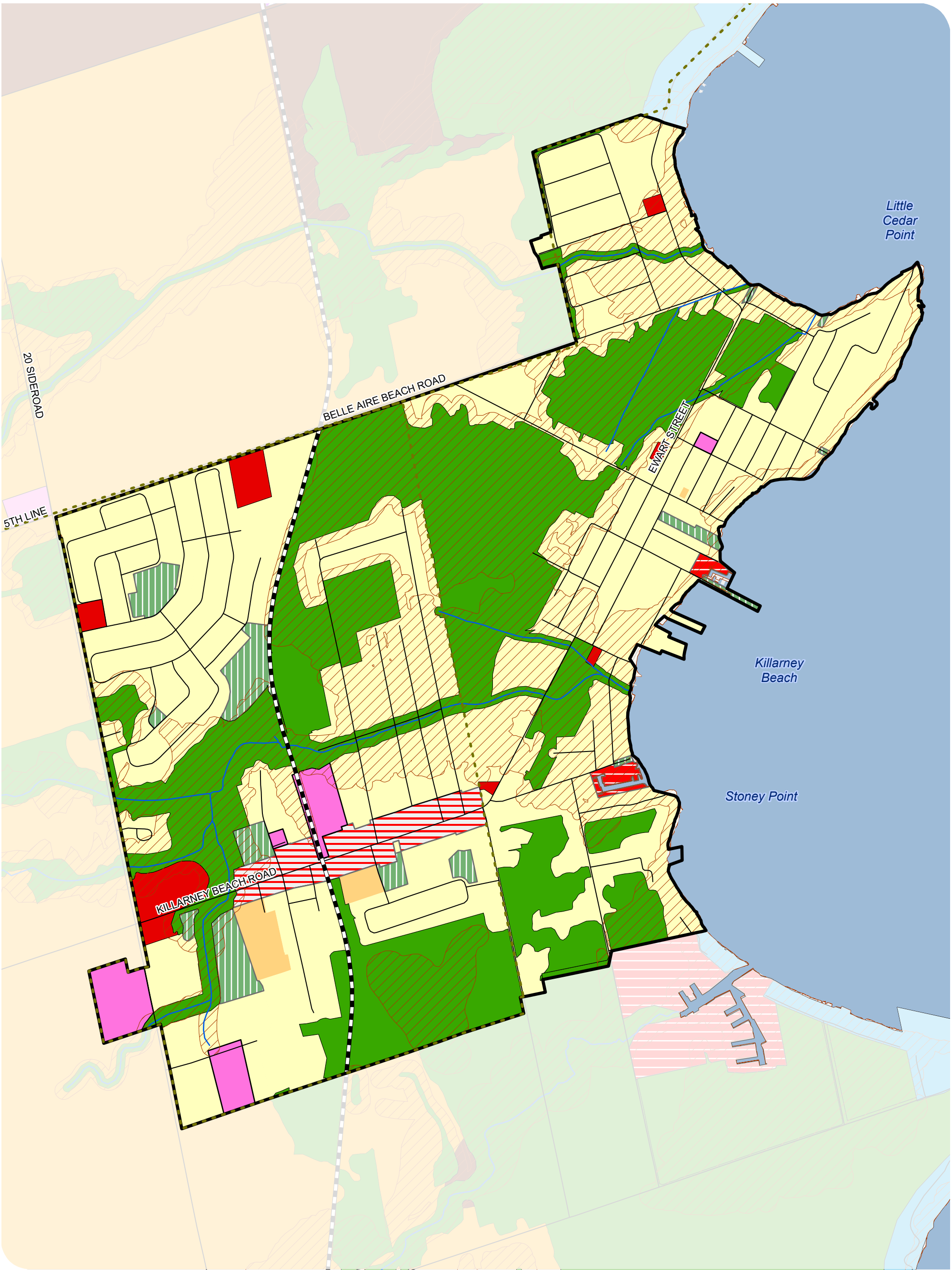

TOWN OF INNISFIL

Official Plan

Schedule A3c Land Use: Lefroy Belle-Ewart

Land Use Designation

Neighbourhoods
- Residential Low Density
- Residential Medium Density

Mixed-Use Areas
- Downtown Commercial Area
- Neighbourhood Commercial Area
- Shoreline Commercial Area

Parks and Open Spaces
- Parks and Open Space
- Community Space

Natural Environment and Water Resource
- Key Natural Heritage Features & Key Hydrologic Features

Shoreline Areas
- Shoreline Residential Area

Other Layers
- Hazard Land Area Overlay

Base Layers
- Settlement Boundary
- Secondary Plan Boundary
- Lake Bed
- Lots
- Streams
- Rail
- Roads

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

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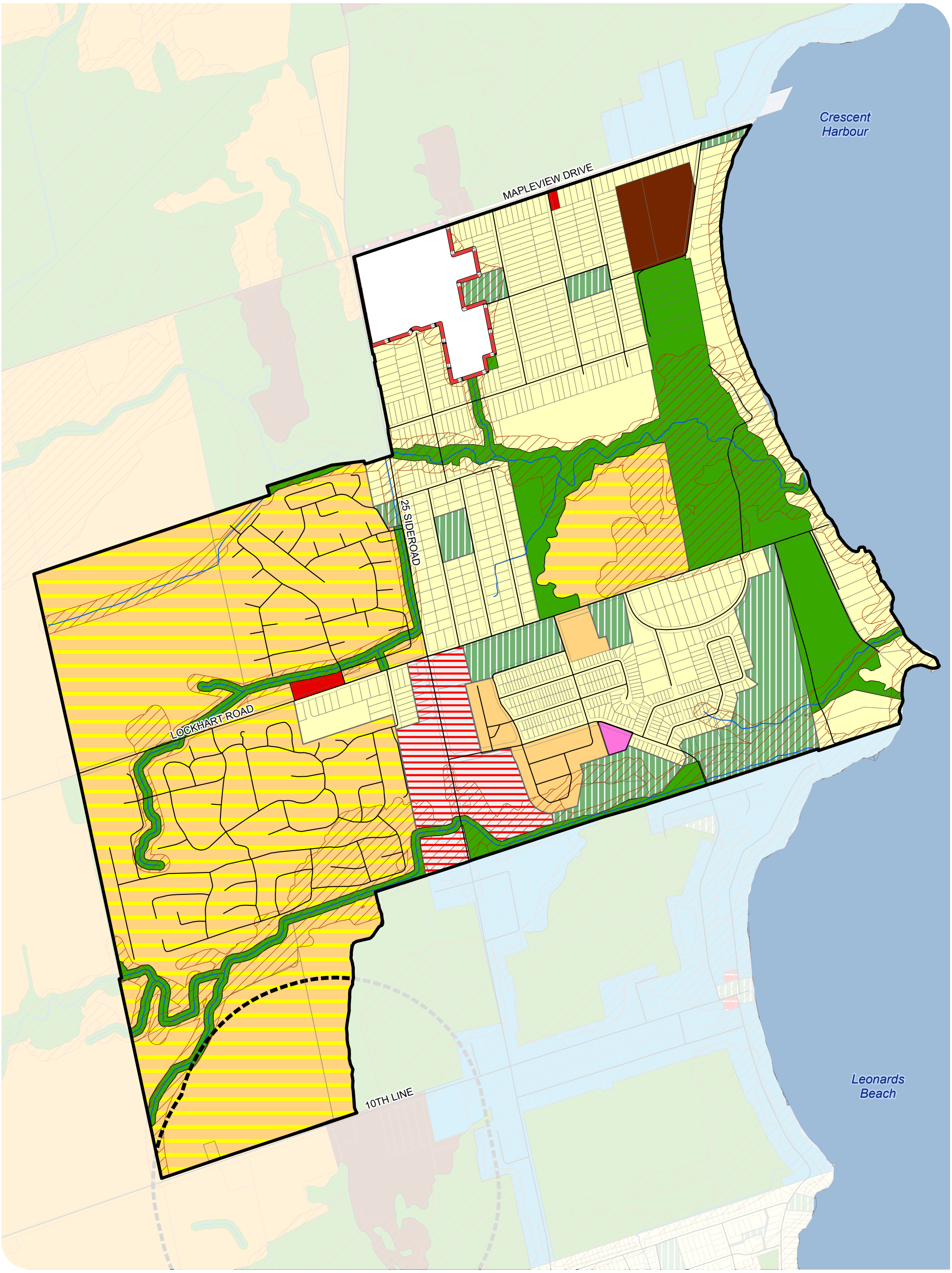

TOWN OF INNISFIL

Official Plan

Schedule A3d Land Use: Sandy Cove

Land Use Designations

Neighbourhoods
- Residential Low Density
- Residential Medium Density
- Retirement Residential Area
- Future Urban

Mixed-Use Areas
- Downtown Commercial Area
- Neighbourhood Commercial Area

Parks and Open Spaces
- Parks and Open Space
- Community Space

Natural Environment and Water Resource
- Key Natural Heritage Features & Key Hydrologic Features

Rural Lands
- Rural Area

Shoreline Areas
- Shoreline Residential Area

Other Layers
- Hazard Land Area Overlay

Base Layers
- Settlement Area
- Waste Disposal Assessment Area
- Lake Bed
- Lots
- Streams
- Roads

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:12,000

0 100 200 400 Meters

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

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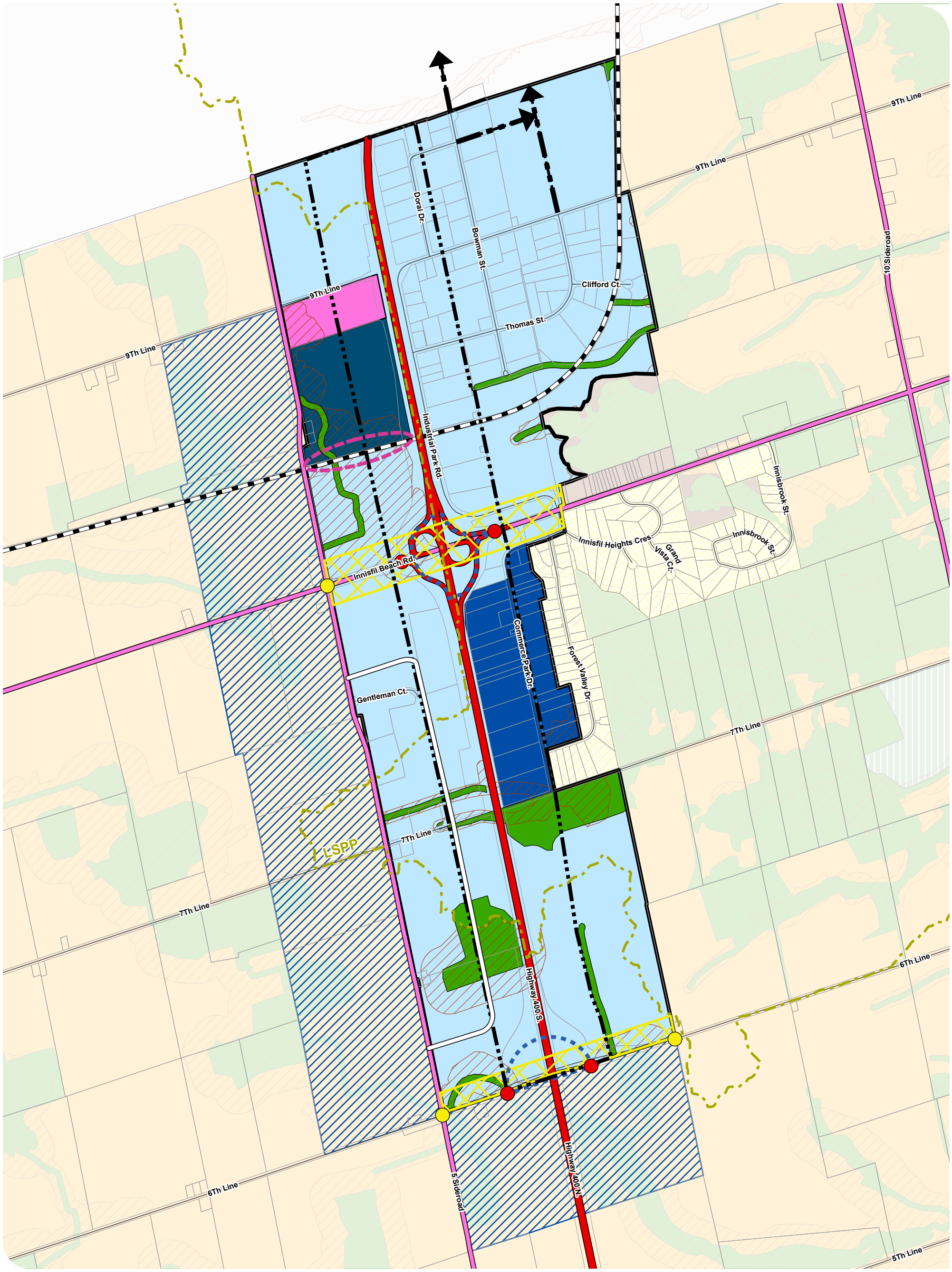


TOWN OF INNISFIL

Official Plan

Schedule A3e Land Use: Innisfil Heights

Land Use Designations

Mixed-Use Commercial
- Mixed Commercial and Employment Area
- Tourism and Commercial Area

Employment Areas
- Employment Area

Parks and Open Spaces
- Community Space

Natural Environment and Water Resource
- Key Natural Heritage Features & Key Hydrologic Features

Rural Lands
- Estate Residential Area

Other Layers
- Primary Visual Impact Area Overlay
- Future Innisfil Heights Settlement Area Expansion
- Innisfil Heights Gateway
- Enhanced Streetscape Area Overlay
- Lake Simcoe Protection Plan Boundary
- Hazard Land Area Overlay
- Primary Gateway
- Secondary Gateway

Base Layers
- Settlement Area
- Rail Corridor Protection Area
- Provincial Highway
- County of Simcoe Arterial Road (36 - 40 m)
- Local Road (min. 20 m)
- Proposed Local Road
- Rail
- Potential Future Road Connection
- Lots

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

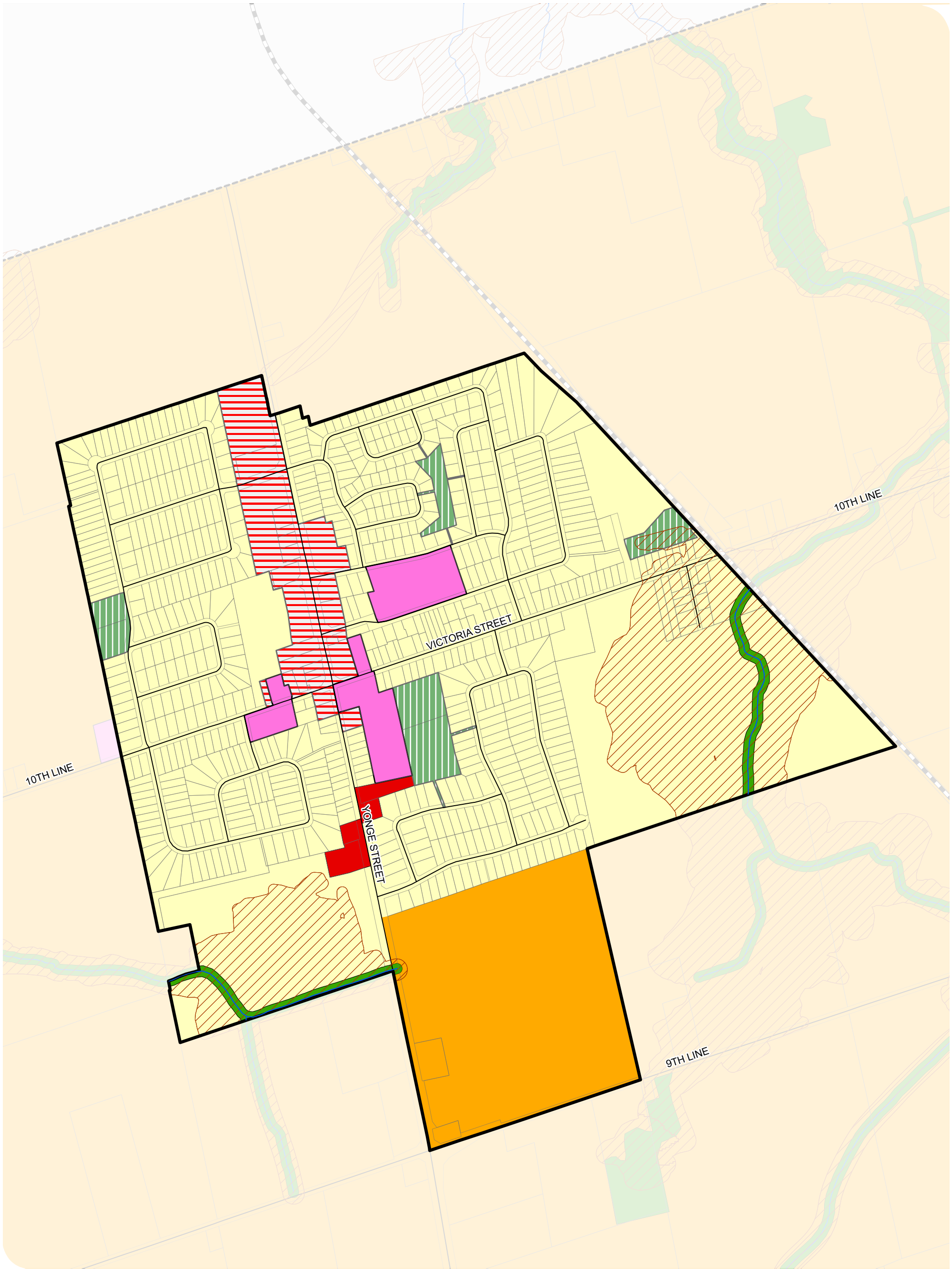
SCALE 1:18,000

0 150 300 600 Meters

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

FILE LOCATION: K:\2024\249315\Product\Client\Official_Plan_Updates_2026\OfficialPlanUpdates_2026\OfficialPlanUpdates_2026.aprx; LAYOUT: Schedule A3e



TOWN OF INNISFIL

Official Plan

Schedule A3f Land Use: Stroud

Land Use Designations

Neighbourhoods
- Residential Low Density

Mixed-Use Areas
- Downtown Commercial Area
- Neighbourhood Commercial Area

Parks and Open Spaces
- Parks and Open Space
- Community Space

Natural Environment and Water Resource
- Key Natural Heritage Features & Key Hydrologic Features

Prime Agricultural Areas
- Agricultural Area

Other Layers
- Hazard Land Area Overlay

Base Layers
- Settlement Area
- Municipal Boundary
- Lots
- Streams
- Rail
- Roads

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

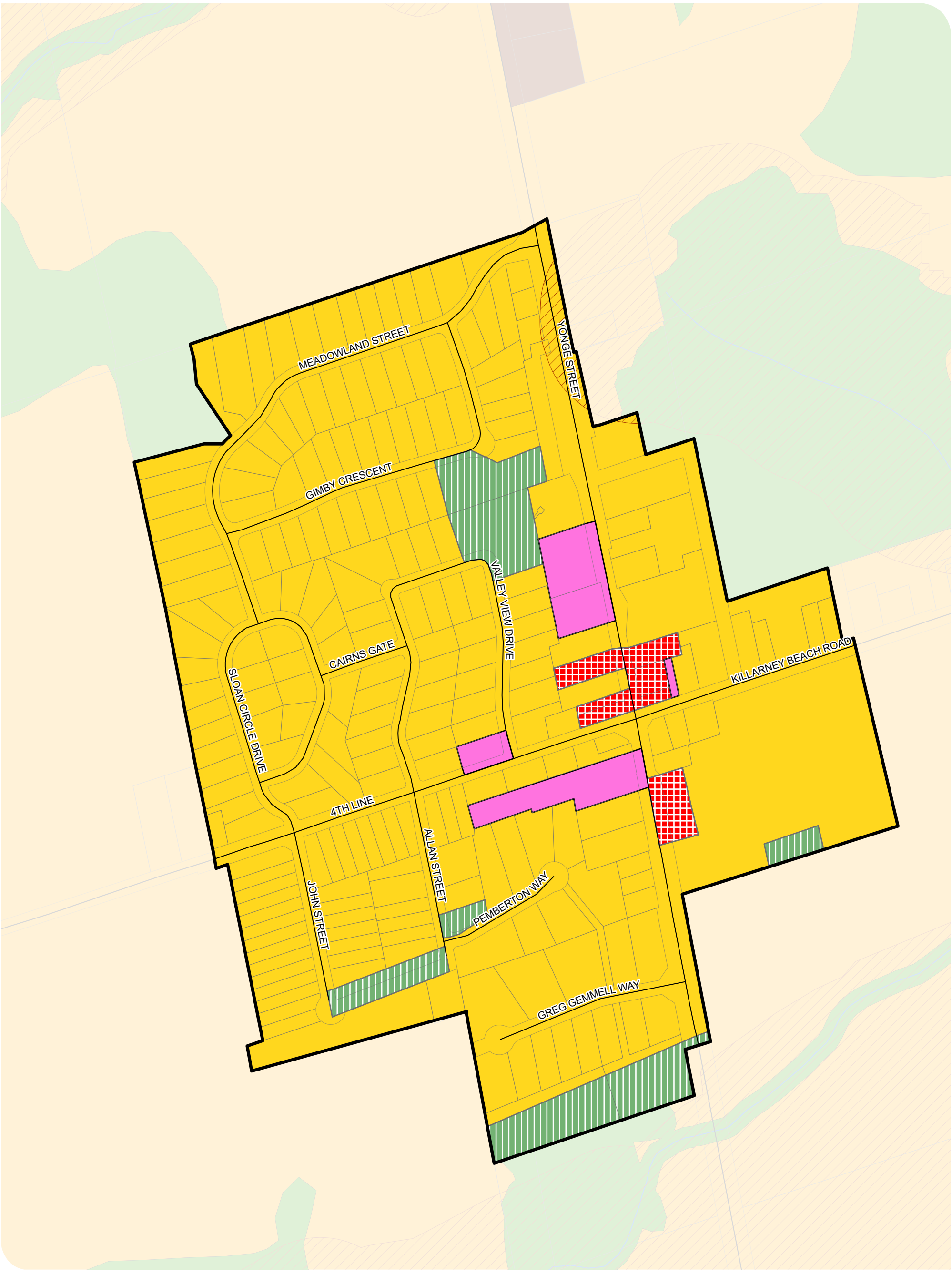
SCALE 1:10,000

N W E S

0 100 200 400 Meters

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

FILE LOCATION: K:\2024\249315\Product\Client\Official_Plan_Updates_2026\OfficialPlanUpdates_2026\OfficialPlanUpdates_2026.aprx; LAYOUT: Schedule A3f



