



Innisfil Official Plan – Our Place
 January 2018

County Finalized

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TABLE OF CONTENTS

PART A: MAKING OUR PLACE GREAT.....1

SECTION ONE: PURPOSE, VISION & GOALS.....1

1.1 PURPOSE.....1

1.2 VISION.....1

1.3 GOALS.....2

1.4 HOW TO READ THIS PLAN.....3

SECTION TWO: MAKING OUR PLACE GREAT A PLACE WE'RE PROUD OF.....3

2.1 WHAT MAKES A GREAT PLACE.....3

2.2 STRATEGIES TO ACHIEVE PLACE MAKING.....6

2.3 FOUR PRINCIPLES OF PLACE MAKING.....8

PART B: CONNECTING OUR PLACE.....9

SECTION THREE: SOCIALLY CONNECTED.....9

3.1 KEY PLACE MAKING DESTINATIONS.....9

SECTION FOUR: CULTURALLY CONNECTED.....12

4.1 PUBLIC ART.....12

4.2 CULTURE and HERITAGE.....12

SECTION FIVE: PHYSICALLY CONNECTED.....17

5.1 COMPLETE STREETS & STREETScape DESIGN.....17

5.2 ACTIVE TRANSPORTATION.....19

5.3 ROADS.....22

5.4 TRANSIT.....24

5.5 RAIL LINES.....25

5.6 PARKING.....25

SECTION SIX: DIGITALLY CONNECTED.....27

6.1 TELECOMMUNICATION.....27

LAND USE DESIGNATIONS.....28

SECTION SEVEN: PARKS AND OPEN SPACE.....28

SECTION EIGHT: COMMUNITY SPACES.....34

PART C: GROWING OUR PLACE.....37

SECTION NINE: SETTLEMENTS AND GROWTH MANAGEMENT.....37

9.1 GENERAL SETTLEMENT AREA POLICIES.....38

9.2 PRIMARY SETTLEMENT AREA.....39

9.3 URBAN SETTLEMENT AREAS.....40

9.4 VILLAGE SETTLEMENT AREAS.....40

9.5 HAMLETS.....41

9.6 INNISFIL HEIGHTS STRATEGIC SETTLEMENT EMPLOYMENT AREA.....4342

9.7 POPULATION AND EMPLOYMENT TARGETS.....444243

9.8 SETTLEMENT AREA BOUNDARY EXPANSIONS.....4443

9.9 INTENSIFICATION STRATEGY.....4543

9.10 DESIGNATED GREENFIELD AREA.....4645

9.11 PHASING OF DEVELOPMENT.....4745

9.12 SHORELINE POLICIES WITHIN SETTLEMENT AREAS.....4947

9.13 MUNICIPAL CIVIC CAMPUS.....4947



Innisfil Official Plan – Our Place
January 2018

9.14 MAJOR TRANSIT STATION AREA.....	<u>5048</u>
LAND USE DESIGNATIONS	<u>5149</u>
SECTION TEN: URBAN RESIDENTIAL AREAS.....	<u>5149</u>
10.1 Residential Design.....	<u>5149</u>
10.2 RESIDENTIAL LOW DENSITY.....	<u>5856</u>
10.3 RESIDENTIAL MEDIUM DENSITY.....	<u>6058</u>