TOWN OF INNISFIL

Official Plan

Schedule A3g Land Use: Churchill

Land Use Designations

Neighbourhoods

- Hamlet Residential

Mixed-Use Areas

- Hamlet Commercial Area

Parks and Open Spaces

- Parks and Open Space
- Community Space

Other Layers

- Hazard Land Area Overlay

Base Layers

- Setttlement Area
- Lots
- Streams
- Roads

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

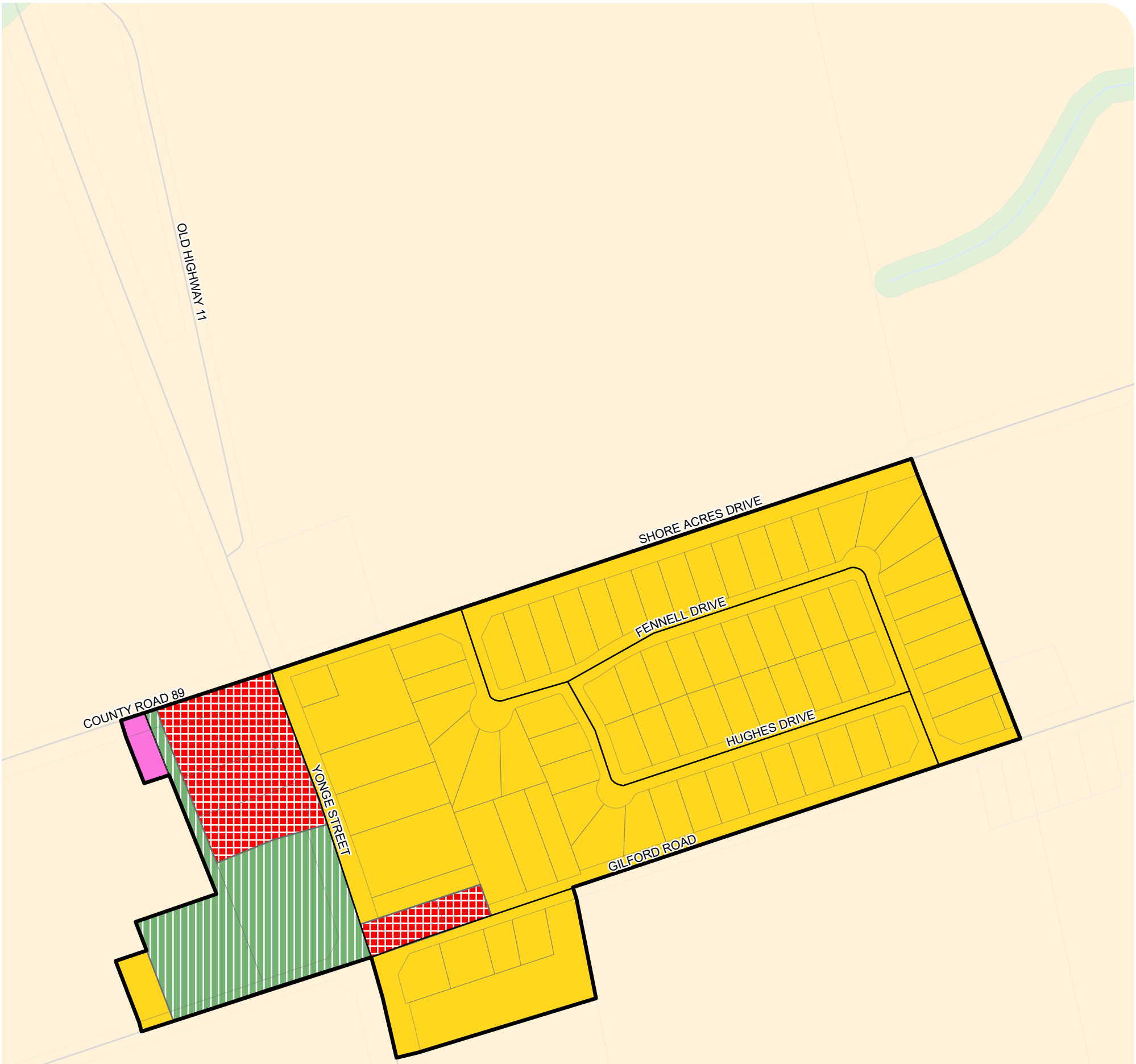
SCALE 1:5,000

0 30 60 120 Meters

N
W E
S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

FILE LOCATION: K:\2024\249315\Product\Client\Official_Plan_Updates_2026\OfficialPlanUpdates_2026\OfficialPlanUpdates_2026.aprx; LAYOUT: Schedule A3g



TOWN OF INNISFIL

Official Plan

Land Use Designations

Neighbourhoods

Hamlet Residential

Mixed-Use Areas

Hamlet Commercial Area

Parks and Open Spaces

Parks and Open Space

Community Space

Other Layers

Settlement Area

Lots

Streams

Roads

Schedule A3h Land Use: Fennell's Corner

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:4,000

0 25 50 100 Meters

N
W E
S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

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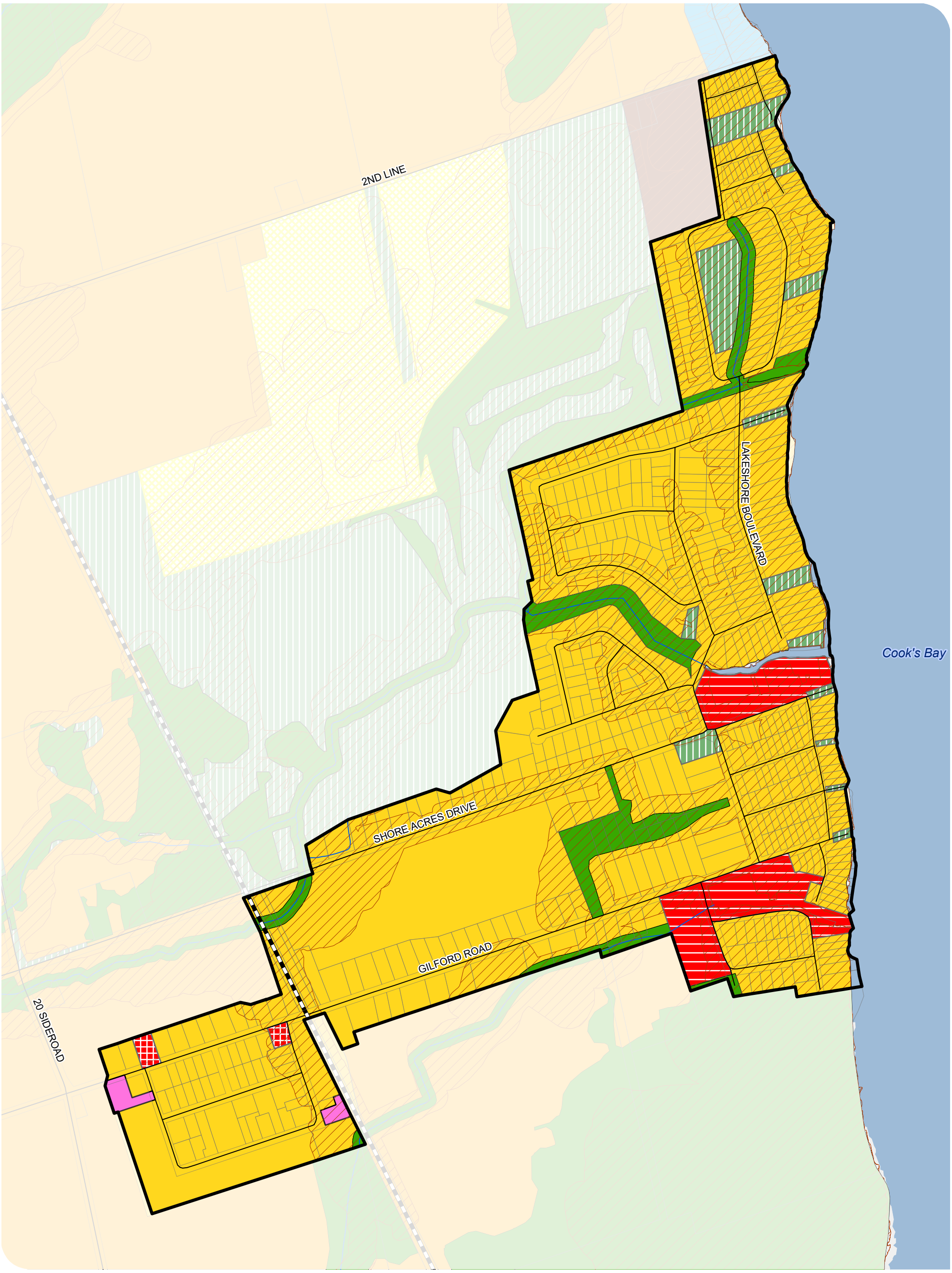

TOWN OF INNISFIL

Official Plan

Land Use Designations

Neighbourhoods

- Hamlet Residential

Mixed-Use Areas

- Shoreline Commercial Area
- Hamlet Commercial Area

Parks and Open Spaces

- Parks and Open Space
- Community Space

Natural Environment and Water Resource

- Key Natural Heritage Features & Key Hydrologic Features

Rural Lands

- Rural Area

Other Layers

- Hazard Land Area Overlay

Base Layers

- Settlement Area
- Lake Bed
- Lots
- Streams
- Rail
- Roads

Schedule A3i Land Use: Gilford

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:8,000

0 50 100 200 Meters

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

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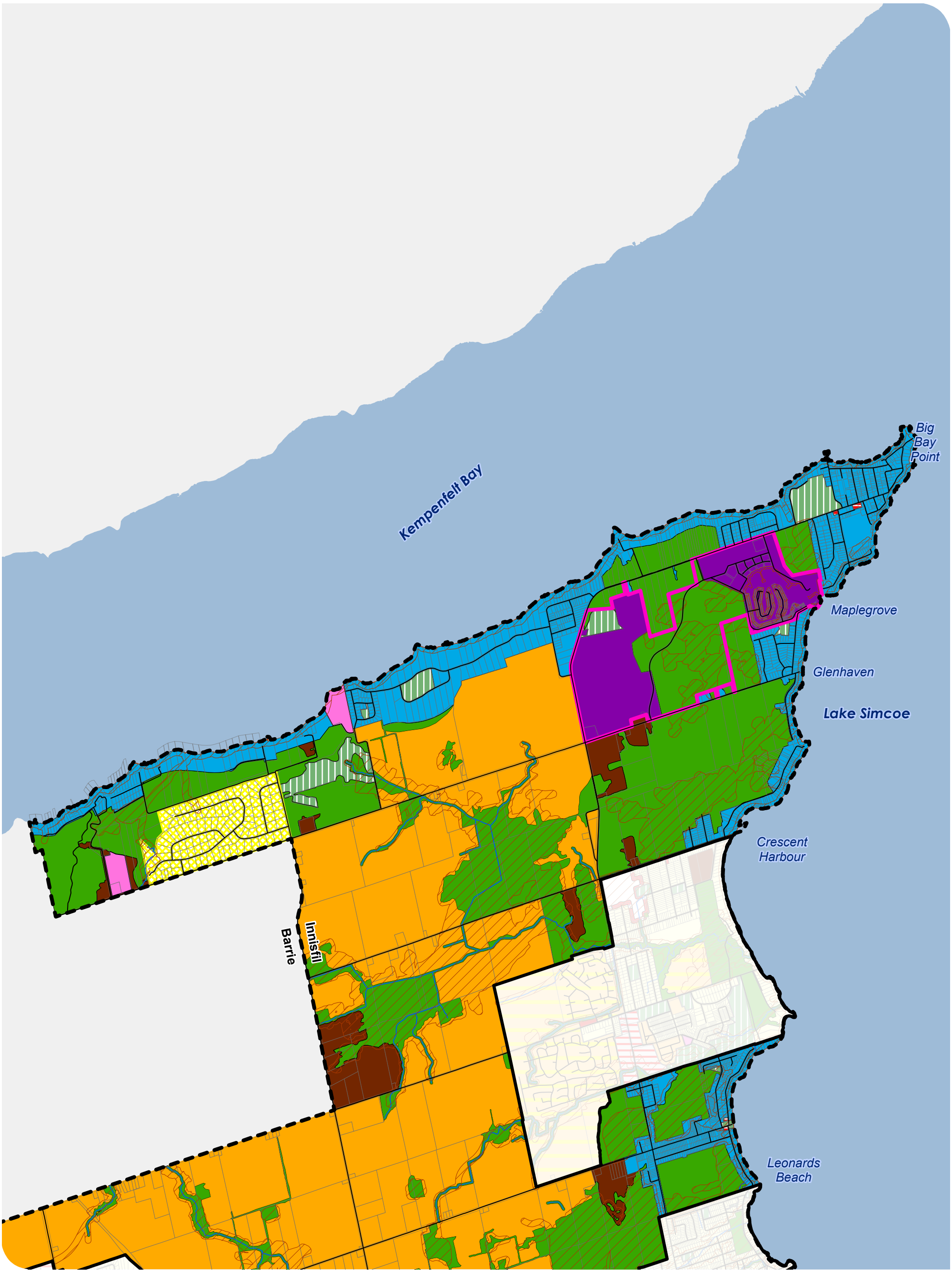

TOWN OF INNISFIL

Official Plan

Land Use Designations

Mixed-Use Areas
- Shoreline Commercial Area

Parks and Open Spaces
- Parks and Open Space
- Community Space

Natural Environment and Water Resource
- Key Natural Heritage Features & Key Hydrologic Features

Prime Agricultural Areas
- Agricultural Area

Shoreline Areas
- Shoreline Residential Area

Rural Lands
- Rural Area
- Estate Residential Area
- Resort Recreational

Other Layers
- Hazard Land Area Overlay
- Community Space
- Area Subject to Big Bay Point Resort Secondary Plan

Base Layers
- Settlement Area
- Municipal Boundary
- Lots
- Lake Bed
- Streams
- Roads

Schedule A3j Land Use: Kempenfelt Bay / Big Bay Point Shoreline

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:36,000

0 0.3 0.5 1 Kilometers

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

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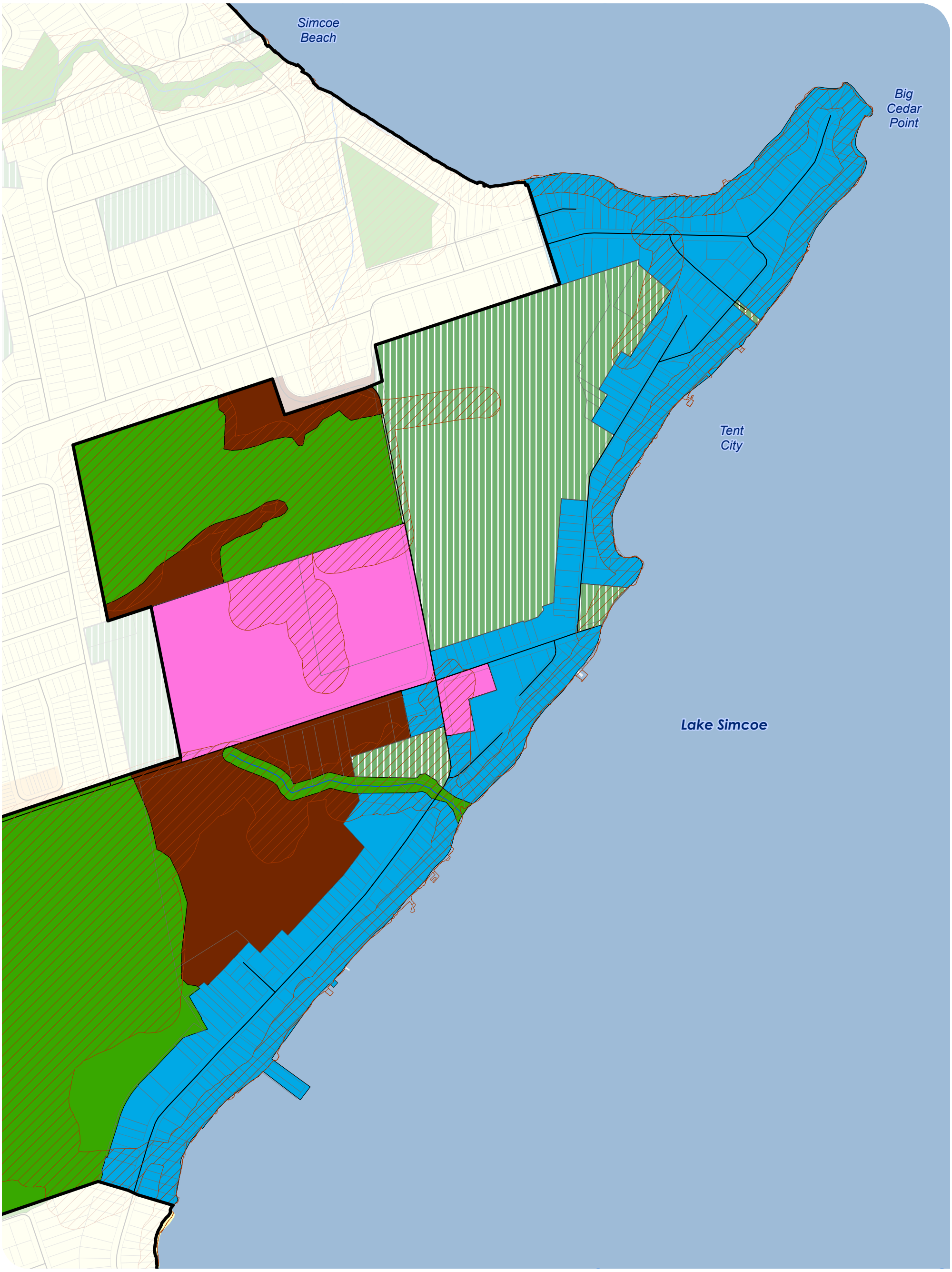


TOWN OF INNISFIL

Official Plan

Schedule A3k Land Use: Big Cedar Point Shoreline

Land Use Designations

Parks and Open Spaces
- Parks and Open Space
- Community Space

Natural Environment and Water Resource
- Key Natural Heritage Features & Key Hydrologic Features

Rural Lands
- Rural Area

Shoreline Areas
- Shoreline Residential Area

Other Layers
- Hazard Land Area Overlay

Base Layers
- Settlement Area
- Lake Bed
- Lots
- Streams
- Roads

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

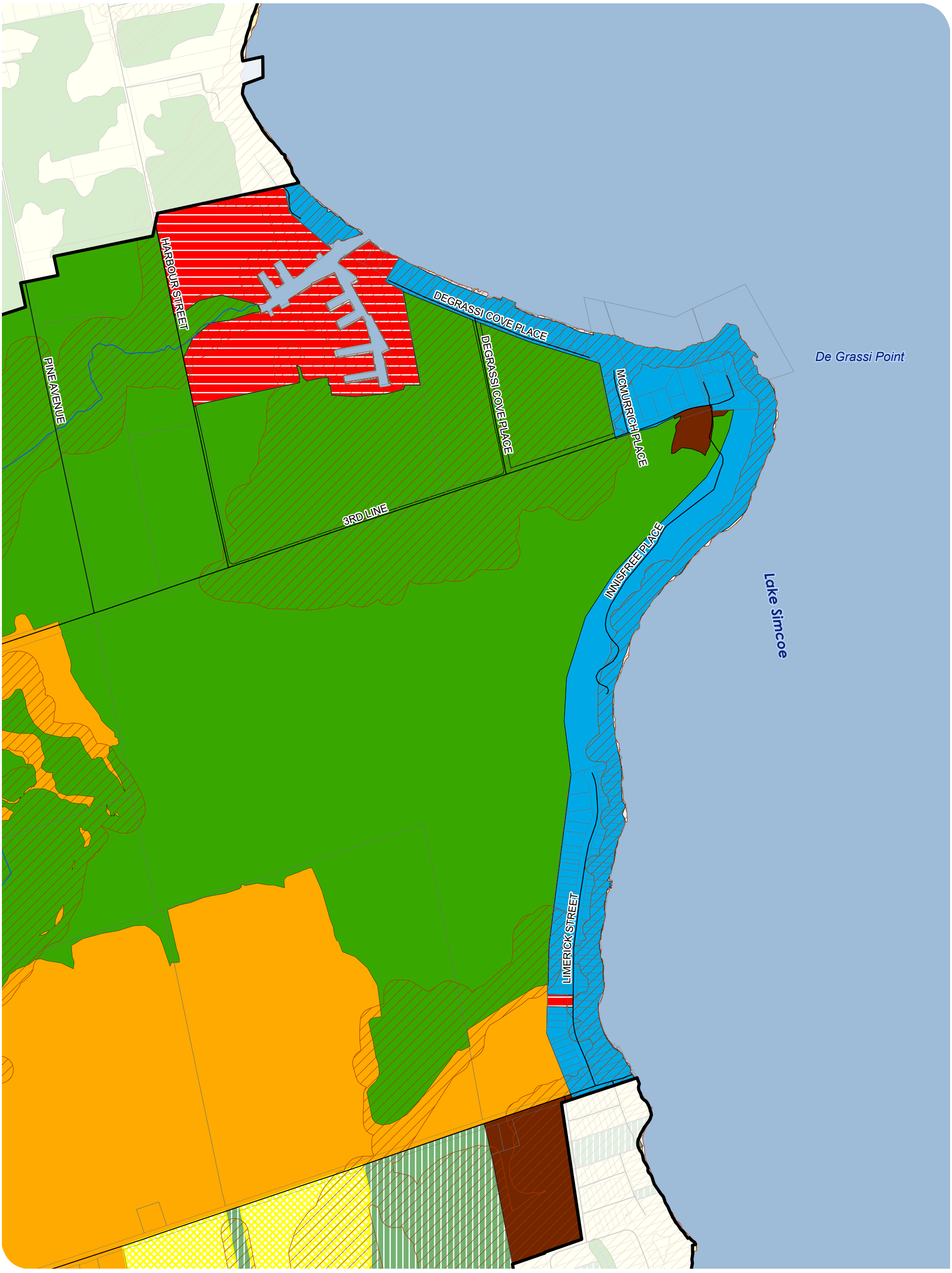
SCALE 1:7,000

0 50 100 200 Meters

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

FILE LOCATION: K:\2024\249315\Product\Client\Official_Plan_Updates_2026\OfficialPlanUpdates_2026\OfficialPlanUpdates_2026.aprx; LAYOUT: Schedule A3k



TOWN OF INNISFIL

Official Plan

Land Use Designations

Mixed-Use Areas
- Shoreline Commercial Area

Parks and Open Spaces
- Parks and Open Space

Natural Environment and Water Resource
- Key Natural Heritage Features & Key Hydrologic Features

Prime Agricultural Areas
- Agricultural Area

Rural Lands
- Rural Area
- Estate Residential Area

Shoreline Areas
- Shoreline Residential Area

Other Layers
- Hazard Land Area Overlay

Base Layers
- Settlement Area
- Lake Bed
- Lots
- Streams
- Roads

Schedule A3l Land Use: De Grassi Point Shoreline

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:8,000

0 50 100 200 Meters

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

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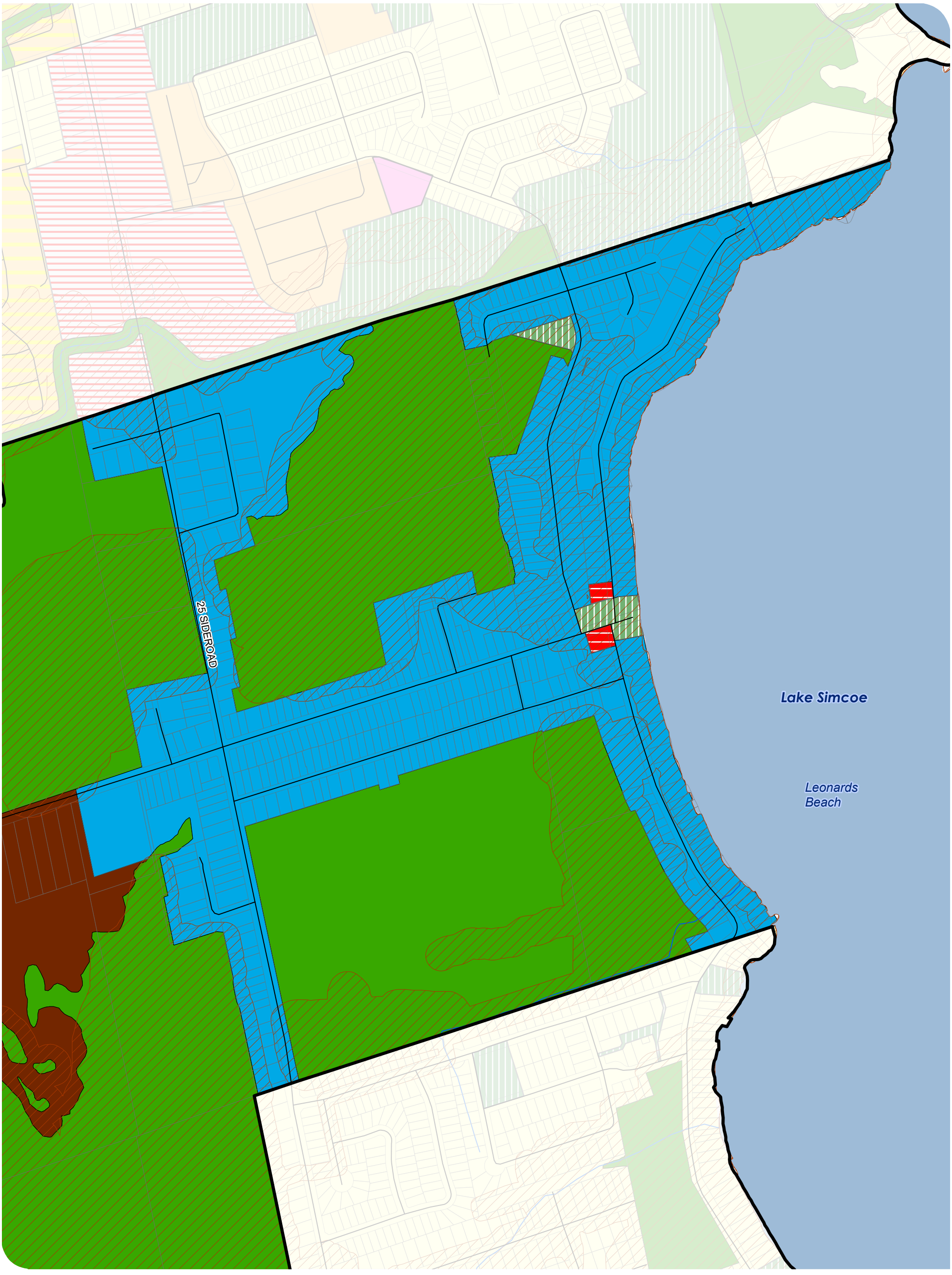

TOWN OF INNISFIL

Official Plan

Land Use Designations

Mixed-Use Areas
- Shoreline Commercial Area

Parks and Open Spaces
- Parks and Open Space

Natural Environment and Water Resource
- Key Natural Heritage Features & Key Hydrologic Features

Rural Lands
- Rural Area

Shoreline Areas
- Shoreline Residential Area

Other Layers
- Hazard Land Area Overlay

Base Layers
- Settlement Area
- Lake Bed
- Lots
- Streams
- Roads

Schedule A3m Land Use: Leonards Beach Shoreline

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:7,000

0 50 100 200 Meters

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

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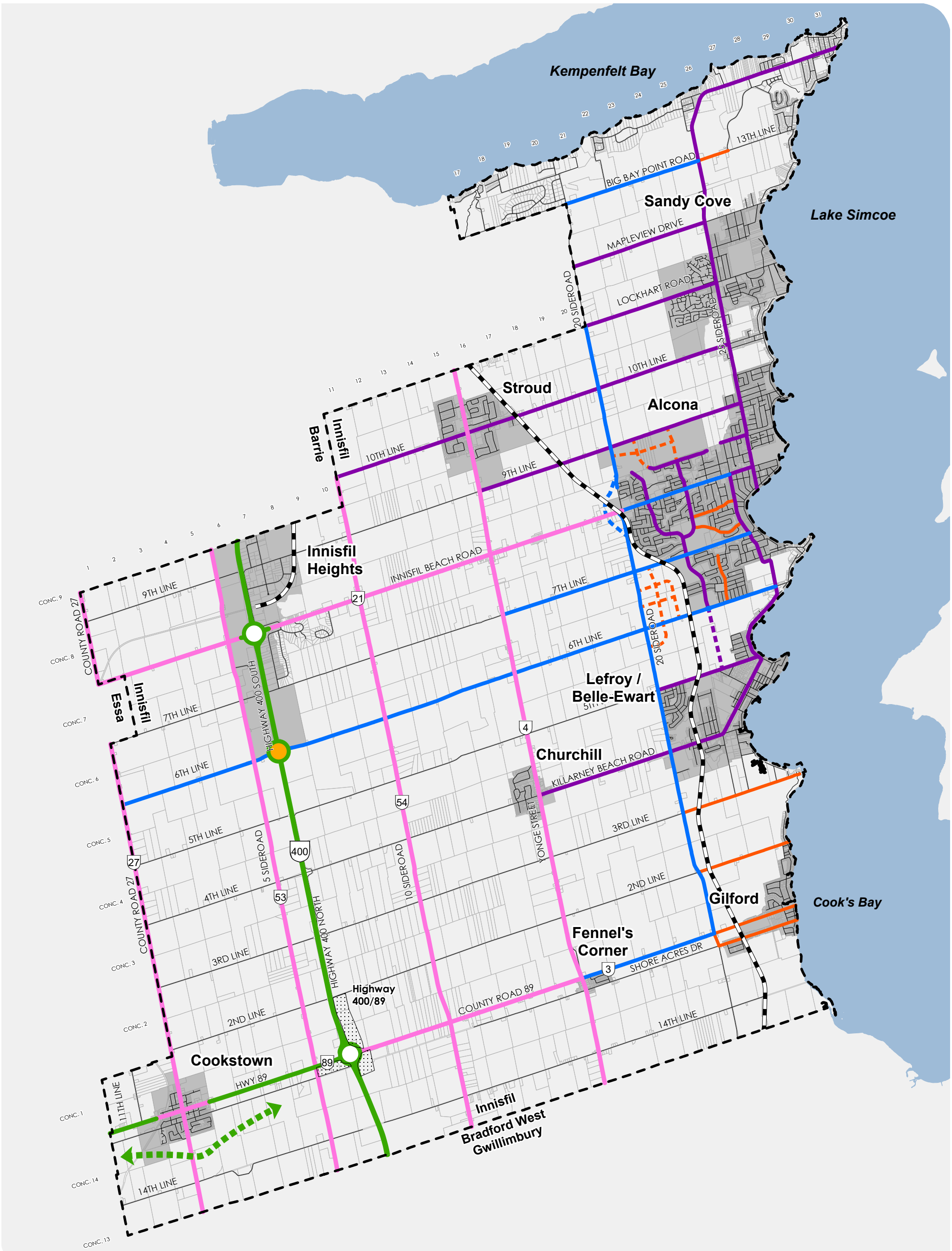

TOWN OF INNISFIL

Official Plan

Schedule B: Transportation

Transportation Network

- Existing Interchange
- Potential Future Interchange
- Provincial Highway
- Future Provincial Highway
- County Arterial (36 - 40 m)
- Town of Innisfil Arterial (30 m)
- Future Town of Innisfil Arterial (30 m)
- Major Collector (min. 26 m)
- Future Major Collector (min. 26 m)
- Minor Collector (min. 23 m)
- Future Minor Collector (min. 23 m)
- Local Road (min. 20 m)

Base Layers

- Municipal Boundary
- Settlement Area
- Highway 400/89 Strategic Employment Area
- Lake Bed
- Lots
- Rail

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:80,000

0 0.5 1 2 Kilometers

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

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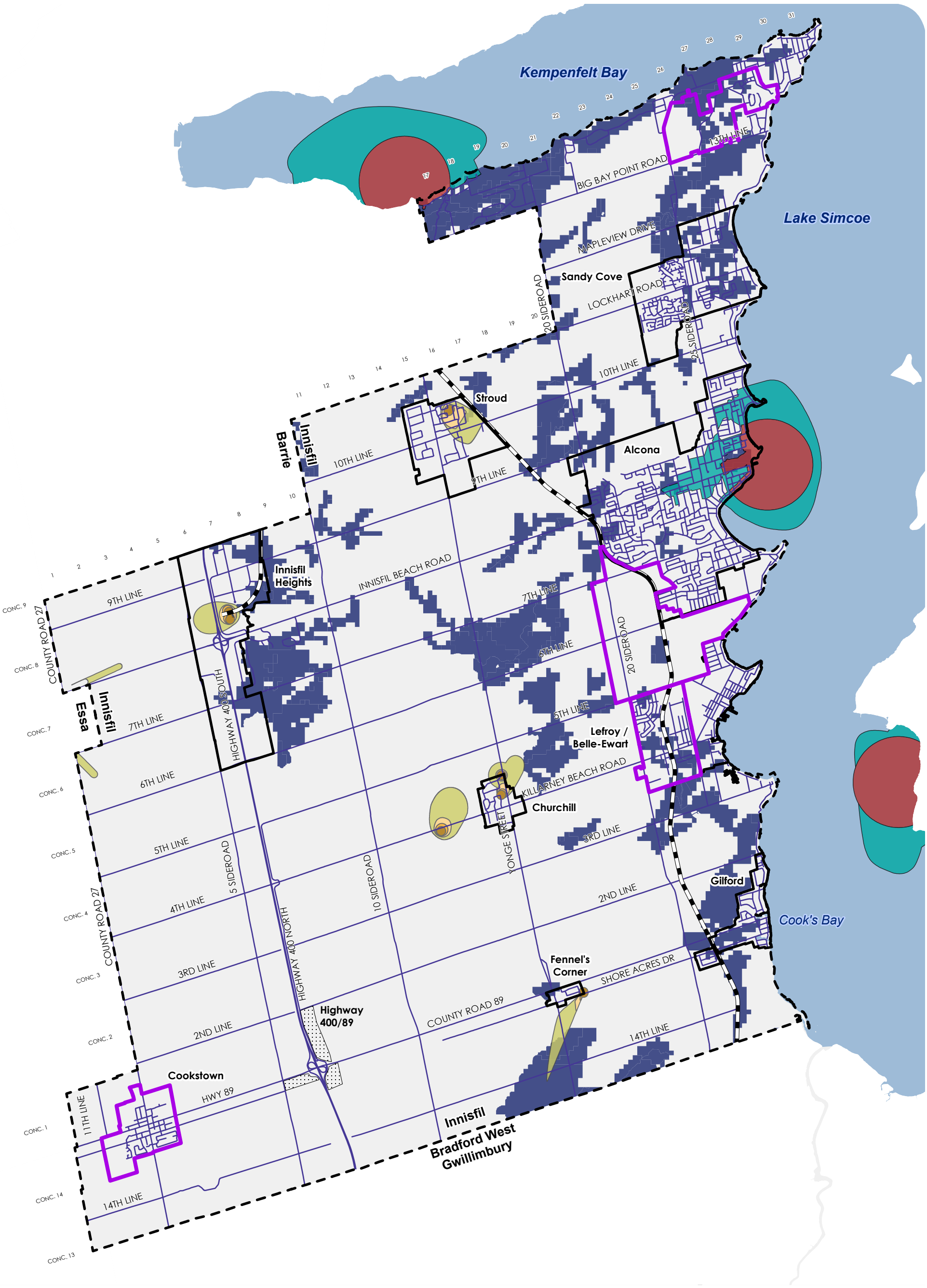

TOWN OF INNISFIL

Official Plan

Schedule C: Water Resources

Intake Protection Zones 1 & 2
- IPZ Type 1
- IPZ Type 2

Wellhead Protection Areas
- WHPA-A: 100m Radius
- WHPA-B: 2-year Time-of-Travel
- WHPA-C: 5-year Time-of-Travel
- WHPA-D: 25-year Time-of-Travel

- Significant Groundwater Recharge Area

Base Layers
- Municipal Boundary
- Settlement Area
- Secondary Plan Boundary
- Highway 400/89 Strategic Employment Area
- Lake Bed
- Rail
- Roads

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:80,000

0 0.5 1 2 Kilometers

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

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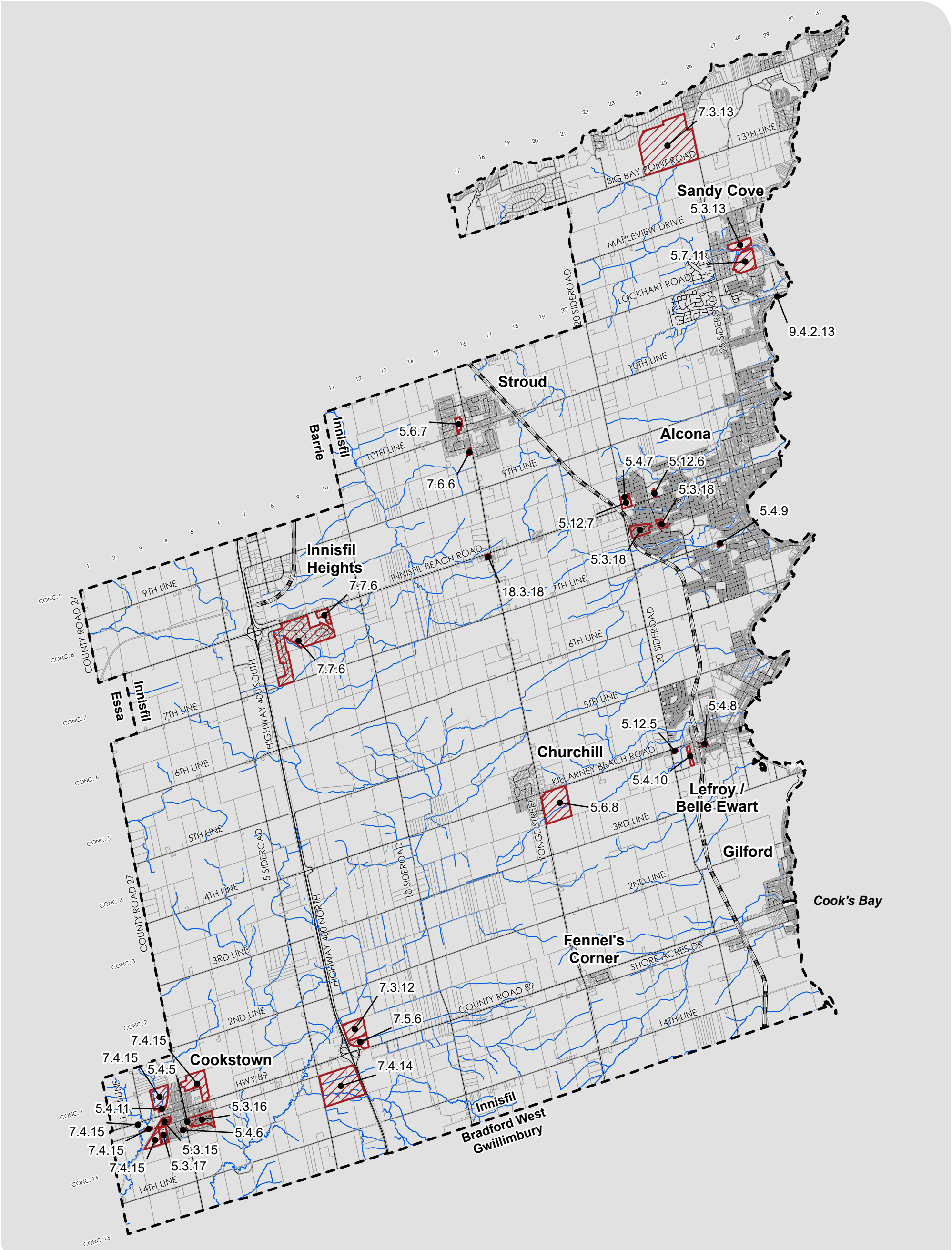

TOWN OF INNISFIL

Official Plan

Site Specific Policy

Municipal Boundary

Lots

Rail

Streams

Roads

Schedule D: Site Specific Policies

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:80,000

0 0.5 1 2 Kilometers

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

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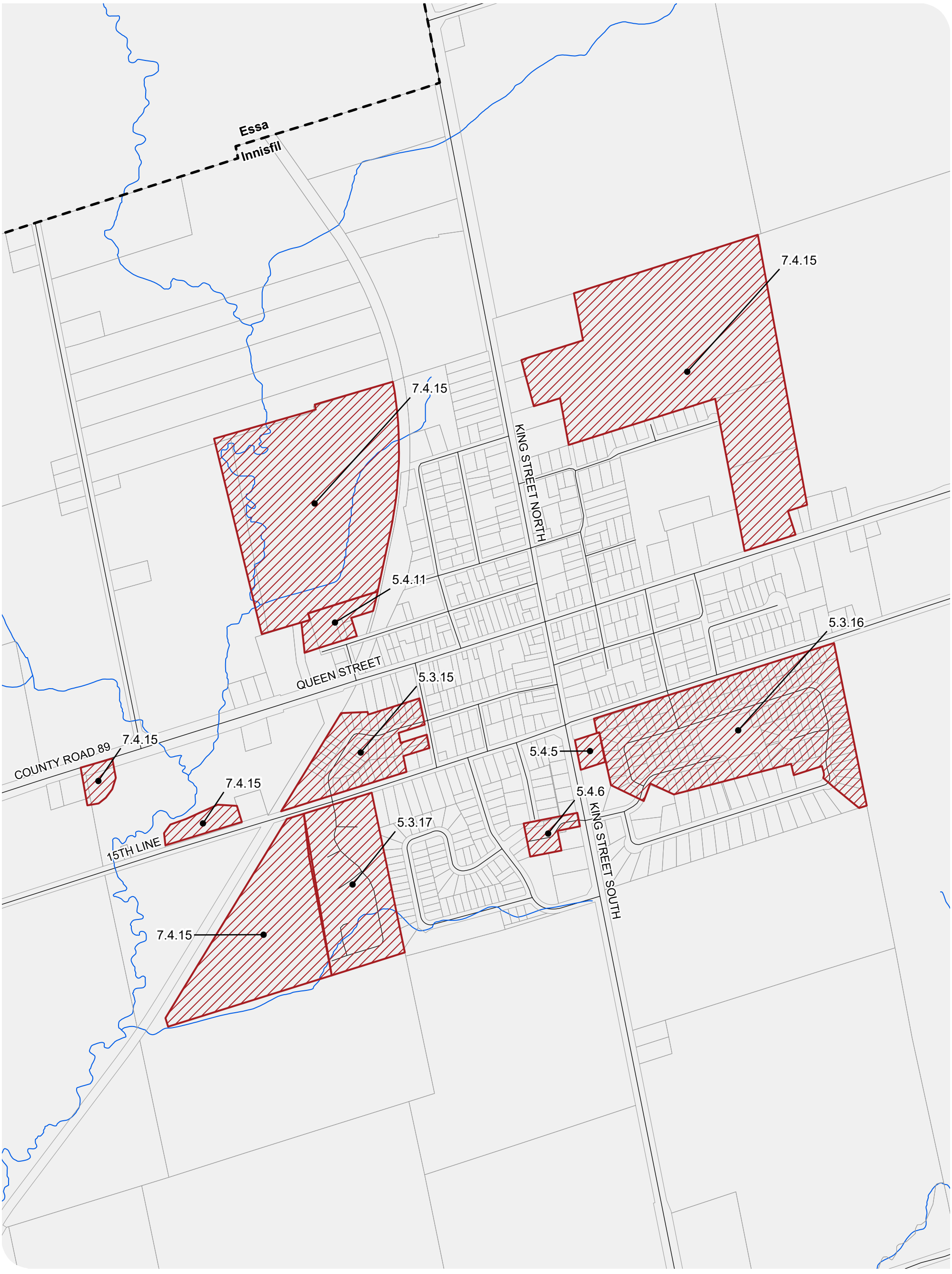


TOWN OF INNISFIL

Official Plan

Site Specific Policy

Municipal Boundary

Lots

Streams

Roads

Schedule D1: Site Specific Policies - Cookstown

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

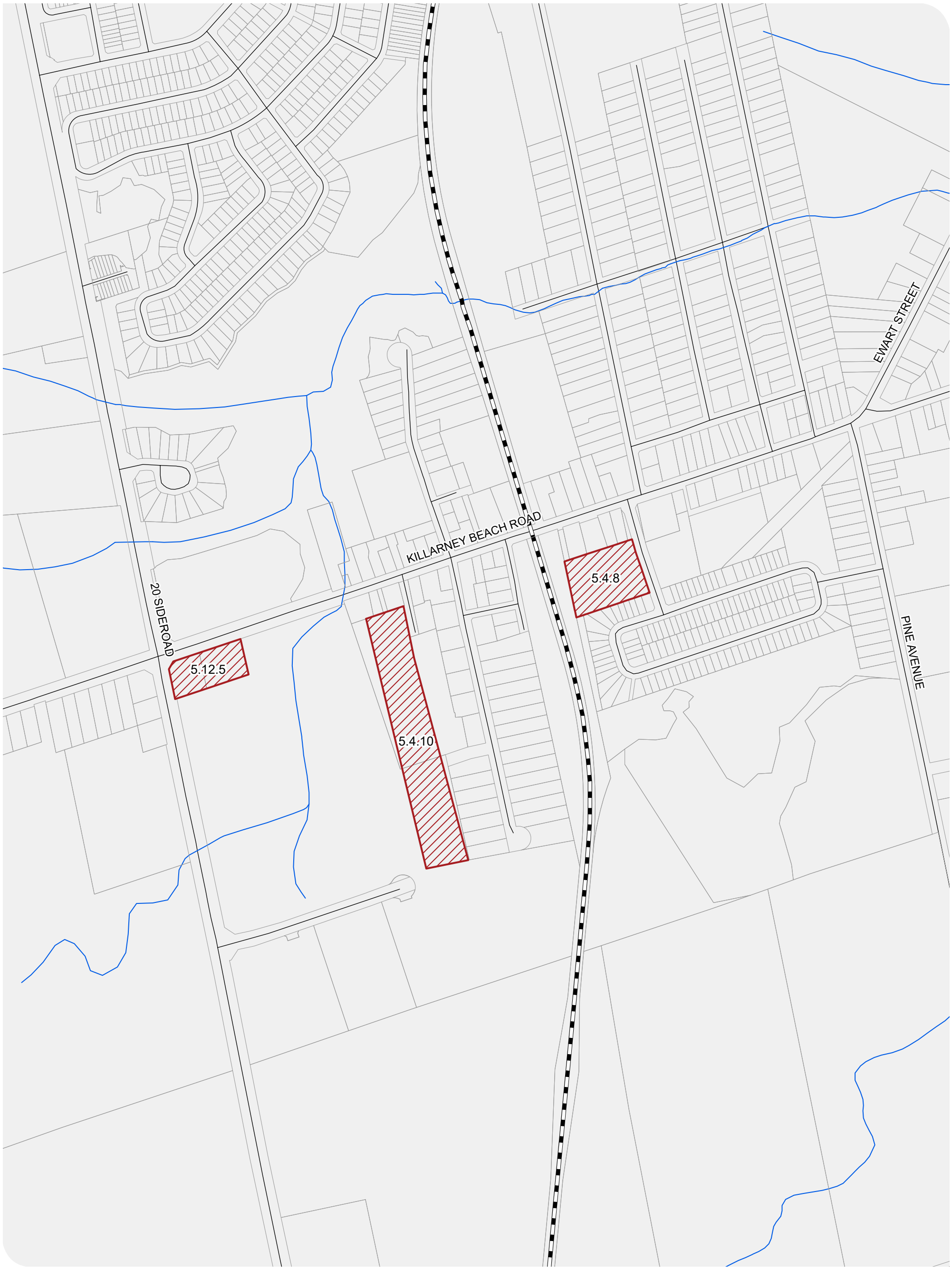
SCALE 1:8,000

0 50 100 200 Meters

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

FILE LOCATION: K:\2024\249315\Product\Client\Official_Plan_Updates_2026\OfficialPlanUpdates_2026\OfficialPlanUpdates_2026.aprx; LAYOUT: Schedule D1