10.4 RESIDENTIAL HIGH DENSITY.....	<u>6260</u>
10.5 VILLAGE AND HAMLET RESIDENTIAL AREA.....	<u>6260</u>
10.6 RETIREMENT RESIDENTIAL AREA.....	<u>6563</u>
10.7 Future Urban	<u>6664</u>
SECTION ELEVEN: URBAN COMMERCIAL AREAS	<u>6866</u>
11.1 Commercial Design and Place Making	<u>6866</u>
11.2 DOWNTOWN COMMERCIAL AREA	<u>7270</u>
11.3 NEIGHBOURHOOD COMMERCIAL AREA	<u>7472</u>
11.4 SHORELINE COMMERCIAL AREA	<u>7573</u>
11.5 HAMLET COMMERCIAL AREA	<u>7674</u>
11.6 Major Transit Station Mixed Use Area	<u>7674</u>
SECTION TWELVE: EMPLOYMENT AREAS	<u>797677</u>
12.1 GENERAL POLICIES	<u>807778</u>
12.2 EMPLOYMENT AREA.....	<u>807778</u>
12.3 MIXED COMMERCIAL / EMPLOYMENT AREA	<u>817879</u>
12.4 TOURISM / COMMERCIAL AREA	<u>827980</u>
12.5 PARKS AND OPEN SPACE.....	<u>8280</u>
12.6 EMPLOYMENT SUPPORTIVE COMMERCIAL AREA OVERLAY.....	<u>838081</u>
12.7 PRIMARY VISUAL IMPACT AREA OVERLAY.....	<u>848182</u>
12.8 ENHANCED STREETScape AREA OVERLAY	<u>848182</u>
12.9 DESIGN	<u>868384</u>
SECTION THIRTEEN: RESORT RECREATIONAL	<u>898687</u>
PART D: SUSTAINING OUR PLACE	<u>908788</u>
SECTION FOURTEEN: COMMUNITY SUSTAINABILITY	<u>908788</u>
14.1 WELL-BEING & ACCESSIBILITY	<u>908788</u>
14.2 FOOD ACCESS.....	<u>918889</u>
14.3 HOUSING DIVERSITY & AFFORDABILITY	<u>928990</u>
SECTION FIFTEEN: ENVIRONMENTAL SUSTAINABILITY	<u>959293</u>
15.1 THE URBAN FOREST	<u>959293</u>
15.2 ENERGY CONSERVATION & CLIMATE CHANGE.....	<u>969394</u>
15.3 GROUNDWATER RECHARGE AND DISCHARGE AREAS	<u>989596</u>
15.4 SOURCE WATER PROTECTION.....	<u>1009798</u>
15.5 LANDFORM CONSERVATION	<u>103100101</u>
15.6 COMMERCIAL WATER TAKING.....	<u>104101102</u>
15.7 Ecological Offsetting.....	<u>106102103</u>
15.8 Subwatershed Planning	<u>106103104</u>
SECTION SIXTEEN: INFRASTRUCTURE SUSTAINABILITY.....	<u>108104105</u>
16.1 WASTE DISPOSAL ASSESSMENT AREAS (W.D.A.A.).....	<u>108104105</u>
16.2 DRAINAGE AND STORMWATER	<u>109105106</u>
16.3 SERVICING INFRASTRUCTURE AND SERVICE AREA	<u>114110111</u>
16.4 UTILITIES.....	<u>117112113</u>
LAND USE DESIGNATIONS	<u>119114115</u>
SECTION SEVENTEEN: NATURAL HERITAGE SYSTEM	<u>119114115</u>