TOWN OF INNISFIL

Official Plan

Site Specific Policy

Lots

Rail

Streams

Roads

Schedule D2: Site Specific Policies - Lefroy Belle-Ewart

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:6,000

0 50 100 200 Meters

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

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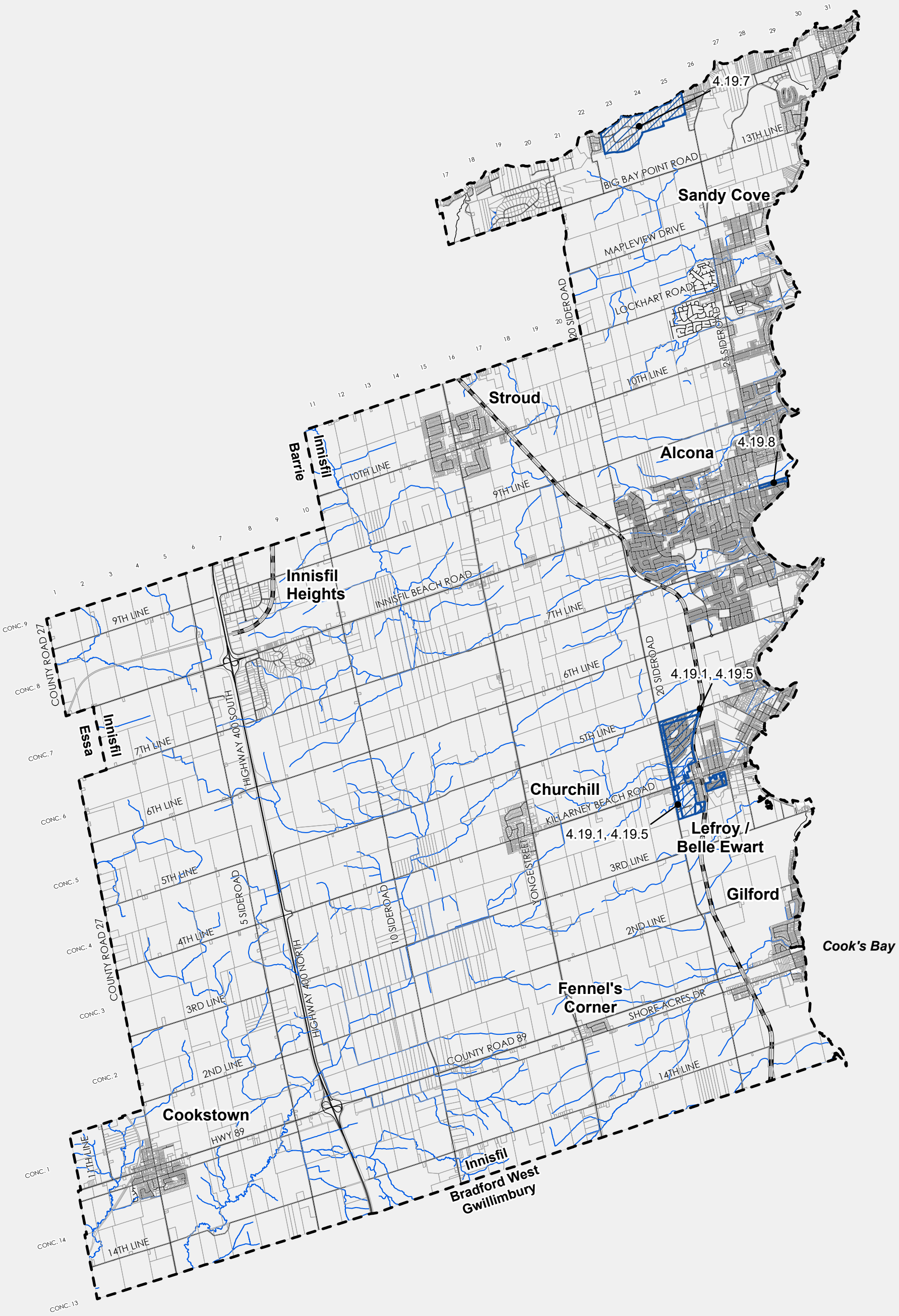


TOWN OF INNISFIL

Official Plan

Schedule E: Area Specific Policies

- Area Specific Policy
- Innisfil Municipal Boundary
- Lots
- Rail
- Streams
- Roads

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

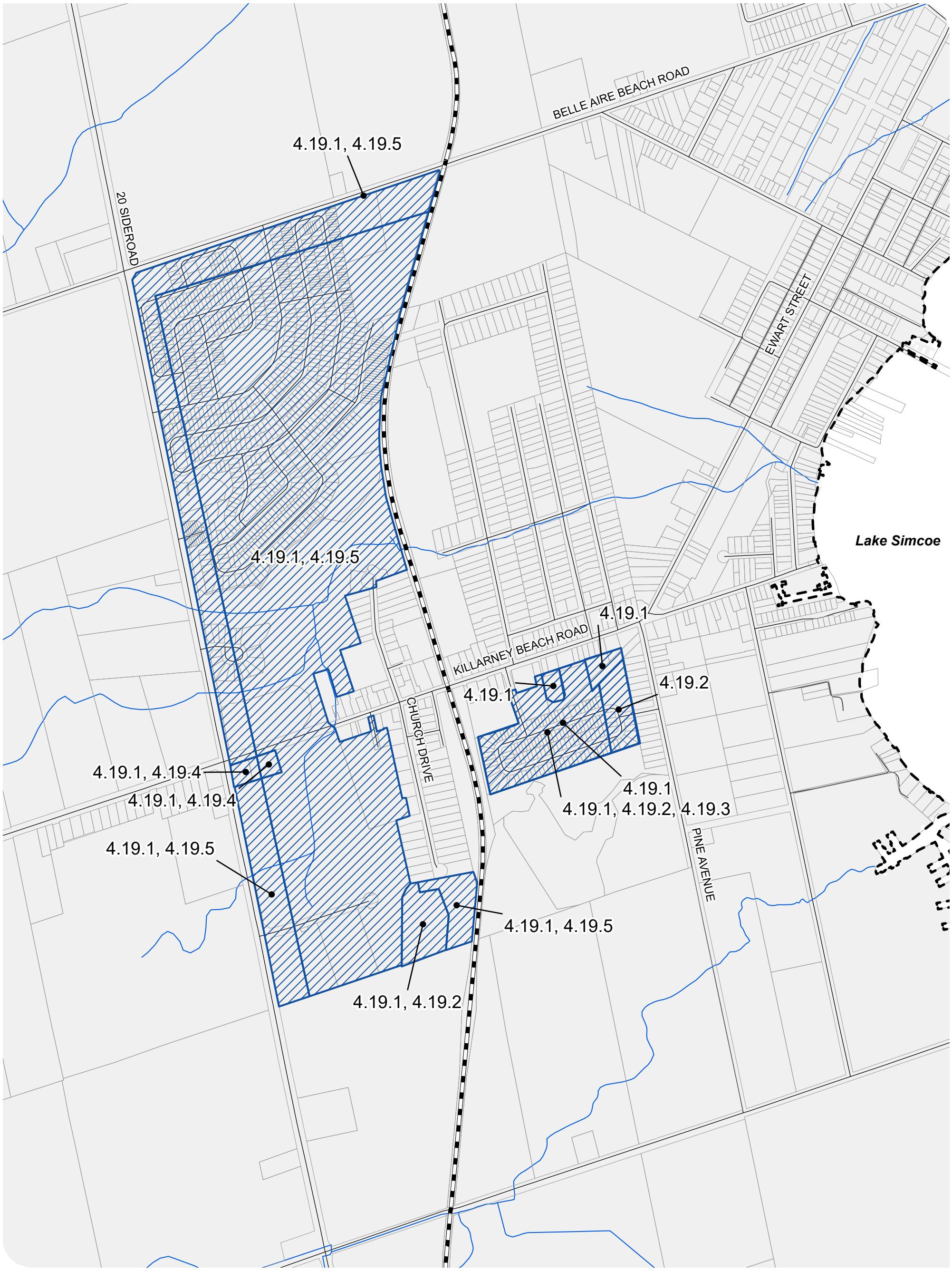
SCALE 1:80,000

0 0.5 1 2 Kilometers

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

FILE LOCATION: K:\2024\249315\Product\Client\Official_Plan_Updates_2026\OfficialPlanUpdates_2026\OfficialPlanUpdates_2026.aprx; LAYOUT: Schedule E



TOWN OF INNISFIL

Official Plan

- Area Specific Policy
- Innisfil Municipal Boundary
- Lots
- Rail
- Streams
- Roads

Schedule E1: Area Specific Policies - Lefroy - Belle Ewart

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

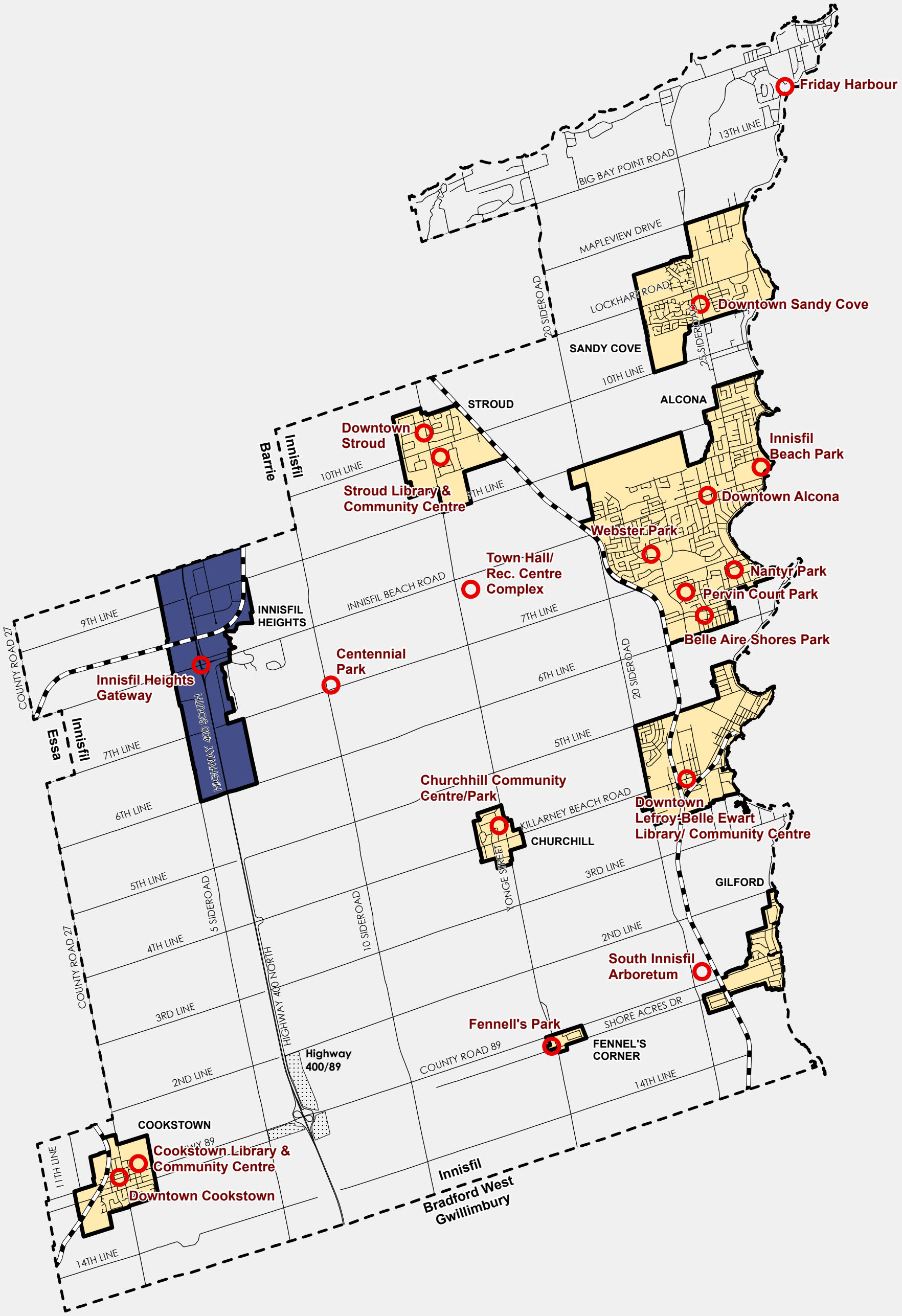
SCALE 1:10,000

0 0.05 0.1 0.2 Kilometers

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

FILE LOCATION: K:\2024\249315\Product\Client\Official_Plan_Updates_2026\OfficialPlanUpdates_2026\OfficialPlanUpdates_2026.aprx; LAYOUT: Schedule E1



TOWN OF INNISFIL

Official Plan

Appendix 1a: Key Place Making Destinations

- Key Place Making Destinations
- Settlement Area
- Innisfil Heights Employment Area
- Highway 400/89 Strategic Employment Area

Base Layers

- Municipal Boundary
- Rail
- Roads

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:80,000

0 0.5 1 2 Kilometers

N W E S

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

FILE LOCATION: K:\2024\249315\Product\Client\Official_Plan_Updates_2026\OfficialPlanUpdates_2026\OfficialPlanUpdates_2026.aprx; LAYOUT: Appendix 1a

Appendix 1b: Key Place Making Destinations - Concept Plans

INNISFIL BEACH ROAD

Innisfil Beach Road has the potential to become a strong, vibrant and unified main street in Alcona. We have focused on the stretch of the road that extends from Jans Boulevard, adjacent to the Sobey's Supermarket, to Innisfil Beach Park as this has the most potential to become a cohesive main street environment. The Town's significant investment in new pedestrian and bike-friendly treatment is helping to transform the road into an attractive commercial boulevard that will become the heart of Innisfil. New sidewalks, street trees, lighting and bike lanes are a part of that streetscape improvement, and could be extended further, possibly to the Town Hall and Recreation Centre, but the commercial core should remain compact and walkable. Additional street amenities such as well-designed wayfinding signage, attractive planting, bike racks and benches located where they will be most useful will contribute to the success of the street.

Streetscape alone, however, does not make a street vibrant and walkable. A lot depends on the architecture of the buildings that front it and the uses--retail, restaurants and public gathering places--along it. Complying with the Urban Design Guidelines developed for Innisfil Beach Road which includes provisions to create a more coherent street frontage, with buildings fronting the sidewalks, no or minimal setbacks, parking to the rear, and more active and transparent ground floors and storefronts will make the street feel more physically connected and visually coherent, as well as safer and more interesting to walk.

Encouraging people to leave their cars behind will also depend on having inviting destinations to walk to. With the right mix of commercial and civic uses, active parks and plazas, and opportunities for community gatherings, Innisfil residents will have more reasons to walk.

PLACE RECOMMENDATIONS

1. Create a town square to serve as a gateway to the commercial core of Alcona that could include a coffeehouse, outdoor seating options and a play area visible from the street. Introducing visible activity at the entrance to the commercial district will encourage people to park their cars and explore.

2. The parking lot at the Crossroads Plaza is currently underutilized and has the potential to become redeveloped as a semi-enclosed public space with benches and a fountain. Parking can be relocated to the rear allowing for more visible activity on the street.

3. Create a bike/pedestrian loop via roads and trails connecting Alcona to other destinations in Innisfil.

4. Strengthen and intensify the corridor by encouraging mixed-use buildings with retail on the ground floor and residential above, fronting the sidewalks. Limit building heights, and consider the architectural treatment of the buildings and storefronts with the goal of enlivening the street and creating an attractive retail environment.

5. Program the spaces in front of and behind the library to include outdoor activities such as concerts and performances, outdoor reading rooms, art displays, movies, children's play and small maker fairs or markets.

6. Create a teen hangout space with a plaza where the Idea Lab is currently located, providing indoor uses such as a pool hall and coffee bar with unique seating, and outdoor activities that could occur in the area currently occupied by the parking lot such as games, outdoor study areas, an outdoor skate park, and a lounge area.

INNISFIL BEACH ROAD

BLIND
ROASTED
COFFEE

VILLAGE
VILLAGE
SALE
60% off
VILLAGE

TEMPLE BAR

BRIARPATCH

REAL ESTATE
Marriner's
Restaura
VILLAGE SHOP

INNISFIL BEACH PARK

Innisfil Beach Park is home to ball fields, a playground, a public boat launch and beaches. First and foremost, the park should serve the Alcona community and encourage community programming and gathering. The park should be more than a green space viewed only in passing or used only during an event. It should be one of the most visible gathering spaces in Innisfil, inviting residents and visitors to stop everyday to explore its trails and gardens, restaurants and shops, or to relax and socialize at the water's edge. Providing more food options, such as an attractive waterfront restaurant with outdoor dining, and commercial activities, such as a beach shop, boat and bike rentals, or water trampolines, will create a more dynamic and fun environment, while also reaping revenue to support the park. Daily programming should encourage residents of all ages and abilities to play, eat, swim, boat, fish, garden, walk, cross country ski or just relax on the green, while special events like festivals, outdoor movies, concerts and team sports will create more opportunities for the entire community to gather.

PLACE RECOMMENDATIONS

1. A community garden and outdoor oven to be used by the community for communal dinners, gardening events, plant sales and children's classes.
2. Beer garden and picnic area
3. An environmental education and welcome centre that functions all year to showcase the ecological assets of the park area and connects to the nature trail along the creek.
4. Waterfront restaurants with outdoor dining
5. A quiet area to sit and relax on hammocks and lounge chairs
6. Opportunities for water activities such as such as canoeing, kayaking, water trampolines and boat rentals, supported by cafes, food kiosks and a beach shop.
7. Provide a complete walking loop around the park that can also be used for cross country skiing in the winter.
8. Transform one of the existing structures into an information and snack kiosk that opens into the park with outdoor seating options near by and located in close proximity to the playground.

INNISFIL BEACH PARK

RECREATIONAL CENTRE AND TOWN HALL

Already a major indoor community space where health and wellness facilities draw diverse groups of people together, the Recreational Centre could eventually become the anchor for a Civic Centre for all of Innisfil, featuring cultural, governmental and educational institutions clustered around a new civic square. Here, people could come to gather, learn, shop at the farmers market, dine, play, exercise, attend concerts and art exhibits, and exchange ideas. Future development should be pulled all the way out to Innisfil Beach Road and parking should be in the rear or in smaller, discreetly located lots.

Sidewalk and bike lane connections to Alcona and Innisfil Heights would increase accessibility for all.

PLACE RECOMMENDATIONS - SHORT TERM

1. A pocket park with a focal point such as a fountain surrounded by benches and an information kiosk will create a gathering spot adjacent to the Town Hall. Parking should be buffered and moved behind the buildings.

2. Building on the current uses of the Recreational Centre, the farmers market could also be a place for entertainment and food trucks, attracting a larger audience and creating opportunities for entrepreneurship. Outdoor movies, concerts, fitness and classes could be scheduled too.

3. An outdoor café or coffeehouse with seating options and a stage will give families another reason to gather

RECREATIONAL COMPLEX AND TOWN HALL

PLACE RECOMMENDATIONS - LONG TERM

1. A Town Square that is very visible and accessible from Innisfil Beach Road could serve as a community hub in Innisfil inviting visitors to stop and socialize, dine outdoors, play and enjoy and participate in numerous activities and programs. The Square would be a central gathering space that has a variety of smaller "places" within it to appeal to various people. These can include outdoor cafés, fountains, sculpture,reading rooms, games areas or a bandshell for performances. It should feature amenities that make it comfortable for people to uses over the course of the year and be flexible in design to accomodate changing uses and low cost experiments.

2. Civic, cultural, hotel and some commercial uses could be mixed with residential, and support community needs in a village-like setting.

3. A grid of small-scale streets could break down the super blocks and large parking lots, and create better pedestrian and vehicular connectivity.

RECREATIONAL COMPLEX AND TOWN HALL

INNISFIL HEIGHTS

Innisfil Heights is the gateway to Innisfil from Route 400, but its hodge podge of uses and services is confusing and lacks a welcoming environment. This highway exit at Innisfil Beach Road now serves motorists as a highway-oriented service centre (gas and Tim Horton's), it offers some visitor attractions (400 Flea and Georgian Downs) and it is zoned to be an employment hub, with light industry, office and retail businesses. While residential development sits close-by, it is not a primary, or even visible use, in Innisfil Heights.

We propose a new "on route" experience at this intersection. Unlike most cookie-cutter highway exits in North America, this service area could give visitors a taste of Innisfil, providing an attractive gateway to the town and enticing them to stay longer. By creating opportunities for local entrepreneurs, instead of chains, to provide food, convenience items and family recreational activities, local products could be showcased and new businesses created. Building on the 400 Flea and Georgian Downs as anchors, additional family attractions could be added, such as mini-golf, driving ranges, go carts, ice cream kiosks and family restaurants. Visitors could also be encouraged to access the Trans-Canada Trail at this location by providing parking, bike rental and refreshments for bike riders. This could be a great opportunity to orient passers-by to the resources and attractions Innisfil offers with an tourist information centre. Activities on both sides of the highway could be linked by a path that runs under the highway, adjacent to the underused railroad tracks.

The office/industrial park could be a more inviting employment area with the addition of a public space that offers a lunchtime or after-work gathering opportunity, meeting space or business start-up facility for local employees that could feature a cafe or food trucks.

PLACE RECOMMENDATIONS

1. Beautify the corners with plantings, improve directional signage at the intersection.

2. Provide a rest stop destination with opportunities for family-friendly recreational activities such a mini golf, lawn games and outdoor food options.

3. Provide a visitor/information kiosk at the TransCanada trailhead and visually connect it to the recreational and dining destinations. This will create an inviting cluster of activities that expresses the strong local character of Innisfil and welcomes visitors and locals to town.

4. Extend the seasonal uses of the parking lot at 400 Flea. Large tents during the cold months could allow for vending opportunities throughout the year, with special holiday events and outdoor markets drawing in crowds from all over the region.

5. Connect Alcona and other destinations in the town to Innisfil Heights along Innisfil Beach Road with a multiuse trail that also links to the TransCanada Trail and provides a connection under the highway.

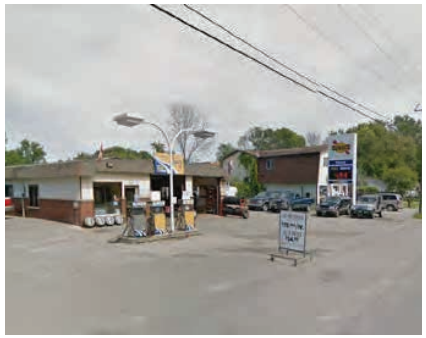
6. Create a central meeting and dining area with food, games, vendors, conference space and incubator spaces that is walkable and connected by paths both internally (within the emplyment hub) and externally back to rest stop.

INNISFIL HEIGHTS

INFORMATION
INFORMATION

HALLENSTEIN
BROTHERS

LEFROY - BELLE EWART



Lefroy would benefit from a stronger "Main Street" identity. The small scale and historic character of Lefroy should be enhanced with continuous sidewalks, street trees and historic lighting along Killarney Beach Road. Street amenities such as benches, seating, planters and bike racks would create comfort and would give the district a unique identity. Small-scale multi-family and mixed-use infill development that is in keeping with the village character of the settlement should be encouraged.

Opportunities for community gathering could be enhanced. For example, the Lefroy Community Centre and the area around it could become a livelier and more inviting place for local residents to come for events or everyday activities. In addition, the lake access area could be enhanced for recreational and social activities.

PLACE RECOMMENDATIONS

1. Create a compact mixed-use and retail core along Killarney Beach Road. As one approaches the Church Street intersection, ground floor retail, small restaurants and shops could welcome visitors and strengthen the section of the street leading to the lakefront. The area to the east of Church Street could allow a wide variety of commercial uses with residential above to improve the approach to the water, while west of Church Street, limited commercial uses and offices could be allowed on the ground floor of residential buildings to maintain the residential character. Gaps should be filled with new buildings that recreate the scale, spacing, setbacks, height and character of the existing houses, on both sides of the street.

2. Create a vibrant community centre with more programming for residents of all ages, additional opportunities for play, indoors and out, and ice skating in the winter.

3. Enhance lake access and the public space at the end of Killarney Beach Road with water related attractions such as boating, boat rental, fishing, beach shops, play areas and restaurants or pop up food kiosks.

4. Maximize opportunities for for a mix of uses at the Marina (as the zoning allows for), including restaurants, cafe's, information kiosks and small scale shops and a convenience store.

20
Belle Aire Beach Rd
5 Line
Killarney Beach Rd
Squire St
Corner Ave
Gilmore Ave
Carson Ave
Ferner Ave
Church Dr
Front St
Lorne Ave
Rufret St
Cumberland St
Barry Ave
Stoney Point Rd
West Ln
Willow St
Ewart St
Golden St
Frederick St
Martha St
Alfred St
Maple Rd
Balsam Rd
Spruce Rd
1
2
3
4

SHANNON'S
UNDERGROUND

SUMMER
MOON

COOKSTOWN

The historic main street along Queen Street is already a major destination within Innisfil. The handsome architecture and beautiful storefronts are key assets to build on in extending and strengthening this street as a traditional commercial centre, and the heavy through traffic, while viewed as an annoyance, could also be seen as an potential customer-base to capture. More restaurants, cafes, shops, galleries and local small businesses along both sides of Queen and King Streets would add energy to what is already there and add to the list of destinations that draw people to Innisfil.

Residents see Cookstown as a potential arts district for Innisfil, as it already has a theatre and several galleries. A focus on attracting more artists and creative young people with studio space, co-working environments, live-work spaces as well as public art and outdoor performances could be a successful strategy to encourage young people to live in Cookstown as well as visit. By making this activity visible on Queen Street—outdoor gallery displays, performances in public spaces visible from the street, temporary public art in key places and banners designed by artists—would encourage those passing through to stop. In the winter, interesting light displays or light art, attractive building and storefront lighting, and outdoor holiday sales or markets would carry this activity throughout the year.

PLACE RECOMMENDATIONS

1. Additional commercial uses on the ground floors would extend the commercial district and also provide opportunities for entrepreneurship and enhance the vibrancy of the street. A focus on art galleries and food would attract more visitors to Cookstown.

2. A small plaza at the main intersection of the village, in the vacant space next to Hambly Insurance, could host small-scale events, and offer seating options and table games. At the heart of the village, this space could bring new life to Cookstown and catalyze more outdoor activity, such as outdoor dining, along the street.

3. The Library is an important community anchor and the spaces surrounding it have the potential to become very active gathering places for Cookstown residents. Concerts, farmers markets, arts and crafts and food festivals could occur here during all seasons and create a destination for locals and visitors. Making these activities visible from Queens Street would help pull in those passing through as well. On a daily basis, a small library café or daily food trucks would invite people to stay for lunch and offer a place for youth to frequent after school. Recreational activities such as a skatepark or fitness amenities would draw youth, as well, and create opportunities for a families to spend the whole day at the Library.

4. The area around the trailhead for the TransCanada Trail on Queens Street, west of the commercial district, could become a welcoming place for bike riders to stop and rest. An outdoor café with bike racks and an interactive playground, art and a playful seating area would invite bicyclists and pedestrians to refuel and explore.

Garibaldi St
E John St
Centre St
King St N
Somers St
Saunders St
George St
John Dr
Albert St
William St
Hamilton St
Cook St
Fisher Ln
Queen St
King St S
Victoria St E
Dufferin St
Empress Ln
Evelyn S
1
2
3
4

COOKSTOWN

VIN BIN

Trailhead Coffee & Cycling Lounge

Specialties

SANDY COVE

Sandy Cove is now largely a residential retirement community, but several sites along Lockhart and 25th Side Roads are slated for development, which could create a more diverse population, and provide more commercial activity and services for all residents. New mixed-use development could create a walkable village environment oriented to Lockhart and 25th Side Road with public spaces and gathering places within the new development that could serve the whole community. With the increase in population, the town could consider recreation fees that would allow for the creation of a recreational park on Lockhart Road. Engaging current residents in discussions about what kind of development they would like to see on the vacant parcels should start right away to ensure that their needs are met.

Expanding public access to Lake Simcoe at the three road termination points – the ends of Mapleview Drive, Lockhart Road and10th Line--and providing community uses along the water will increase the support for protecting the lake as more people gain a sense of ownership and attachment to the lake. Parking, beaches, play areas, boat rentals and food options will help to grow these places into important destinations for all Innisfil residents.

In addition to building sidewalks and bike lanes on the streets to expand mobility options, the town could consider building trails through easements adjacent to streams on private property. Nature trails could link all lake access points with the current settlements and new developments, expanding recreational opportunities and providing access to natural areas.

PLACE RECOMMENDATIONS

1. Provide lake access with parking, beach amenities, food and boat rental.
2. New, street-friendly mixed use development: multi-family residential with retail and restaurants on ground floors built to sidewalks, with no or minimal setbacks, and parking behind or within the development.
3. Create a public space/town square on corner with retail adjacent to it.
4. Recreational park with ball fields, tennis courts and community centre.
5. Nature trails along streams to create a recreational loop and link lake access points.

Mapleview Dr
Cowan Ave
Pinegrove Ave
Woodland Ave
Henderson Dr
Sunset Dr
Broadway St
Poplar Rd
Sandy Cove Dr
Mason Dr
Western Ave
Cherry St
Earl St
Lillian St
Moose Point Rd
Nature Trail Rd
Hawthorne Dr
Trefoil Dr
Linden Ln
Mimosa Dr
Trellis Ln
Cook St
Cedar Crescent
Gary Dr
Ireton St
Purvis St
Leonard St
Elm Dr
Chestnut St
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2
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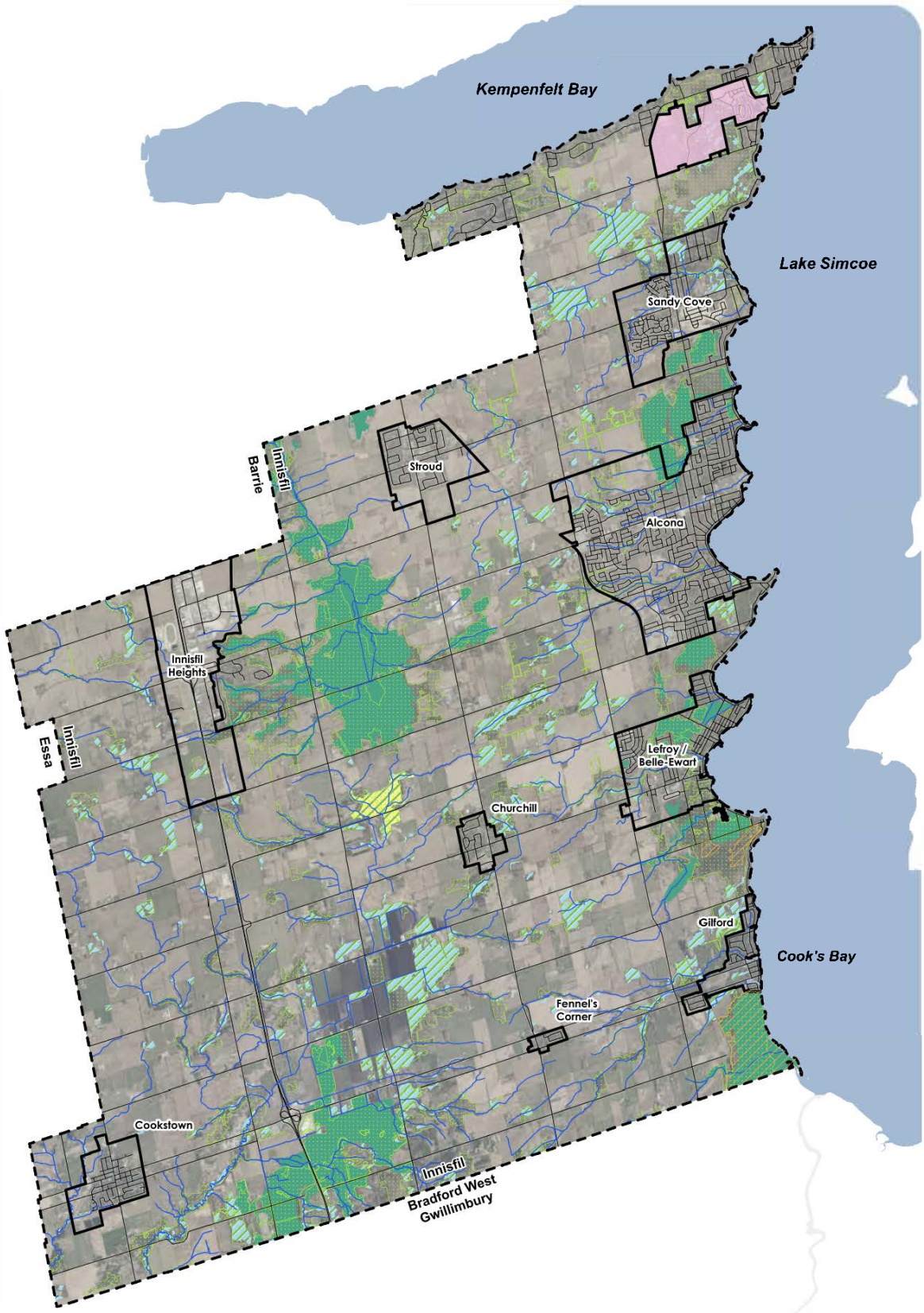
5

SANDY COVE



TOWN OF INNISFIL

Official Plan

Natural Areas

- Significant Woodlands
- Provincially Significant Wetland
- Locally Significant Wetland
- Unevaluated Wetland
- Area of Natural and Scientific Interest

Base Layers

- Municipal Boundary
- Settlement Area
- Big Bay Point Resort Secondary Plan Boundary
- Lake Bed
- Streams
- Roads

Appendix 2: Natural Areas

DILLON CONSULTING

MAP DRAWING INFORMATION:
DATA PROVIDED BY TOWN OF INNISFIL

MAP CREATED BY: RR
MAP CHECKED BY: MR
MAP PROJECTION: NAD 1983 UTM Zone 17N

SCALE 1:80,000

0 0.5 1 2 Kilometers

PROJECT: 24-9315 STATUS: DRAFT DATE: 2026-05-27

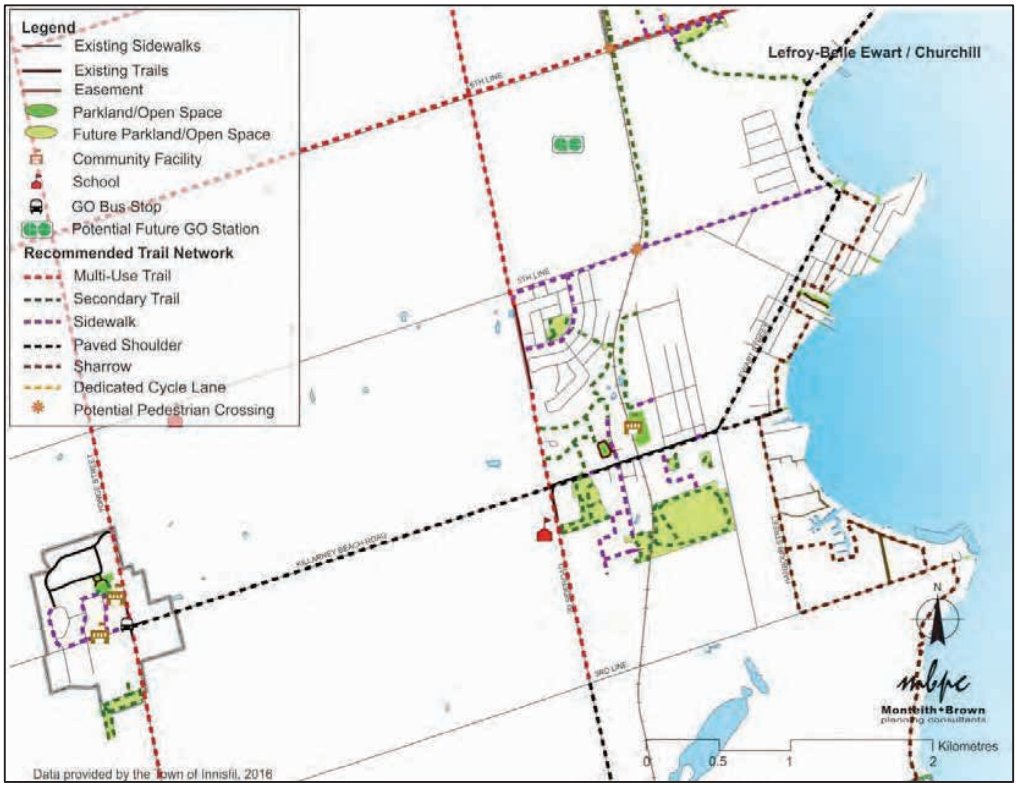
FILE LOCATION: K:\2024\249315\Product\Client\Official_Plan_Updates_2026\OfficialPlanUpdates_2026\OfficialPlanUpdates_2026.aprx; LAYOUT: Appendix 2

Appendix 3A: Active Transportation Facilities
Innisfil Official Plan

Source: Town of Innisfil Trails Master Plan (November 2016)

Appendix 3B: Active Transportation Facilities
Alcona, Lefroy-Belle Ewart & Churchill
Innisfil Official Plan

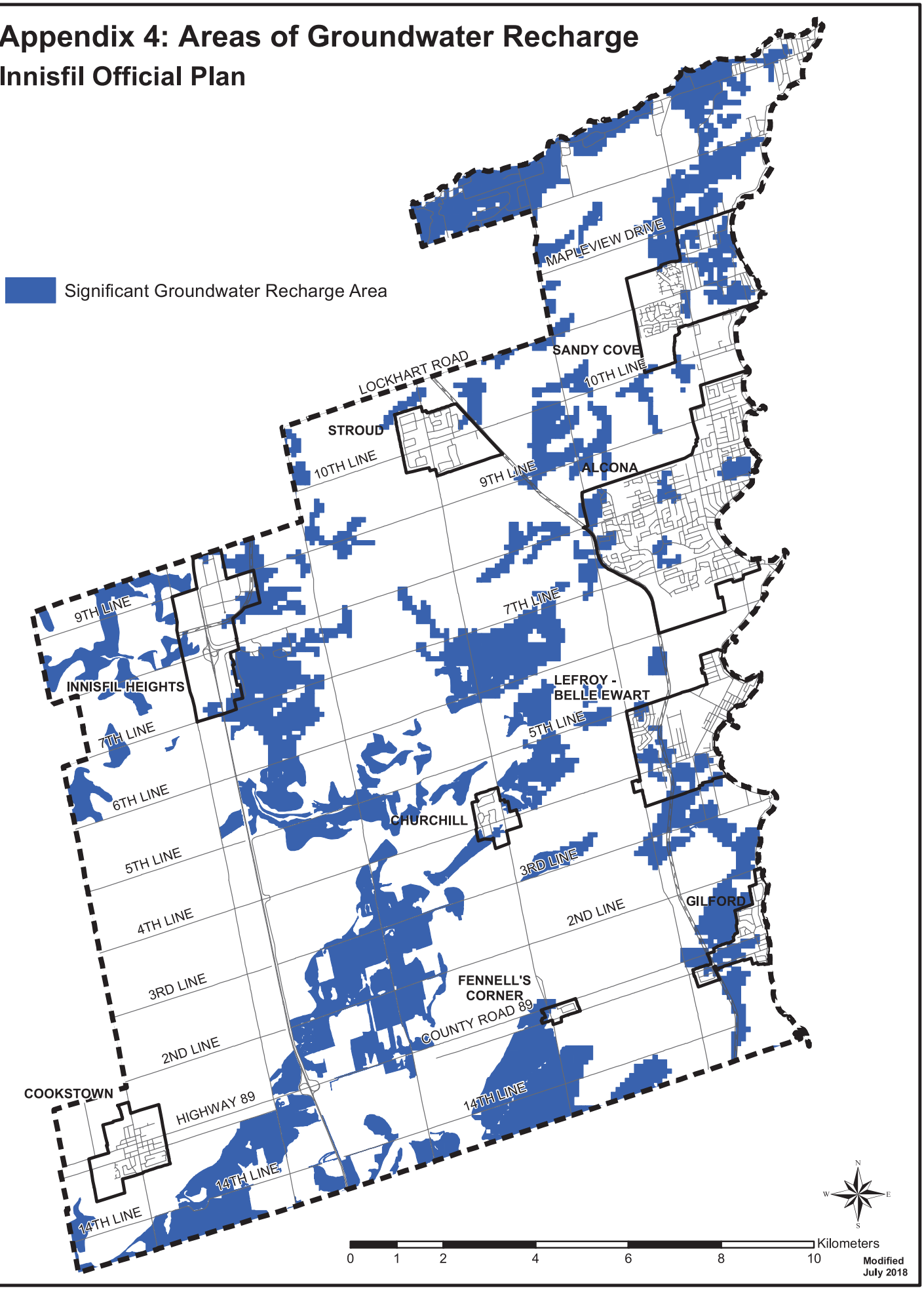
Source: Town of Innisfil Trails Master Plan (November 2016)



Source: Town of Innisfil Trails Master Plan (November 2016)

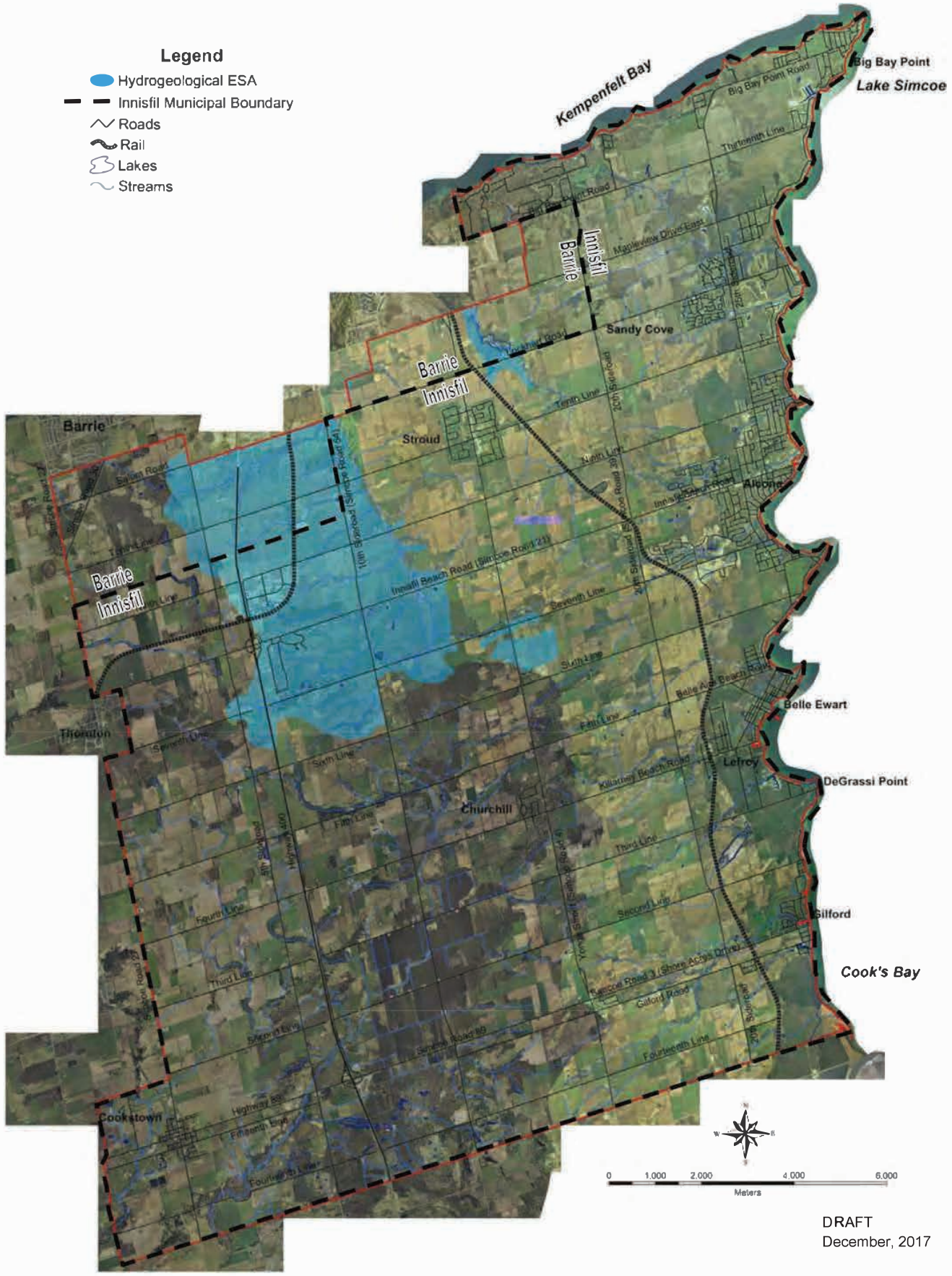
Appendix 4: Areas of Groundwater Recharge