Innisfil Official Plan – Our Place
January 2018

17.1	NATURAL HERITAGE SYSTEM	<u>119114115</u>
17.2	THE GREENBELT PLAN – NATURAL HERITAGE SYSTEM.....	<u>126119120</u>
SECTION EIGHTEEN: Countryside		<u>128121122</u>
18.1	General Countryside Policies:.....	<u>128121122</u>
18.2	SPECIALTY CROP AREA	<u>130123124</u>
18.3	AGRICULTURAL AREA.....	<u>132124125</u>
18.4	RURAL AREA.....	<u>135127128</u>
18.5	RURAL INDUSTRIAL.....	<u>138130131</u>
18.6	RURAL COMMERCIAL.....	<u>141133134</u>
18.7	ESTATE RESIDENTIAL AREA.....	<u>142134135</u>
SECTION NINETEEN: LAKE SIMCOE SHORELINE		<u>144136137</u>
19.1	General Lake Simcoe Shoreline Policies:.....	<u>145137138</u>
19.2	SHORELINE RESIDENTIAL AREA.....	<u>148140141</u>
19.3	SHORELINE Community Planning Permit System – Our SHORE.....	<u>150142143</u>
SECTION TWENTY: HAZARD LAND AREAS		<u>154146147</u>
SECTION TWENTY-ONE: EXTRACTIVE INDUSTRIAL AREAS AND AGGREGATE RESOURCES		<u>158150151</u>
PART E: IMPLEMENTATION & INTERPRETATION.....		<u>162154155</u>
SECTION TWENTY-TWO: IMPLEMENTATION		<u>162154155</u>
22.1	AMENDMENTS TO THE PLAN	<u>162154155</u>
22.2	ZONING BY-LAWS.....	<u>163155156</u>
22.3	SITE PLAN CONTROL	<u>163155156</u>
22.4	HOLDING BY-LAWS	<u>164156157</u>
22.5	TEMPORARY USE BY-LAWS.....	<u>165157158</u>
22.6	INTERIM CONTROL BY-LAWS.....	<u>165157158</u>
22.7	HEIGHT & DENSITY BONUS PROVISIONS	<u>166158159</u>
22.8	SUBDIVISION CONTROL	<u>166158159</u>
22.9	Natural Heritage Evaluation.....	<u>167159160</u>
22.10	SIGNS.....	<u>167159160</u>
22.11	TECHNICAL AMENDMENTS	<u>168160161</u>
22.12	SUBSEQUENT LEGISLATION	<u>168160161</u>
22.13	NON-CONFORMING USES.....	<u>168160161</u>
22.14	COMMUNITY IMPROVEMENT AREA	<u>169161162</u>
22.15	SECONDARY PLANS	<u>171163164</u>
22.16	COMPLETE APPLICATION.....	<u>173165166</u>
22.17	COMMUNITY PLANNING PERMIT SYSTEM	<u>176168169</u>
22.18	URBAN DESIGN AND ARCHITECTURAL CONTROL	<u>180172173</u>
SECTION TWENTY-THREE: INTERPRETATION		<u>183174175</u>
23.1	INTERPRETING THIS PLAN.....	<u>183174175</u>
23.2	SUPPORTING PLANS & STRATEGIES	<u>186176177</u>
23.3	DEFINITIONS.....	<u>188178179</u>
PART F: Area Specific Policies		<u>210199200</u>
SECTION TWENTY-FOUR: AREA SPECIFIC Policies		<u>210199200</u>



Innisfil Official Plan – Our Place
January 2018

SCHEDULES:

Schedule A: Municipal Strategy
Schedule B Land Use: Innisfil Official Plan
[Schedule BB: Provincial Agricultural Land Base](#)
Schedule B1 Land Use: Alcona
Schedule B2 Land Use: Cookstown
Schedule B3 Land Use: Lefroy Belle Ewart
Schedule B5 Land Use: Sandy Cove
Schedule B6 Land Use: Innisfil Heights
Schedule B7 Land Use: Stroud
Schedule B8 Land Use: Churchill
Schedule B9 Land Use: Fennell's Corners
Schedule B10 Land Use: Gilford
Schedule B11 Land Use: Kempenfelt Bay / Big Bay Point Shoreline
Schedule B12 Land Use: Big Cedar Point Shoreline
Schedule B13 Land Use: De Grassi Point Shoreline
Schedule B14 Land Use: Leonards Beach Shoreline
Schedule C: Transportation
Schedule D: Site Specific Policies
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](#)

APPENDICES:

Appendix 1: Key Place Destinations
Appendix 2: Key Place Destinations – Concept Plans
Appendix 3A: Active Transportation
Appendix 3B: Active Transportation
Appendix 4: [Significant Areas of Groundwater Recharge Areas](#)
Appendix 5: Hydrogeological ESA
Appendix 6: Areas of Groundwater [Recharge &](#) Discharge
Appendix 7: Wellhead Protection Areas
Appendix 8: [Surface Water](#) Intake Protection Zones
Appendix 9: Natural Areas – [ESA & Wetlands](#)
Appendix 10: Natural Areas - [Woodlands](#)
Appendix 11: Conservation Authority Regulation Limits
Appendix 12a: Areas of Potential Aggregate Resources
Appendix 12b: Areas of Potential Aggregate Resources
Appendix 12c: Areas of Potential Aggregate Resources
Appendix 13: Areas in Lefroy Subject to Cost Sharing
[Appendix 14: Highly Vulnerable Aquifers](#)



Innisfil Official Plan – Our Place
Draft – December 2017

PART A: MAKING OUR PLACE GREAT

SECTION ONE: PURPOSE, VISION & GOALS

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 in our Town and to guide municipal actions and other Town master planning processes.