Innisfil Official Plan



Appendix 5: Hydrogeological ESA

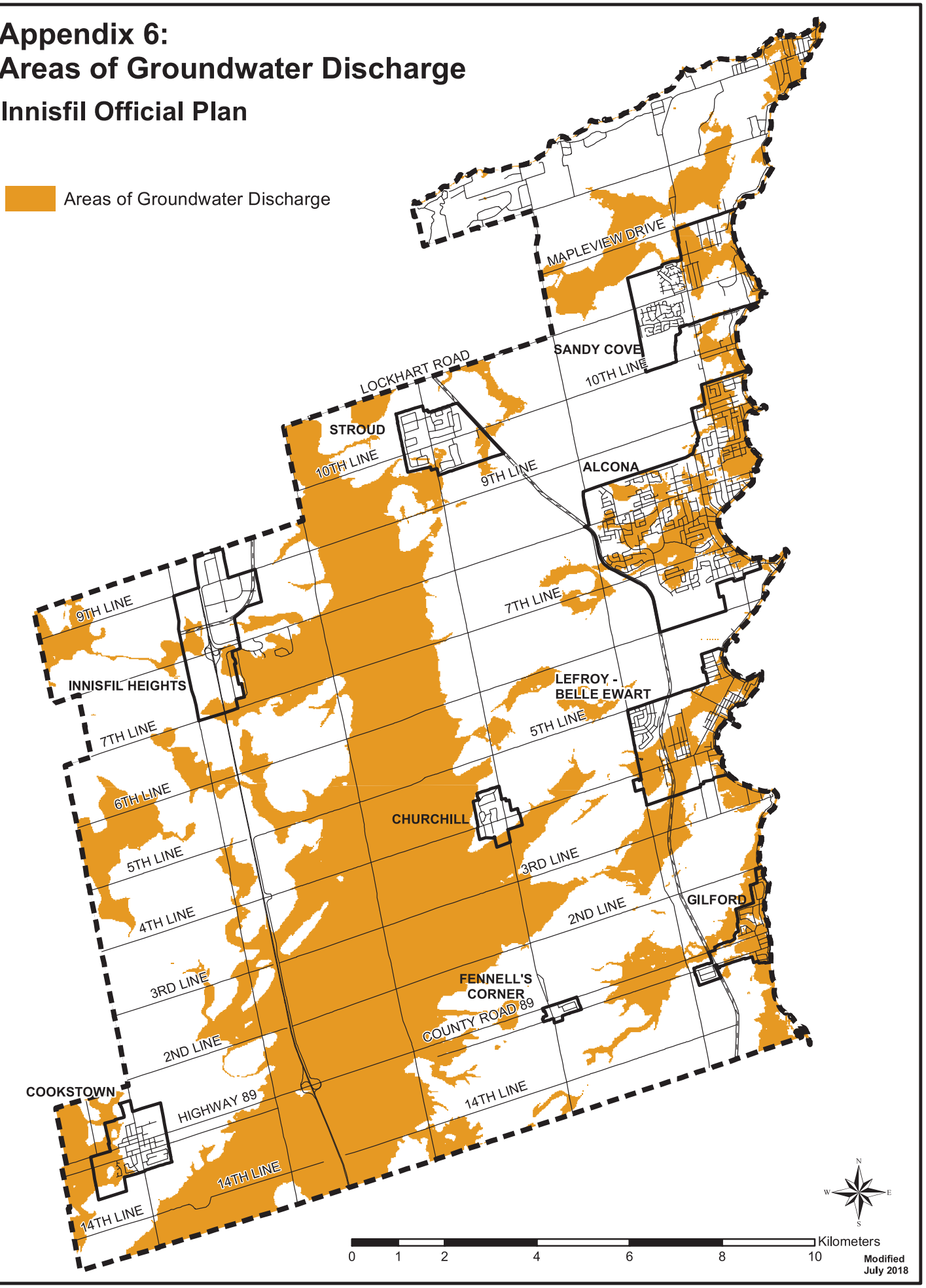
Innisfil Official Plan



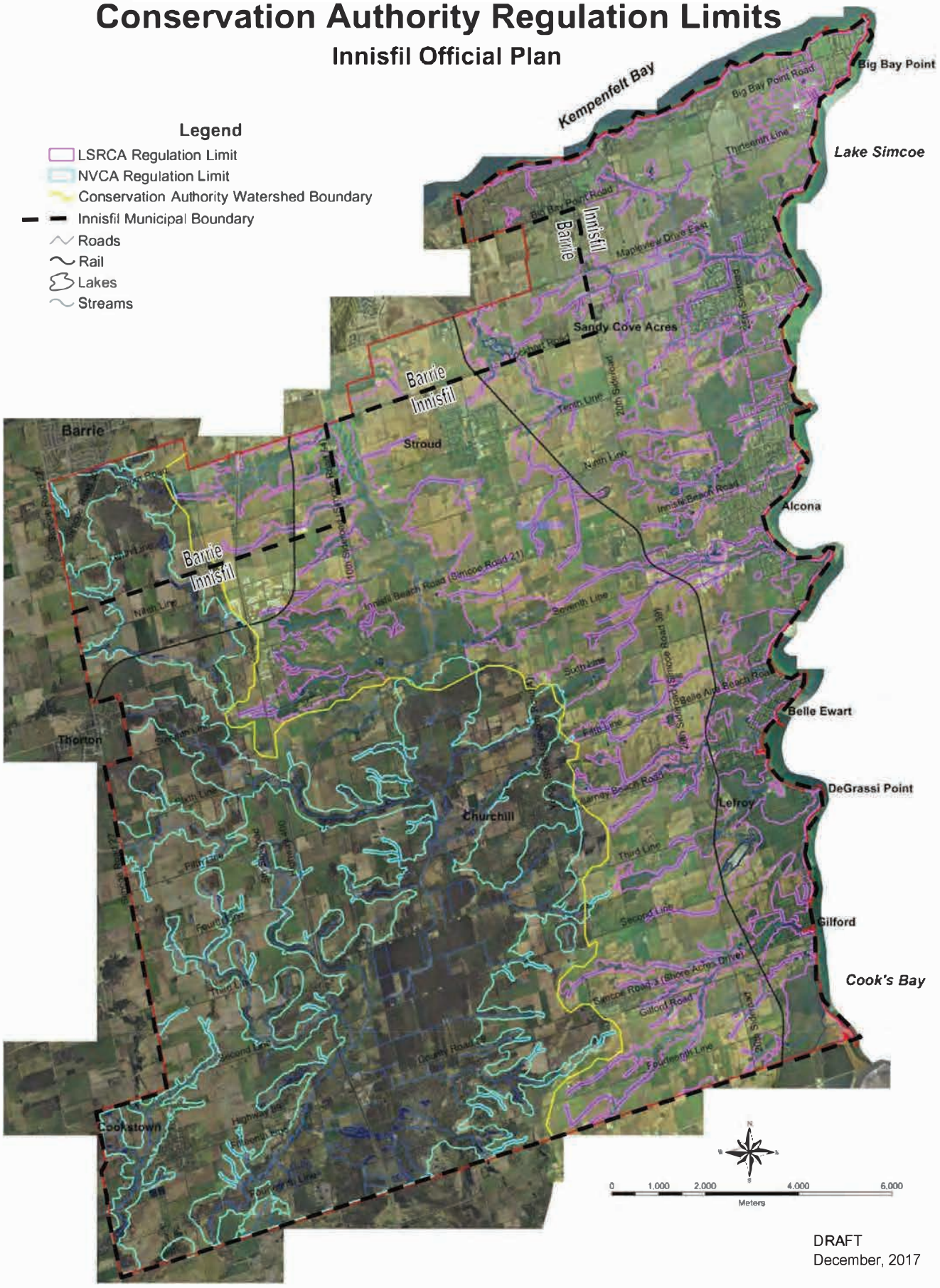
DRAFT
December, 2017

Appendix 6:
Areas of Groundwater Discharge

Innisfil Official Plan

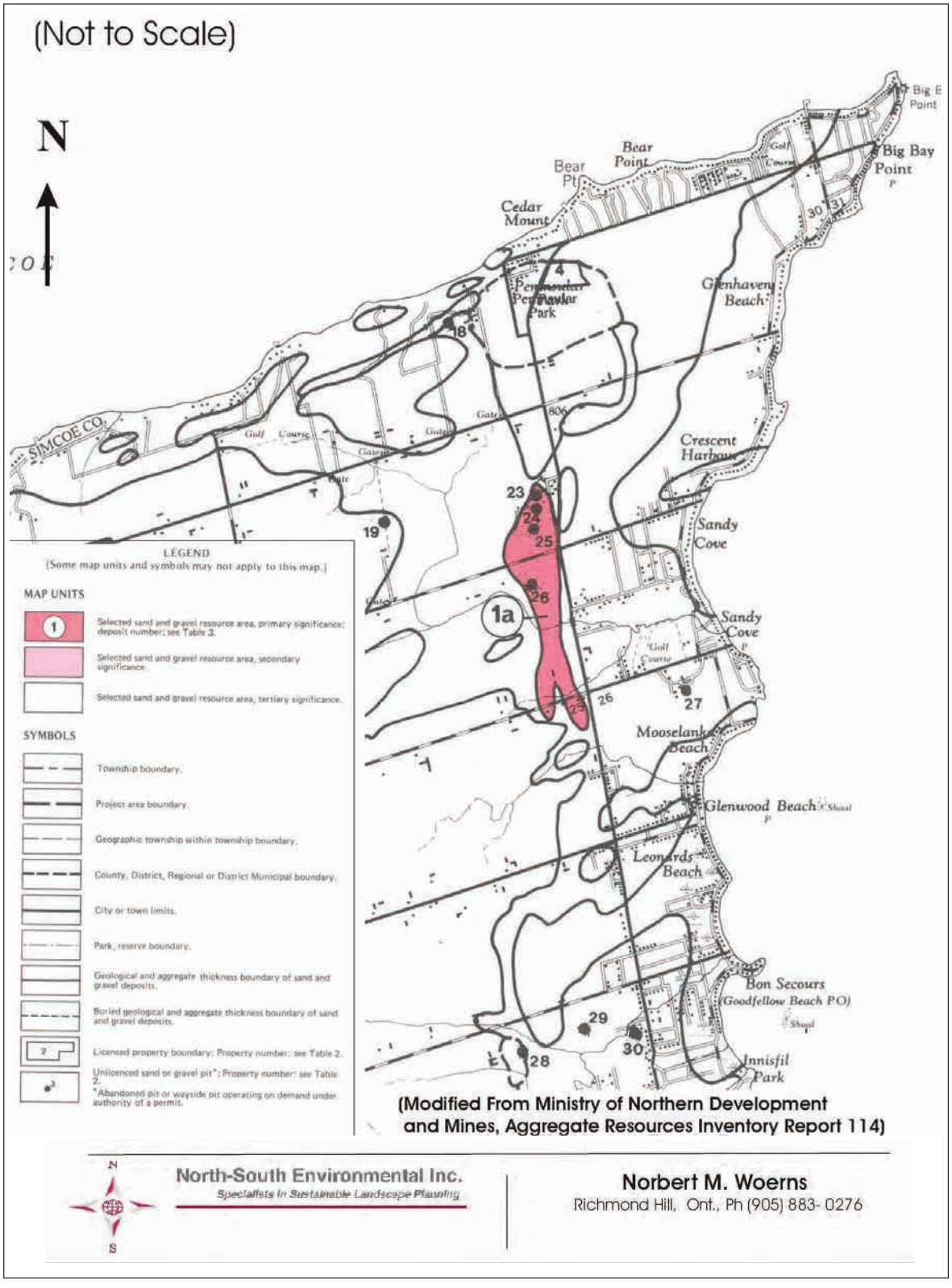


Appendix 7:
Conservation Authority Regulation Limits
Innisfil Official Plan



DRAFT
December, 2017

Appendix 8a:
Areas of Potential Aggregate Resources
Innisfil Official Plan



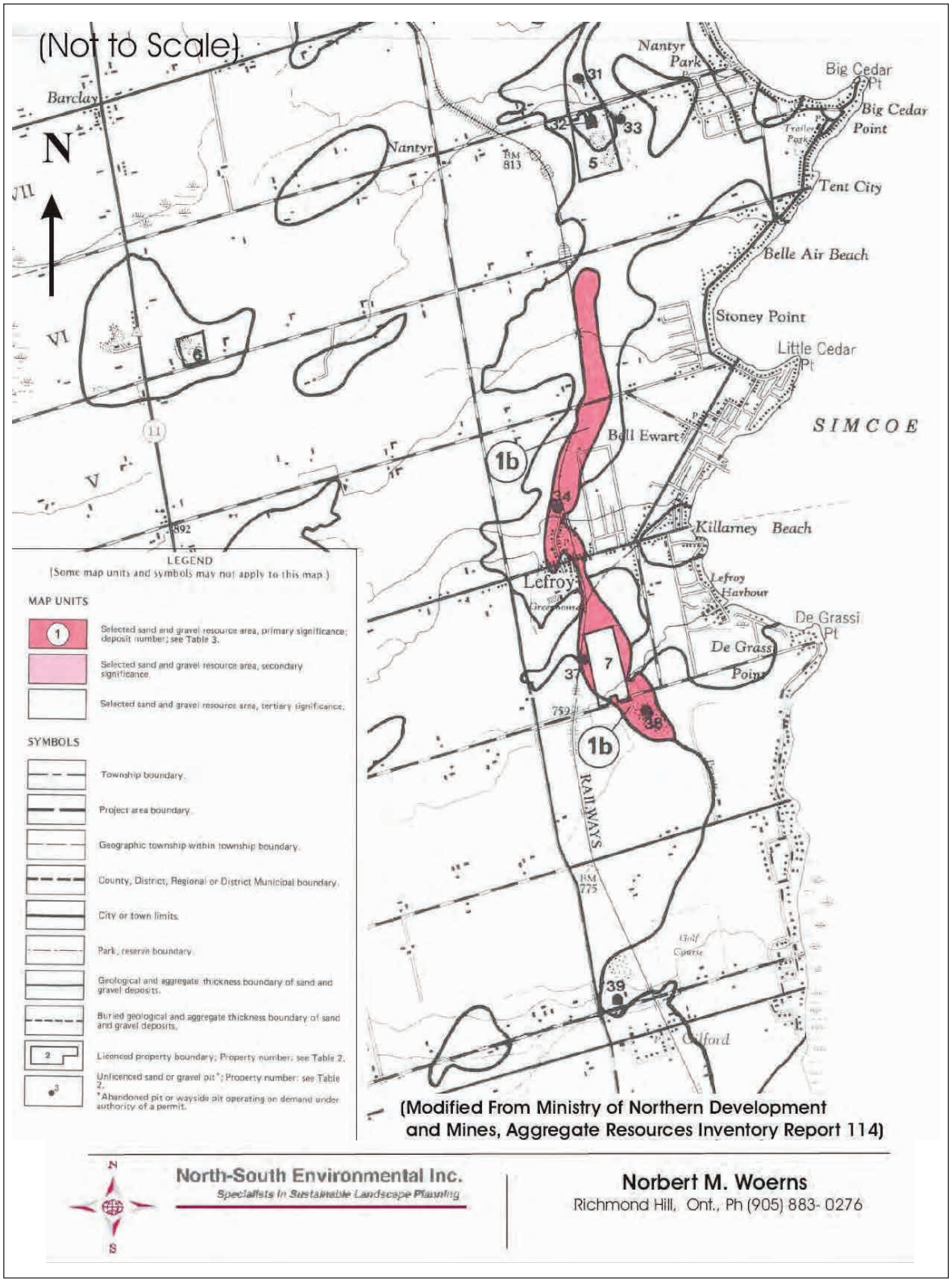
(Modified From Ministry of Northern Development and Mines, Aggregate Resources Inventory Report 114)

North-South Environmental Inc.
Specialists in Sustainable Landscape Planning

Norbert M. Woerns
Richmond Hill, Ont., Ph (905) 883- 0276

Modified
September 2008

Appendix 8b:
Areas of Potential Aggregate Resources
Innisfil Official Plan



(Modified From Ministry of Northern Development and Mines, Aggregate Resources Inventory Report 114)

North-South Environmental Inc.
Specialists in Sustainable Landscape Planning

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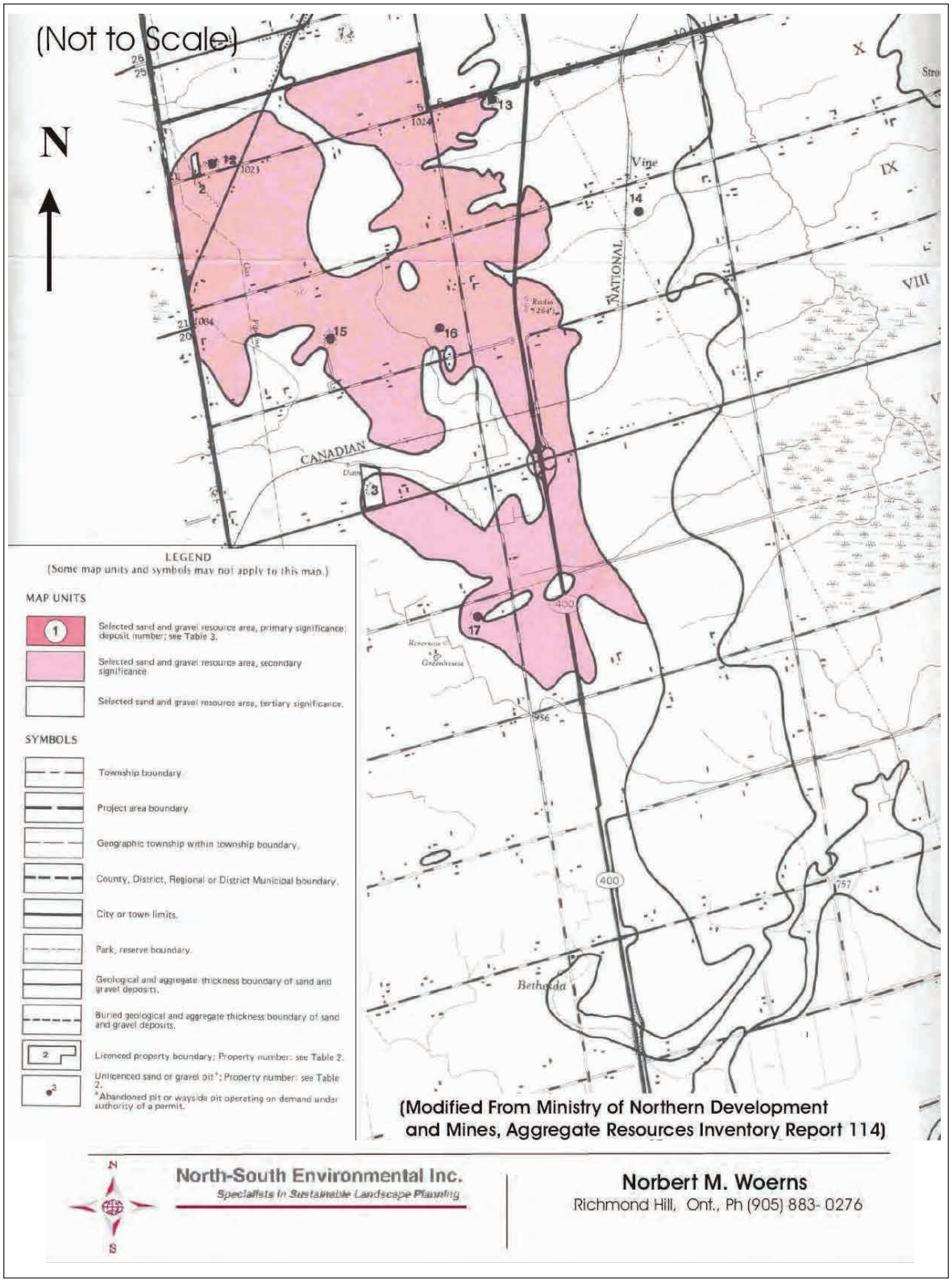
Richmond Hill, Ont., Ph (905) 883- 0276

Modified
September 2008

Appendix 8c:
Areas of Potential Aggregate Resources
Innisfil Official Plan



North-South Environmental Inc.
Specialists in Sustainable Landscape Planning

Norbert M. Woerns
Richmond Hill, Ont., Ph (905) 883- 0276

Modified
September 2008

Appendix 9: Areas in Lefroy Belle-Ewart Subject to Cost Sharing

Innisfil Official Plan

Legend

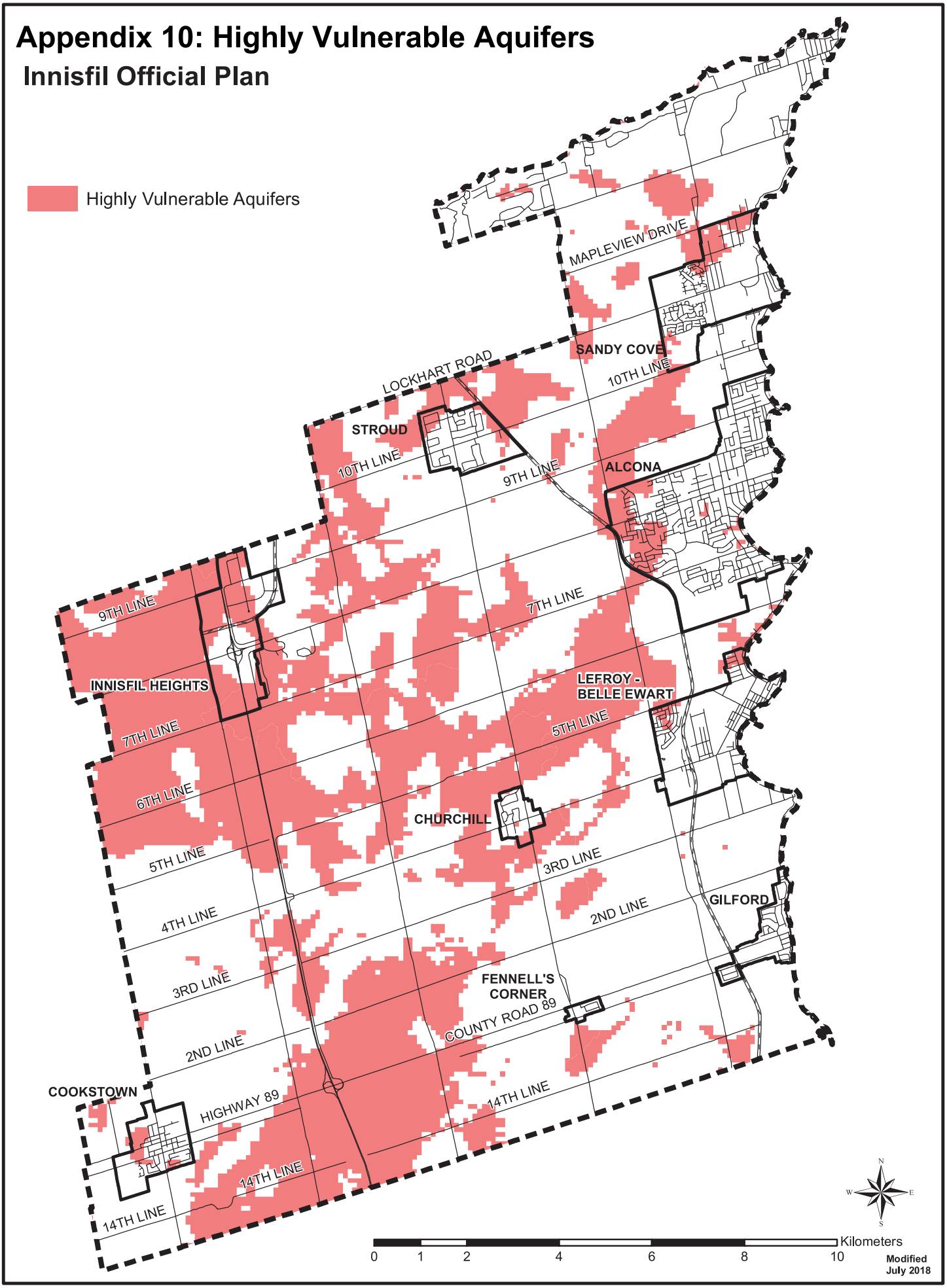
Secondary Plan Area Boundary

Rail

Areas Subject to Cost Sharing

Appendix 10: Highly Vulnerable Aquifers

Innisfil Official Plan



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OUR PLACE

Town of Innisfil - Official Plan
June 2026

File Name	Stakeholder / Sender	Location / Topic	Comment Summary / Request	How Addressed
2025.10.27 M. Goodwin - Capital Engineering	M. Goodwin (Town)	Policy 7.12 & 2.3; Parks & Trails alignment	Comment: Noted missing policy references (7.12, 2.3) in the Parks section and requested clarification on trails alignment. Request: Ensure referenced policies are included in the text and align trail mapping with Capital projects.	Thank you for your comment, it has been incorporated in the changes to the OP; text updates to include referenced policies; trail mapping updated.
2025.10.27 M. Goodwin and C. Cautillo	M. Goodwin / C. Cautillo (Town)	Policy 22.16.4; Complete Application requirements	Comment: Reviewed Complete Application requirements regarding Visual Impact, Noise, and Air Quality. Request: Update Policy 22.16.4 to ensure requirements align with engineering standards.	Thank you for your comment, it has been incorporated in the changes to the OP; updated Policy 22.16.4 to ensure requirements align with engineering standards.
2025.12.08 D. Mohamed - Development Engineering	D. Mohamed (Town)	Section 21.2.13 (Dry Ponds); 21.2.21 (Utility Fee)	Comment: Current standards do not support "Dry Ponds" (wet preferred >5ha). The Stormwater Utility Fee (21.2.21) is not currently collected. Request: Remove Policy 21.2.13 (Dry Ponds preference) and Policy 21.2.21 (Utility Fee) to reflect current practice.	Thank you for your comment, it has been incorporated in the changes to the OP; removed Policy 21.2.13 (Dry Ponds preference) and Policy 21.2.21 (Utility Fee) to reflect current practiced
2025.12.08 S. Montgomery - Planning	S. Montgomery (Town)	Site Specifics (Broos/Paolini OPAs); OPA 19	Comment: Recently approved Site Specific OPAs (Broos/Paolini) are missing from the draft text. Request: Incorporate approved site-specific texts and schedules into Section 9/10.	Thank you for your comment, it has been incorporated in the changes to the OP; incorporated approved site-specific texts and schedules into relevant sections.
2025.12.19 T. Steube-Chapman - Innservices	InnServices	Civic Campus Boundary vs MSP Capacity	Comment: The Civic Campus boundary in the Draft OP is larger than the 2023 Master Servicing Plan (MSP) service area. Request: Reduce the Civic Campus boundary to match the 2023 MSP to align with planned servicing capacity.	No change required. Planning staff and InServices have met and discussed to InnServices satisfaction.
2026.01.06 Jones Consulting - Alcona North	Jones (Pratt/Crisdawn)	20th Sideroad vs 9th Line; SABE Mapping; Tracked Changes	Comment: Questions the exclusion of lands north of 9th Line from the Alcona SABE; argues downstream flooding benefits of the 9th Line option. Request: Include lands north of 9th Line in the Alcona SABE and provide a "Tracked Changes" version of the OP.	Thank you for your comment, at this time it has not resulted in a change to the OP. A red-line version of the OP will be provided.
2026.01.06 KLM Planning - 3425 6th Line.pdf	KLM Planning (1720121 Ontario Ltd.)	south of 6th Line, east of Hwy 400	Comment: Initial correspondence noting the site (south of 6th Line, east of Hwy 400) is located across from the proposed Commerce Park Drive extension and planned interchange. Request: Consider the inclusion of the subject lands to "round out" the Innisfil Heights Employment Area.	Thank you for your comment, it has been incorporated in the changes to the OP; changed to include some of the lands on the south side of Line 6, included in the overlay and not designation.
2026.01.06 KLM Planning - Lefroy Secondary Plan...	KLM Planning	Lefroy Sec. Plan; Process/Notification issues	Comment: Inquiry regarding the status of Lefroy Secondary Plan boundaries and approval authority. Request: Confirm if the County or Province is the approval authority and clarify the status of secondary plan reviews.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.07 Rice Development - 8010 & 8056 Yonge...	Rice Development	8010 & 8056 Yonge St (Stroud)	Comment: The proposed 60 unit/ha density minimum and 4-storey height limit at 8010/8056 Yonge St restricts affordability. Request: Revise policies to allow flexibility for surface parking and townhouse forms to ensure project viability.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.13 MGP - 3681 9th Line	Malone Given Parsons	3681 9th Line (Innisfil Heights)	Comment: 3681 9th Line is bisected by the proposed SABE boundary and has a "Future Strategic" overlay. Request: Include the entire parcel in the SABE and remove the "Future Strategic" hold to allow immediate Employment designation.	Thank you for your comment, it has been incorporated in the changes to the OP; boundaries have been adjusted to include the entire parcel.
2026.01.14 Anonymous User	Anonymous User	Agricultural Policies	Comment: see email, discussion of meeting being moved to virtual Request: discussion with Town	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.14 / 2026.01.30 J. Wohlgemuth	Eisses Farms Ltd.	2348 Innisfil Beach Rd	Comment: Active farm operation (2348 Innisfil Beach Rd) is identified within the "Future Civic Campus Expansion" area. Request: Clarify how this designation impacts agricultural operations and remove/refine to protect the farm business.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.15 Jones Consulting - Crisdawn & Pratt...	Jones Consulting	Alcona North (Pratt); Tracked Changes; Prov. Facilitator	Comment: Identified an undefined "grey/beige" colour on Schedule B1 overlaying the Pratt lands. Request: Clarify the mapping legend; revise NHS policies to allow refinement without OPA; defer adoption until Provincial Facilitator review is complete.	Thank you for your comment, it has been incorporated in the changes to the OP; Schedules have been revised.
2026.01.15 Jones Consulting - Parkbridge - Sandy...	Jones Consulting	Sandy Cove; Reverse lotting definition	Comment: Draft OP lacks a Sandy Cove Land Use Schedule; "Reverse Lotting" prohibition is restrictive. Request: Create a specific Land Use Schedule for Sandy Cove; permit broader housing mix (not just seniors); allow reverse lotting where necessary.	Thank you for your comment, it has been incorporated in the changes to the OP; definition for "reverse lotting" has been added.
2026.01.15 SCDSB	SCDSB (Ben Craig)	Request for extension / School Sites	Comment: "Elementary/Secondary School" definitions are limiting; need policies for crossing guards and park proximity. Request: Change terminology to "Schools and ancillary uses"; allow schools in all Urban Residential designations; add policy exploring crossing guard programs.	Thank you for your comment, it has been incorporated in the changes to the OP; changed to include "schools and ancillary uses".
2026.01.15 Weston Consulting - SABE Criteria	Weston Consulting	SABE Policies; MCR vs Self-Initiated process	Comment: Draft SABE policies (Sec 8.8) still reference "Municipal Comprehensive Review" (MCR), inconsistent with PPS 2024. Request: Remove MCR references and create a policy framework to allow self-initiated SABE Official Plan Amendments.	Thank you for your comment, it has been incorporated in the changes to the OP; we have removed MCR references in OP text.
2026.01.16 Biglieri Group - 8156 Yonge St	Biglieri Group	8156 Yonge St (Stroud SABE #2)	Comment: 8156 Yonge St (30.97 ha) is a logical extension of Stroud but is excluded. Request: Include in Stroud SABE; expand SABE criteria to include adjacency to Stroud (currently prioritizes Alcona adjacency).	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.16 K. Morris - Planning	K. Morris (Town)	881-883 Hofland (OLT Decision implementation)	Comment: OLT Decision issued for 881-883 Hofland St approving semi-detached/townhouses. Request: Update text and schedules to reflect the OLT-approved OPA and remove the site-specific prohibition on secondary units.	Thank you for your comment, it has been incorporated in the changes to the OP; we have included the site-specific policies.
2026.01.16 Weston Consulting - SABE Criteria	Weston Consulting	Follow up on Self-Initiated OPA process	Comment: Follow-up regarding the "Settlement Area Boundary Expansion" policies; notes that the Draft OP still references the Municipal Comprehensive Review (MCR) process. Request: Update policies to align with PPS 2024 by removing MCR references and establishing a clear process for self-initiated SABE Official Plan Amendments.	Thank you for your comment, it has been incorporated in the changes to the OP; we have removed MCR references in OP text.
2025.06.24 IPS Planning - 2108 20th Sdrd // 2026.01.19 B. Jurewicz - 2108 20th Sdrd	Bogdan Jurewicz	2108 20th Sideroad (SABE Mapping)	Comment: 2108 20th Sideroad is adjacent to Alcona but designated Rural Commercial. Request: Include in Alcona SABE and redesignate to "Neighbourhood Commercial".	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.19 IPS Comments - 4101 Hwy 89	IPS (Rawhani)	4101 Hwy 89 (Cookstown); 214 units	Comment: 4583 15th Line (Cookstown) can accommodate 629 units; asserts servicing solutions exist. Request: Include in Cookstown Settlement Area; defer OP adoption until Provincial direction on South Simcoe growth is finalized.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.19/20 IPS Planning - 1065 7th Line	IPS (Innisfill Heights)	1065 7th Line; By-law 104-25 alignment	Comment: Council adopted By-law 104-25 for 1065 7th Line. Request: Update Schedule B1 to "Residential Medium Density" and add site-specific policy permitting 50 units/ha to match the approved By-law.	Thank you for your comment, it has been incorporated in the changes to the OP; we have included the site-specific policies.
2026.01.19 J. Stillich Innisfil OPR Comments	John Stillich	Town Campus EED Designation vs Residential/Hotel	Comment: Opposes "Economic Employment District" at Civic Campus; prefers residential/hotel to support a hub. Request: Redesignate Civic Campus to permit residential uses; revise transit policies (6.4.4) to be more proactive/prescriptive.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.19 K. Morris - Planning	K. Morris (Town)	Technical Policy Review; OPAs 11,12,13; Numbering	Comment: Detailed technical review identified missing OPAs (11, 13) and numbering errors. Request: Incorporate missing OPAs; renumber policies (e.g., 9.1.54 ref to 22.17.3); relax technical engineering policies in the OP (e.g., block lengths).	Thank you for your comment, it has been incorporated in the changes to the OP; we have included the site-specific policies.
2026.01.19 KLM Planning - 1460 7th Line	KLM Planning	1460 7th Line; SABE Criteria	Comment: 1460 7th Line is Orbit TOC #3 but phased post-2051. Request: Include in Alcona SABE now to allow development of TOC #3 ahead of the 2051 horizon.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.19 KLM Planning - 3425 6th Line	KLM / SCS Consulting	3425 6th Line; Servicing Feasibility; SABE	Comment: Lands at 3425 6th Line are adjacent to Innisfil Heights. Request: Expand Innisfil Heights boundary to include subject lands for employment/commercial uses.	Thank you for your comment, at this time it has not resulted in a change to the OP.

File Name	Stakeholder / Sender	Location / Topic	Comment Summary / Request	How Addressed
2026.01.19 Kristine Loft - San Diego Homes - Stroud	Loft Planning	San Diego Homes (Stroud); Presentation	Comment: Presentation regarding 7665-7667 Yonge Street; notes the site is part of the servicing solution (front-ended funding) but is impacted by Minimum Distance Separation (MDS) arcs. Request: Identify lands within the Settlement Area; permit residential uses within the MDS arc area (utilizing those lands for SWM/Parkland where necessary).	Thank you for your comment, it has been incorporated in the changes to the OP; Schedules have been revised but lands have not been predesignated at this time.
2026.01.19 Meridian Planning - Rice Development...	Meridian Planning	8010 & 8056 Yonge St	Comment: 8010 & 8056 Yonge Street (Stroud) are currently designated "Downtown Commercial"; current policies restrict density. Request: Revise policies to permit medium density residential (townhouses) on the rear portions of these properties to facilitate mixed-use redevelopment.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.19 Anonymous User	Anonymous (Public Consultation Survey)	General OP considerations	Comment: Submission of a Draft Official Plan Comment Form via the Town's online platform. Request: General feedback logged for the public record regarding desired uses/facilities in the Town.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.20 Humphries Planning Group - 7420 5th...	Humphries Planning	7420 5th Sideroad	Comment: 7420 5th Sideroad is designated with "Employment Area Supportive Commercial" and "Future Strategic Settlement" overlays; notes lack of notification for meetings. Request: Remove "Future" and "Overlay" designations and apply a full "Employment Area" designation immediately to allow development.	Thank you for your comment, it has been incorporated in the changes to the OP; boundaries on the Schedules have been revised but lands have not been predesignated at this time.
2026.01.20 K. Mahoney - OPR Heritage Master Plan	Karen Mahoney	Request for Heritage Master Plan	Comment: Submission regarding cultural heritage resources. Request: Request for the completion and implementation of a Heritage Master Plan to guide the Official Plan policies.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.20 MHBC Planning re 2182 2366 20 Sdrd	MHBC	2182 & 2366 20th Sideroad (Big Bay Point)	Comment: Supports inclusion in Alcona SABE but notes 2366 20th Sdrd is still designated "Agriculture" on Schedule B. Request: Update Schedule B to remove "Agriculture" and apply "Urban Commercial/Employment" to 2366 20th Sideroad.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.20 Anonymous User	Anonymous (Public Consultation Survey)	OP policies	Comment: Submission of a Draft Official Plan Comment Form (online survey). Supportive of protection for the Future Strategic Employment Area as shown on Schedule B6. We think this is a logical future extension of the employment area and commend the Town for being proactive in identifying this area. Request: The westerly limit shown on Schedule B6 be shifted slightly westward to generally align with the existing property lines of the first Lot depth west of 5th Sideroad (approx 600m west of 5th Sideroad)	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.20 S. Allen - Heritage Master Plan	Sara Allen	Request for Heritage Master Plan	Comment: Submission regarding cultural heritage preservation. Request: Request for the Town to prioritize the Heritage Master Plan.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.21 Biglieri Group - 6225 Yonge St OPR	Biglieri Group	6225 Yonge St (Churchill SABE - Dellray)	Comment: 6225 Yonge St should be included in Churchill expansion. Request: Amend Churchill boundary to include the site for residential development.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.21 I. Campbell re Official Plan Review Comments	Ian and Tina Campbell	Churchill SABEs	Comment: The submission argues that the current population target (84,450) is too low and suggests Innisfil should aim for double that figure to create critical mass bordering Barrie. It warns that low targets will lead to MZOs and loss of municipal control. Request: Pause the Official Plan review until higher growth targets are achieved; consider the inclusion of the Campbell property (5971 Yonge Street, Churchill) for settlement area boundary expansion.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.21 C. Haykin	Carol Haykin	General Inquiry / Registration	Comment: Concerns regarding loss of small-town values, infrastructure maintenance, and streetlights. Request: General request to consider impact of growth on existing rural character and infrastructure costs.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.21 Cortel Group Comments	Cortel Group	Orbit; Natural Heritage mapping; Complete App	Comment: Population forecasts are too low; Orbit MZO must be referenced; parkland policies are too prescriptive. Request: Include Orbit TOC Zone 3 in settlement boundary now; update policies to align with MZO permissions; allow flexibility in complete streets/parkland standards.	Thank you for your comment, at this time it has not resulted in a change to the OP. Areas within the Orbit Secondary Plan will be addressed through discussion with the Town.
2026.01.21 IPS - 7678 Yonge St OPR	IPS	7678 Yonge St (Stroud)	Comment: 5.3 ha parcel at 7678 Yonge St is a logical extension of Stroud. Request: Include subject lands in Stroud SABE.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.21 IPS Planning - 3523 25th Sdrd.pdf	IPS (AA1 Inc.)	3523 25th Sideroad	Comment: Submission of a comment letter regarding the subject property located at 3523 25th Sideroad (Innisfil Heights area). Request: Include the subject lands in the settlement area and designation review to support employment uses.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.21 IPS Planning - 4583 15th Line - Comment...	IPS (Rawhani)	4583 15th Line (Cookstown); Servicing	Comment: 4583 15th Line (Cookstown) proposed for 629 units (including coach houses); argues existing servicing capacity (Cookstown WPCP) can be optimized. Request: Modify Schedule B to include the subject lands within the Cookstown Settlement Area Boundary.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.21 IPS Planning - 4583 15th Line - Presentation	IPS (Rawhani)	Presentation Deck for 4583 15th Line	Comment: Presentation deck accompanying the above letter. Request: Same as above; highlights alignment with Provincial housing targets.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.21 Jones Consulting - Leibel - 950 Shoreview...	Jones Consulting	950 Shoreview Dr; Hazard Overlay; Lot Fabric	Comment: New unidentified black shapes on Schedule B at 950 Shoreview; missing lot fabric; CPPS policies removed. Request: Explain/remove black shapes; add lot fabric to schedules; restore Section 19.3 (CPPS policies) which were deleted.	Thank you for your comment, it has been incorporated in the changes to the OP; Schedules have been revised.
2026.01.21 MHBC - 2150 6th Line OPR	MHBC	2150 6th Line	Comment: Policy 12.3.6 caps agriculture-related uses at 500 sqm. Request: Remove the 500 sqm floor area cap to allow for larger agricultural-related operations consistent with PPS.	Thank you for your comment, it has been incorporated in the changes to the OP; floor area caps have been removed.
2026.01.21 MHBC - 255 Reive Blvd (Gateway Casinos)	MHBC	255 Reive Blvd; Employment Designation	Comment: 255 Reive Blvd (Casino) requires specific recognition; conflicts between OP and MZO. Request: Label as "New Settlement Area"; add "Gaming Facility" & "Employment Lands" definitions; add policy stating MZO permissions prevail over OP.	Thank you for your comment, it has been incorporated in the changes to the OP; policies have been updated to align with the MZO and included as a new sub-section.
2026.01.21 MHBC - 3011 Woodlands Ave and 580...	MHBC	3011 Woodlands / 580 Lockhart	Comment: 3011 Woodlands / 580 Lockhart significant woodland policies on properties Request: Split up significant woodland policies to be within vs outside settlement areas. There is a request to remove the significant woodlands policies from settlement areas.	Thank you for your comment; we have reviewed the County's policies for woodlands and updated the OP policies where possible.
2026.01.21 MHBC - 6906 and 6918 Yonge St	MHBC	6906 & 6918 Yonge St (Sunset Speedway)	Comment: 6906/6918 Yonge St (Speedway) seeking redevelopment for Self-Storage. Request: Redesignate eastern portion to "Rural Commercial"; refine NHS limits based on site study; add "Self Storage" and "Outdoor Storage" definitions.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.21 MHBC - Industrial Park Road and IBR...	MHBC	Industrial Park Rd / IBR (K. Winter); Outdoor Storage	Comment: Industrial Park Rd/IBR. Unclear mapping of Rural vs KNHF. Request: Clarify "brown" areas on Schedule; allow refinement of KNHF boundaries via study; permit "Outdoor Storage" in Employment areas.	Thank you for your comment, it has been incorporated in the changes to the OP; Schedules have been revised. However no changes have been made to OP text.
2026.01.21 MHBC - Winter Innisfil OPR	MHBC	Duplicate of above (Roger Winter)	See above	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.21 OFA	OFA	Farm help accommodation; Active Transportation	Comment: Concerns regarding "Farm help accommodation" definition and Active Transportation on rural roads. Request: Allow farm help accommodation in separate dwellings (not just within barn/existing house); ensure bike lanes do not impede farm equipment.	Thank you for your comment, it has been incorporated in the changes to the OP; allowing farm help accomodation within separate dwellings.
2026.01.21 Open House Comment Card	Dave Ross	Railway crossing land redesignation	Comment: Concern regarding land use changes near railway crossings. Request: "Do NOT redesignate land near railway crossing unless it is to fix problems with intersection."	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.21 Open House Sign-In Sheet	Multiple Attendees	Kell Farms, SCFA, OFA, Residents	N/A	Thank you for your comment, at this time it has not resulted in a change to the OP.

File Name	Stakeholder / Sender	Location / Topic	Comment Summary / Request	How Addressed
2026.01.21 Public Meeting sign in sheet	Multiple Attendees	Jurewicz, Bowman, Constantine, etc.	N/A	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.21 S. Hasan - Planning	S. Hasan (Town)	Civic Campus Policies (8.13.1); 2421 IBR	Comment: Civic Campus policies contain incorrect references (8.2, 18.3). Request: Correct section references; clarify permitted uses for 2421 IBR which is now within the expansion area.	Thank you for your comment, it has been incorporated in the changes to the OP; section references have been updated and civic campus uses and intent are described in the relevant section.
2026.01.21 J. Finch	Jay Finch	65 & 139 Reive Blvd	Comment: 65 & 139 Reive Blvd designated mixed Employment/Open Space. Request: Redesignate to full Employment to maximize land use efficiency.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.23 SCDSB Comments	SCDSB	School sites; Holding provisions	Comment: General review of OP policies regarding school sites. Request: Ensure policies for school site designations, holding provisions, and active transportation (crossing guards) are consistent with Board needs.	Thank you for your comment, it has been incorporated in the changes to the OP; we have reviewed school policies and updated where possible.
2026.01.26 MHBC - Brookfield Comment Letter OPR	MHBC (Brookfield)	General Comment Letter	Comment: 7958 Yonge/2025 Victoria (Centreville/Rix). Request: Relocate site-specific policies for Centreville from "Village" section to "Urban" section (since Stroud is now Urban); add overlay to Schedule B7.	Thank you for your comment, it has been incorporated in the changes to the OP; Schedules have been revised but lands have not been predesignated at this time. Policies have been adjusted to new Table of Contents.
2026.01.27 SMDHU Comments	SMDHU (Health Unit)	Healthy Community Design; Pipelines; Equity	Comment: Extensive review of policies against health criteria (heat, accessibility). Request: Add "universal accessibility" and "shade/tree canopy" requirements to Place Making, Parks, and Complete Streets policies; require crossing guards study.	Thank you for your comment, it has been incorporated in the changes to the OP; we have added language for accessiblity and canopy.
2026.01.28 Hill Group - 4-10 Innisfil Inc.	Hill Group	3088 4th Line	Comment: 3088 4th Line (76.8 ha) is available for growth. Request: Include subject lands in SABE to address land needs shortfall.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.28 K. Forgrave	Karen Forgrave	Survey Response	Comment: Submission of a public consultation survey form. Request: General feedback on the Draft Official Plan (specific details not provided in summary view).	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.29 Correspondence MBHC - PBMR...	MHBC	PBM Realty; Industrial Park Rd	Comment: Submission on behalf of PBM Realty Holdings Inc. regarding lands on Industrial Park Road. Request: Ensure land use designations align with existing industrial/employment uses and zoning permissions.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.29 K. Morris - Planning	K. Morris (Town)	Policies 20.2.11 / 21.2 (Technical Engineering)	Comment: "Designated Greenfield Area" is undefined; engineering policies (8.14.16-19) are too technical for an OP. Request: Define DGA; remove overly technical engineering specs (e.g., floor slab elevation specifics) and defer to Engineering Standards.	Thank you for your comment, it has been incorporated in the changes to the OP; we have removed technical specifications where possible.
2026.01.29 Simcoe County Federation of Agriculture	SCFA (Dave Ritchie)	Ag policies support	Comment: Review of agricultural policies. Request: Support for policies protecting the agricultural land base and ensuring farm viability (comments similar to OFA submission).	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.30 Biglieri Group - 6225 Yonge St	Biglieri Group	6225 Yonge (Follow up on Churchill SABE)	Comment: Submission of "Settlement Area Boundary Expansion Assessment" by urbanMetrics for 6225 Yonge St (Churchill). Request: Include subject lands in the Churchill Settlement Area boundary to support compact, walkable growth.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.30 IPS - 1224 Belle Aire Beach Rd. OPR	IPS	1224 Belle Aire Beach Rd; Orbit designation	Comment: 1224 Belle Aire Beach Rd is in Orbit but designated Rural/Ag. Request: Revise PMTSA to 800m to include site; remove "Appeal" overlay; apply Urban designations consistent with Orbit Secondary Plan.	Thank you for your comment, the OP Schedules have been revised in alignment with the Orbit Secondary Plan. No changes to the PMTSA are being proposed at this time.
2026.01.30 IPS - 1363 & 1425 7th Line	IPS	1363 & 1425 7th Line; PMTSA delineation	Comment: 1363/1425 7th Line are in Orbit but designated Rural. Request: Revise PMTSA to 800m to include site; remove Rural designation; apply Urban designations consistent with Orbit Secondary Plan.	Thank you for your comment, the OP Schedules have been revised in alignment with the Orbit Secondary Plan. No changes to the PMTSA are being proposed at this time.
2026.01.30 MHBC - 1702 and 1698 IBR Lang Yi Villa Non-Profit Living IBR LTC	MHBC	1702/1698 IBR (LTC); Servicing allocation	Comment: MZO star symbol is in the wrong spot (ROW); NHS overlay covers active farm MZO lands. Request: Move MZO symbol to site; remove NHS overlay from active farm portion; allow NHS refinement without MCR; clarify servicing allocation timing (site plan vs building permit).	Thank you for your comment, it has been incorporated in the changes to the OP; MZO symbol location has been adjusted. The NHS overlays remain, and servicing for the site can be discussed with the Town through the development process.
2026.01.30 MHBC - Tanzola 2250 Innisfil Beach Rd	MHBC	2250 IBR; Civic Campus Expansion concerns	Comment: 2250 IBR is "Future Civic Campus" but policies restrict uses to "public service". Request: Allow interim commercial uses; ensure underlying zoning permissions remain valid; allow Hazard Land Overlay refinement without OPA.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.30 MSH - Allandale Golf Course	MSH (Leibel)	Allandale Golf Course; Site Specifics	Comment: Allandale Golf Course lands (south of Lake Simcoe/north of Big Bay Point Rd). Request: Ensure OP designations maintain the potential for future development of the golf course lands (outside natural heritage features) should the golf course use cease.	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.30 NVCA comments forthcoming	NVCA	Note that formal comments are forthcoming	N/A	Thank you for your comment, at this time it has not resulted in a change to the OP.
2026.01.30 W.Dearmer	Wade Dearmer et al.	Drainage; Stroud Expansion Zone; 2570 Lawrence	Comment: Concerns regarding the "1A Expansion Zone" in South Stroud and its impact on drainage (Victoria Green Pond connection). Request: Review drainage mapping and infrastructure capacity before redesignating lands for expansion.	Thank you for your comment, it has been incorporated in the changes to the OP; Schedules have been revised but lands have not been predesignated at this time.
2026.01.30 Weston - SE Corner of Shore Acres...	Weston Consulting	Shore Acres & 20th Sdrd; SABE policies	Comment: SABE policies (8.8) restrict applications to MCR process. Request: Remove MCR reference; include policy framework for landowner-initiated SABE requests consistent with PPS 2024.	Thank you for your comment, we have removed MCR references in OP text.
OLT-25-000158-JAN-09-2026	OLT Decision	881-883 Hofland St (Decision)	N/A	Thank you for your comment, at this time it has not resulted in a change to the OP.
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Part C: Growing Our Place** Section - Sidebar • Stroud should be categorized as an Urban Settlement Area • Consider if the term "designated greenfield lands" should be replaced with new PPS term "designated growth area". • Could "Downtown Commercial Areas" be replaced with "Strategic Growth Areas"? • Point 9 - should this include mixed uses along with residential growth as well?	Thank you for your comment, we have updated the OP as per County comment text.
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Section 8.1 - General Settlement Area Policies** • 8.1.1 - Stroud should be categorized as an Urban Settlement Area. • 8.1.3 - applies to Village Settlement areas and Hamlets as well? • 8.1.9 - how does this apply to Alcona - Orbit - Lefroy/Belle Ewart which ultimately will not achieve spatial and functional separation?	Thank you for your comment, we have updated the OP as per County comment text.
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Section 8.2 - Primary Settlement Area** • 8.2.3 - Is it not accurate to say that Alcona is a complete community rather than "will develop as a complete community ... "? • 8.2.6 - Should the fact that a detailed Secondary Plan exists (will exist) for the MTSA be referenced?	Thank you for your comment, we have updated the OP as per County comment text.
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Section 8.3- Urban Settlement Areas** Sidebar - Stroud is now listed as an Urban Settlement Area (which we agree is appropriate) but contradicts earlier references which list it as a Village Settlement Area. • 8.3.2 - is it appropriate to prohibit any form of lot creation without full municipal services? What about infill opportunities in the interim?	Thank you for your comment, we have updated the OP as per County comment text.

File Name	Stakeholder / Sender	Location / Topic	Comment Summary / Request	How Addressed
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Section 8.4 - Village Settlement Areas** Sidebar - only Cookstown listed which is consistent with Section 8.3, but not consistent with Section 8.1 and the initial Sidebar description under Part C. • 8.4.2 - servicing constraints is a valid reason for limited growth, however are there other reasons that should be listed here? • 8.4.4 - Seems to contradict 8.4.2 by suggesting growth allocation to Cookstown may be possible, subject to MCR. This entire policy should be considered for deletion.	Thank you for your comment, we have updated the OP as per County comment text.
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Section 8.6 - Innisfil Heights Strategic Settlement Employment Area** Sidebar - the characterization of the "employment land jobs" vs "population-related employment" may not align with current approach for employment in PPS 2024. Further description that employment land jobs include employment areas (PPS definition) and other non-protected areas of employment may be useful to clarify this. Population related employment can also include industrial, manufacturing and small-scale warehousing that could be located adjacent to sensitive land uses as per 2.8.1.2 of PPS 2024. 8.6.2 - Minister's directive is Growth Plan related. There is no further reference to this in the PPS 2024 and should be removed from OP policy accordingly. 8.6.6 - can this also apply to the existing portion of Innisfil Heights considered as Employment Area as defined by PPS 2024 and protected in accordance with policy 2.8.2? Further description about which designation of Innisfil Heights is considered an employment area as per PPS should be articulated.	Thank you for your comment, we have updated the OP as per County comment text.
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Section 8.7 Population and Employment Targets** 8.7.3 - only references population growth. Shouldn't the same kind of statement be made about employment growth? 8.7.4 - Reference to MCR must be removed. Another mechanism must be considered to implement phasing for Sandy Cove and Cookstown if that it is the intent.	Thank you for your comment, we have updated the OP as per County comment text.
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Section 8.8 Settlement Area Boundary Expansions** 8.8.1 - reference to policy 9.7.1 is an error. Reference to MCR must be deleted. This policy should be built around PPS policies 2.1.3, 2.1.4 and 2.1.5. 8.8.2 - clarity on whether this relates to commercial needs or employment needs. It references the MCR which is incorrect and the MCR did not account for commercial land needs. Employment land needs/allocations and commercial land needs/allocation are being used interchangeably here which does not appear to be correct. 8.8.3 - directs next settlement expansions towards the Orbit secondary plan area, but doesn't this contradict policy 8.8.5.1 which seems to indicate Alcona North is the priority? 8.8.4 - confirmation that this area at Hwy 400 and 89 can meet the definition of an SGA is necessary. 8.8.4 - relating to SABE criteria. This is a numbering error since there are two policies using the 8.8.4 reference. Policies of PPS 2.3.2.1 (a) - (g) should be used here. 8.8.4.1 - references use of MOF projections, however, 8.7.1 references County allocations from the previous Growth Plan forecast (as permitted to do so by PPS 2.1.2). Reference to future use of MOF numbers is fine in accordance with PPS 2.1.1 and 2.1.2. 8.8.5.1 - as per above contradicts 8.8.3. 8.8.5.6 to 8.8.6.9 should relate to PPS policies found in 2.3.2.1.	Thank you for your comment, we have updated the OP as per County comment text.
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Section 8.9 Strategic Growth Areas** 8.9.1 - shouldn't nearly all residential intensification occur in the settlement areas? This policy suggests 70% would occur outside of settlement areas. Perhaps the term settlment area was meant to Strategic Growth Area? 8.9.2 - If Stroud is included why is Lefroy-Belle Ewart and/or Sandy Cove not included if they are the same classification of settlement? This seems to be suggested in 8.9.3. 8.9.4 - Blank policy. For clarity are all of these policies relating to SGA or will they be applied to general infill and intensification in general? Some policies seem SGA specific and some seem more general in nature.	Thank you for your comment, we have updated the OP as per County comment text.
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Section 8.9.9 Protected MTSA** This section should include reference or simply to defer to the Orbit Secondary Plan. 8.9.9.3 - refers to MSTSA mixed use area in section 11.6, however this section does not exist. 8.9.9.4 - blank policy. 8.9.9.5 - depends on MCR. Delete policy.	Thank you for your comment, we have updated the OP to deferr to Orbit Secondary Plan.
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Section 8.10 Strategic Growth Area - Civic Campus** Justification to be able to identify as an SGA must be provided. Assuming It is not identified as an SGA on Schedule A or B.	Campus is not a Strategic Growth Area, text and Schedules clarified.
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Section 8.11 Designated Greenfield Area** The terms "Designated Greenfield Area", "Designated Built-up Area", and "Undelineated Built-up Area" are from the Growth Plan and are not defined within the PPS. Use of the term "Designated Growth Area" which is defined in the PPS should be considered.	Thank you for your comment, we have updated the OP as per County comment text.
County of Simcoe Overview Comments (Part 1)	County of Simcoe	Official Plan Text	**Section 8.12 Phasing of Development** 8.11.1 (i) seems to reference lands outside of a settlement area, "contiguous or abutting the existing settlement area ... ". Is this meant to refer to the existing built-up area within a settlement? 8.11.4 - requires MCR work. Delete policy.	Thank you for your comment, we have updated the OP as per County comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	OP Schedules	Identification of Natural Hazards: For the most part the Hazard Land Area Overlay appears consistent with NVCA mapping; however, there are a few regulated areas that are not identified on mapping such as Schedule A. The NVCA provided the Town with an email on January 28, 2026 to contact IM_Group@nvca.on.ca to obtain the most up to date mapping which was approved by the NVCA in June 2025. It is recommended that the schedules be updated as per the most up to date mapping.	Thank you for your comment, we have updated the OP Schedules as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Wetlands: NVCA regulates all wetlands regardless of size or significance. For the part NVCA does not permit new development in or within 30 metres of any wetland. Accordingly, all policies on wetlands whether as part of the natural heritage system or natural hazards should be consistent with NVCA provisions. The Town may want to consider preventing new development in or within 30 metres of all wetlands.	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Schedule A	Schedule A Hazard Land Overlay Schedule A should be updated to reflect the most up to date mapping from NVCA.	Thank you for your comment, we have updated the OP Schedules as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Schedule B6	Schedule B6: Innisfil Heights Schedule B6 should be updated to include a Hazard Land Overlay, which would include areas regulated by NVCA.	Thank you for your comment, we have updated the OP Schedules as per NVCA comment text.

File Name	Stakeholder / Sender	Location / Topic	Comment Summary / Request	How Addressed
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Schedule B Series	Schedule B-Series B1, B2, B3, B4, B5, B6, B7, B10, B11, B12, B13, B14 Only schedules A, B, B1, B6, B7 appear to be in the Draft Official Plan on the website. NVCA would appreciate an opportunity to review remaining schedules once available. Staff also note that the header at the top of the page states ‘January 2018’ and should likely be changed to ‘December 2025.’	Thank you for your comment, we have updated the OP Schedules as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Section 2.2.1 Where any Act or portion of an Act is referred to in this Official Plan, such references shall be interpreted to include any subsequent legislation that may replace or revise the specified Act. Recommend that this also refer to regulations.	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Section 2.3.88 Other wetlands: means all wetlands that have been evaluated using the Ontario Wetland Evaluation System (OMNR 1993, with updates in 1994 and 2002 as non-provincially significant), and wetlands identified using the provincial Ecological Land Classification (ELC) (Lee et al. 1998). The Town may want to consider updating this definition to include unevaluated wetlands mapped by the Province and wetlands regulated by conservation authorities: “Other wetlands: means all wetlands that have been evaluated using the Ontario Wetland Evaluation System (OMNR 1993, with updates in 1994 and 2002 as non-provincially significant), wetlands identified using the provincial Ecological Land Classification (ELC) (Lee et al. 1998), unevaluated wetlands identified by the Province, and/or wetlands regulated by a conservation authority.”	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Section 9.X.XX Notwithstanding, the following public and quasi-public uses, buildings, structures and infrastructure shall be permitted in all land use designations except for lands designated Key Natural Heritage Features and Key Hydrologic Features and the Greenbelt Plan area where infrastructure is subject to Policies 17.2.6 and 17.2.7 …. Infrastructure should avoid natural hazards. Building roads in areas suchas erosion hazards could result in unsafe roads and having to close roads due to protect public safety. Infrastructure should only be considered where approved by a conservation authority. Recommend the first paragraph be changed as follows: “Notwithstanding, the following public and quasi-public uses, buildings, structures and infrastructure shall be permitted in all land use designations except for lands designated Key Natural Heritage Features and Key Hydrologic Features, Hazard Land Overlay unless authorized by a conservation authority, and the Greenbelt Plan …	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Section 9.X.XX Public service facilities, are directed towards settlement areas and shall be permitted in any settlement area designation without amendment to this Plan. Public Service Facilities may be located outside of settlement areas in limited situations and in accordance with the following: Recommend adding the following criteria: - The proposed development site is not in an area regulated by a conservation authority, unless authorization has been granted pursuant to the Conservation Authorities Act.	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Section 15.1 Natural Heritage System General Comment: Wetlands are both a natural heritage feature and regulated by conservation authorities due to their importance in mitigating natural hazards. In addition, wetlands and the adjacent lands may be unsafe for building. NVCA does not generally permit new development in or within 30 metres of any wetland regardless of size or significance. It is important that natural heritage policies on wetlands be consistent with what conservation authorities would permit. It is recommended that no new development be permitted in or within 30 metres of all wetlands. Any development should only be considered where permitted by the Town, provincial plans, and conservation authorities.	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Section 15.1.8 to 15.1.20 Natural Heritage System, Permitted Uses (and/or Sidebar/ General Policies) Recommend policies be added as a Sidebar, to Permitted Uses and/or General Policies: - Despite any policies in this Section, development and site alteration shall not be permitted in an area regulated by a conservation authority unless exempt or a permit is obtained pursuant to the Conservation Authorities Act. - Where there a conflict between the Natural Heritage System and Hazard Land Areas policies, the policies that provide the greatest protection for the natural environment and public safety shall prevail.	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Section 15.1.11 The Natural Heritage System overlay and the Key Natural Heritage Features and Key Hydrologic Features designation applies to the significant natural heritage features and systems in the Town outside of the Greenbelt Plan area. The function of these designations is to protect, maintain and where possible, enhance our significant natural heritage features in conformity with the Lake Simcoe Protection Plan and the County of Simcoe Official Plan. Recommend changing to: “The Natural Heritage System ... The function of these designations is to protect, maintain and where possible, enhance our significant natural heritage features in conformity with the Lake Simcoe Protection Plan and the County of Simcoe Official Plan and which is consistent with requirements of conservation authorities.”	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	15.1.4 and 15.1.5 These sections list key natural heritage features and key hydrologic features. For wetlands it lists provincially significant wetlands, all other wetlands 2.0 ha or larger in area, and wetlands within Lake Simcoe Watershed It is recommended that the list in both Sections 15.1.4 and 15.1.5 also include: - Wetlands regulated by conservation authorities. Alternatively, the above could replace item iv) which refers to wetlands in the Lake Simcoe Watershed, but not the Nottwawasaga watershed.	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Section 17 Sidebar SIDEBAR: Hazard Land Areas comprise both human-made hazards and natural hazards. Human-made hazards include contaminated lands and former mineral aggregate operations, and natural hazards include flooding hazard, erosion hazard, dynamic beach hazard, hazardous sites and steep slopes. The intent is to minimize the risk to property, persons and public health in and around natural or human-made hazards. Recommend that wetlands be included: SIDEBAR: Hazard Land Areas comprise both human-made hazards and natural hazards. Human-made hazards include contaminated lands and former mineral aggregate operations, and natural hazards include flooding hazard, erosion hazard, **wetlands,** dynamic beach hazard, hazardous sites and steep slopes. The intent is to minimize the risk to property, persons and public health in and around natural or human-made hazards.	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Section 17.2 iv) additions to existing structures; v) replacement structures on existing lots subject to the policies of this Section and satisfactory engineering studies and the approval of the applicable conservation authority; Recommend that these be combined and replaced with: “iv) alterations, conversions, additions, and replacements of existing buildings and non-habitable accessory structures on existing lots subject to the policies of this Section and satisfactory engineering studies and the approval of the applicable conservation authority.”	Thank you for your comment, we have updated the OP as per NVCA comment text.

File Name	Stakeholder / Sender	Location / Topic	Comment Summary / Request	How Addressed
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Section 17.12 Some lots, buildings and structures are currently located within the flooding and erosion hazard limits as identified by the conservation authorities. Expansions and redevelopment of existing uses within these hazard areas may be permitted where the effects and risk to public safety are minor and could be mitigated in accordance with provincial standards, subject to the written approval of the applicable conservation authority and provided: i) no part of the building is located within a floodway; ii) buildings are appropriately floodproofed to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources; iii) development and site alteration is carried out in accordance with floodproofing standards, protection works standards and access standards; Recommend it be replaced with: “Some lots, buildings and structures are currently located within the flooding hazard, erosion hazard, wetland and other hazard limits as identified by the conservation authorities. Conversions, replacement, expansions and non-habitable accessory structures of existing uses … and provided: i) it does not constitute development, intensification, or redevelopment as defined in this Plan; ii) there is no alternative location; iii) where in the flooding hazard, buildings are appropriately floodproofed to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources;	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Section 17.14 In cases where there is a discrepancy with the flood lines shown on the land use schedules and the lines mapped/approved by the conservation authority, the lines shown on the Authority's maps shall be used. Suggest this be changed to: “In cases where there is a discrepancy with natural hazards such as flooding, erosion, and wetland hazards shown on the land use schedules and the regulated area mapped/approved by the conservation authority, the the regulated area shown on the Authority's maps shall be used. An amendment will not be required to update natural hazard mapping where approved by the applicable conservation authority.	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	Section 17.15 The Lake Simcoe and Region Conservation Authority (LSRCA) and Nottawasaga Valley Conservation Authority (NVCA) administer Ontario Regulations 179/06 and 172/06 respectively, under the Conservation Authorities Act. These regulated areas include such areas as floodplains, erosion areas, wetlands, shorelines, watercourses and are generally illustrated in Appendix 11. A permit is required from the applicable conservation authority prior to any site alteration, development, interference with wetlands and alterations to shorelines and watercourses. The name of conservation authorities such as NVCA may change if currently proposed legislation is approved on the amalgamation of conservation authorities. The Town may want to consider using a generic term such as conservation authorities throughout the Official Plan. O. Reg. 179/06 and 172/06 have been replaced with O. Reg. 41/24. Erosion areas should be replaced with erosion hazards, which is a defined term. As per new regulations, some activities are exempt and do not require a permit. Recommend this be replaced with: “Conservation Authorities regulate areas including but not limited to flooding hazards, erosion hazards, wetlands, shorelines, watercourses and their adjacent lands pursuant to the Conservation Authorities Act and associated regulations. Areas regulated by Conservation Authorities are generally illustrated in Appendix 11. Unless otherwise exempt, a permit is required from the applicable conservation authority prior to any site alteration, development, interference within areas regulated by conservation authorities.”	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	20.7 Ecological Offsetting Staff are concerned about the wording in this section. Offsetting should not be encouraged or supported, instead avoidance should be encouraged. While LSRCA is noted, there is no mention to NVCA. NVCA does not generally support offsetting. It is not currently permitted in rural areas. In settlement areas offsetting is not supported on the basis of convenience, increasing lot yield or making an otherwise undevelopable property, developable. The Town may want to consider separate policies for woodlands and wetlands. The Town may also want to consider putting these policies in the Natural Heritage System and Hazard Land policies of the Plan. Suggest the following: SIDEBAR: Compensating or ecological offsetting for the loss of natural heritage features such as woodlands and wetlands is discouraged and will generally not be supported on the basis of financial feasibility, increasing lot yield or making an otherwise undevelopable property developable. Where offsetting may be considered by the Town and where applicable, a conservation authority the following policies shall apply nationally. 20.7.1 The Town shall require ecological offsetting through the development process when there is an unavoidable loss of a natural heritage feature and after the provincial, conservation authority and municipal policy tests have been met. 20.7.1 Ecological offsetting proposed in or within 30 metres of a wetland regulated by a conservation authority, must be consistent with conservation authority legislation, policies, and guidelines. Where permitted, an ecological offsetting strategy shall be prepared to the satisfaction of the Town in consultation with the applicable conservation authority. The ecological offsetting strategy shall have regard for other offsetting programs and policies including the Town’s Tree By-Law.” 20.7.4 In accordance with conservation authority guidelines, as may be updated from time to time, the loss of wetland will be offset at a replacement ratio of 3:1 based on the areal extent of the feature. The replacement ratio for the areal extent of the associated vegetation protection zone will be 1:1.	Thank you for your comment, we have updated the OP as per NVCA comment text.
[2026-Feb-23] - NVCA File 59137 Comments Innisfil OP	NVCA	Official Plan Text	21.2.18 Stormwater management facilities shall be permitted in all land use designations except Key Natural Heritage Features and Key Hydrological Features. However, stormwater pond outflows and stormwater pond infiltration trenches may be allowed within these areas subject to approval of a Natural Heritage Evaluation. Suggest additional wording related to natural hazards: “Stormwater management facilities shall be permitted in all land use designations except Key Natural Heritage Features, Key Hydrological Features and Hazard Land Areas. However, stormwater pond outflows and stormwater pond infiltration trenches may be allowed within these areas subject to approval of a Natural Heritage Evaluation and/or Natural Hazards Evaluation.”	Thank you for your comment, we have updated the OP as per NVCA comment text.

Innisfil Official Plan

Comparison to New Provincial OP Standards

Revised Table of Contents

Provincial ToC	Innisfil OP ToC - Current	New Order under Provincial Headings
1 - Introduction and How to Use this Plan	A1 - Purpose, Vision, & Goals	A1 - Purpose
2 - Strategic Planning Framework	A2 - Interpretation	A1 - Vision & Goals A3 - Making Our Place Great: A Place Making Strategy B4 - Socially Connected
3 - Indigenous Engagement	A3 - Making Our Place Great: A Place Making Strategy	*New Section 3 - Indigenous Engagement
4 - Settlement Area Structure and Growth Needs and Management	B4 - Socially Connected	C8 - Settlements and Growth Management E19 - Community Sustainability
5 - Residential and Mixed Uses	B5 - Culturally Connected	D9 - Urban Residential Areas D10 - Urban Commercial Areas E23 - Area Specific Policies
6 - Economy and Employment Areas	B6 - Physically Connected	D11 - Employment Areas E23 - Area Specific Policies
7 - Rural Areas and Agricultural System	B7 - Digitally Connected	D12 - Countryside D13 - Resort Recreational E23 - Area Specific Policies
8 - Infrastructure, Facilities and Community Services	C8 - Settlements and Growth Management	B6 - Physically Connected B7 - Digitally Connected D14 - Public Service Facilities E23 - Area Specific Policies
9 - Local Landscape and Resource Management	D9 - Urban Residential Areas	B5 - Culturally Connected D15 - Natural Heritage System D16 - Lake Simcoe Shoreline D17 - Hazard Land Areas D18 - Extractive Industrial Areas and Aggregate Resources E20 - Environmental Sustainability E23 - Area Specific Policies

10 - Implementation and Interpretation	D10 - Urban Commercial Areas	A2 - Interpretation
11 - Schedules	D11 - Employment Areas	
	D12 - Countryside	
	D13 - Resort Recreational	
	D14 - Public Service Facilities	
	D15 - Natural Heritage System	
	D16 - Lake Simcoe Shoreline	
	D17 - Hazard Land Areas	
	D18 - Extractive Industrial Areas and Aggregate Resources	
	E19 - Community Sustainability	
	E20 - Environmental Sustainability	
	E21 - Infrastructure Sustainability	
	E22 - Implementation	
	E23 - Area Specific Policies	

Revised Schedules

Provincial List	Innisfil OP Schedules - Current	New Structure under Provincial Headings
A1 Settlement Boundaries, Urban/Rural Structure and Provincial Plans	Schedule A: Municipal Strategy	New Schedule A1
A2 Strategic Growth Areas and Intensification Areas	Schedule B Land Use: Innisfil Official Plan, Schedule BB: Provincial Agricultural Land Base	Refer to A1
A3 Land Use Designations	Schedule B1 Land Use: Alcona to B14	Schedule A3
B1 Transportation and Corridors	Schedule C: Transportation	Schedule B1
B2 Infrastructure	Not on Official Plan Schedule	Not on Official Plan Schedule
B3 Public Service Facilities, Parks and Open Space	Parks and Open Space on Schedule Bs	Parks and Open Space on Schedule A3s
C1 Natural Environment	Appendix 2: Natural Environment	Schedule C1
C2 Water Resources	Content taken from multiple Appendices	Schedule C2
C3 Resource Potential	Appendix 12: Resource Potential	Refer to Appendix 12
C4 Natural and Human-made Hazards	Not on Official Plan Schedule	Not on Official Plan Schedule
	Schedule D: Site Specific Policies	Left as-is for this OP
	Schedule D1: Site Specific Policies – Cookstown	
	Schedule D2: Site Specific Policies – Lefroy – Belle Ewart	

	Schedule E: Area Specific Policies	
	Schedule E1: Area Specific Policies – Lefroy – Belle Ewart	
	Schedule F: Shoreline Community Planning Permit Area	Content added to Schedule A1

Innisfil Official Plan

Comparison to New Provincial OP Standards

Land Use Designations

Provincial List	Innisfil Land Uses
1. Neighbourhoods, permitting residential uses, small-scale commercial uses, institutional uses (including cemeteries), and other uses as prescribed.	Residential Low Density Residential Medium Density Residential High Density Village and Hamlet Residential Area Retirement Residential Area Future Urban
2. Mixed-Use Areas, permitting residential uses, commercial uses, institutional uses (including cemeteries), industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects, and other uses as prescribed.	Downtown Commercial Area Neighborhood Commercial Area Shoreline Commercial Area Hamlet Commercial Area MTSA Mixed-Use Area
3. Mixed-Use Commercial Areas, permitting industrial, manufacturing and small-scale warehousing uses and other uses as prescribed. Commercial and institutional uses are permitted only if they are not sensitive land uses.	Mixed Commercial/Employment Area Tourism/Commercial Area
4. Employment Areas, permitting the uses permitted in areas of employment, as defined in the Planning Act.	Employment Area
5. Major Facilities, permitting manufacturing uses, industrial uses, infrastructure uses, and other uses as prescribed.	N/A
6. Parks and Open Spaces, permitting recreational uses, cemetery uses, and other uses as prescribed.	Parks and Open Space Community Spaces
7. Natural Environment and Water Resource Areas, permitting conservation uses and other uses as prescribed.	Natural Heritage System
8. Resource Areas, permitting resource extraction uses.	Extractive Industrial Areas and Aggregate Resources
9. Rural Lands, permitting residential uses, small-scale commercial uses, small-scale industrial uses,	Rural Area Estate Residential Area

agricultural and agriculture-related uses, on-farm diversified uses, resource management uses, resource-based recreational uses, cemetery uses, and other uses as prescribed.	Rural Commercial Rural Industrial Resort Recreational
10. Prime Agricultural Areas, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed.	Agricultural Area
11. Specialty Crop Areas, permitting agricultural and agriculture-related uses, on-farm diversified uses and other uses as prescribed.	Specialty Crop Area
12. Shoreline Areas, permitting marina uses, recreational uses, residential uses, and other uses as prescribed.	General Lake Simcoe Shoreline Policies Shoreline Residential Area
	Hazard Land Areas Primary Visual Impact Area Overlay Enhanced Streetscape Area Overlay

The Corporation of the Town of Innisfil

By-law No. 060-26

A By-law of The Corporation of the Town of Innisfil to confirm the proceedings of the Council of The Corporation of the Town of Innisfil at its Special Council meeting held on June 10, 2026.

Whereas the powers of a municipal corporation are to be exercised by its Council, pursuant to Subsection 5(1) of the *Municipal Act*, *2001,* S.O. 2001, c. 25, as amended (*"Municipal Act")*; and

Whereas the powers of every Council are to be exercised by by-law, pursuant to Subsection 5(3) of the *Municipal Act*; and

Whereas it is deemed expedient that the proceedings of the Council of The Corporation of the Town of Innisfil at this meeting be confirmed and adopted by by-law.

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

1. The actions of the Council of The Corporation of the Town of Innisfil at its meeting held on June 10, 2026 in respect of each recommendation contained in the reports of the Committee of the Whole as adopted or amended and adopted and each motion and resolution passed and other action taken by the Council of The Corporation of the Town of Innisfil at this meeting is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.

2. The Mayor and Clerk and the appropriate other officials of the Town of Innisfil are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the Town of Innisfil referred to in the preceding section.

3. The Mayor and Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of The Corporation of the Town of Innisfil.

Passed this 10th day of June 2026.

_____

Lynn Dollin, Mayor

_____

Jennifer Marshall, Clerk