The vision, goals and policies of Our Place 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 to signify their importance in creating and maintaining a great community. These actions will ensure that **place making** is a primary focus for all land use decisions, the design and programming of public spaces and investment decisions in the municipality.

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, Our Place 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 VISION

The following Vision Statement is a statement of how Our Place will look and feel as we grow over the horizon of the Plan-next 20 years. This statement will guide the strategic direction of the municipality to 2031:

Innisfil will grow and thrive based on the places and destinations at the heart of Innisfil – the places where we recreate, shop, eat, gather, interact 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 character and small-town feel that we value and



Innisfil Official Plan – Our Place
Draft – December 2017

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.

1.3 GOALS

Innisfil's Community Strategic Plan, Inspiring Innisfil lays out a series of goals representing three key focus areas: Connect, Grow, and Sustain. These themes form the framework for this Official Plan. During consultation for Our Place, input was provided to help shape the specific goals under each of these three key themes.

1. Connect

Inspiring Innisfil states that, “the Town of Innisfil will ensure opportunities exist for residents, businesses and organizations to connect in all ways that are meaningful – physically, socially, culturally and digitally.”

To achieve the strategic goal, Our Place intends to:

- Strengthen the attachment to place throughout the Town by providing gathering places both on a large Town-wide scale and a smaller neighbourhood scale;
- Strengthen social connections by providing opportunities for social interaction through public places and activities in those places to build a stronger sense of community;
- Improve mobility for all residents by providing for **active transportation** connections within neighbourhoods and between communities while planning for the provision of public transit;
- Celebrate Innisfil's arts, culture and heritage by preserving **built heritage resources**, promoting Innisfil's arts and culture scene and supporting creative industries; and
- Strengthen digital **connectivity** through Town operations and by encouraging high speed internet service and community Wi-Fi.

2. Grow

Inspiring Innisfil states that the “Town of Innisfil will collaboratively develop a thriving community that embraces a managed level of growth, actively engages residents, attracts and supports business and promotes economic prosperity.”

To achieve the strategic goal, Our Place intends to:



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Draft – December 2017

- Enable local economic opportunities for residents through support of local businesses; providing opportunity for value-added agricultural activities; encourage businesses that support farming; and supporting investment in Innisfil Heights; and
- Manage growth in the Town in an appropriate manner that promotes **intensification**, provides for a range of housing choices, commercial services and employment opportunities and phases the growth in tandem with the provision of **infrastructure** and community facilities.

3. Sustain

Inspiring Innisfil states that “the Town of Innisfil will actively maintain itself as a viable and vibrant community that fully embraces the principles of sustainability.”

To achieve the strategic goal, Our Place intends to:

- Enhance the vitality of the downtowns in each of the **settlement areas**;
- Protect the natural heritage of the Town by protecting **significant natural features and areas** and the **natural heritage system** that connects them while improving access to natural areas for passive recreational purposes;
- Enhance existing and create new parks and open spaces to serve the recreational needs of our residents and to serve as place making destinations;
- Protecting the health of Lake Simcoe while improving public access to the waterfront for the enjoyment of the entire community;
- Preserve community character by maintaining the small town feel and the rural character of Innisfil’s countryside; and
- Promote the efficient use of existing municipal **infrastructure** and community facilities and plan in an efficient and financially sustainable way for the expansion of such **infrastructure** and facilities.

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1.4 HOW TO READ THIS PLAN

1.4.1 This Official Plan is organized and structured into 6 parts.

Part A: Making Our Place Great describes the overall vision, goals and strategies for creating Our Place. This part of the Official Plan provides direction on how **place making** principles will be used by all of us - Town departments, other agencies, community organizations and the **development** community - to build a strong sense of place in Innisfil.

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Innisfil Official Plan – Our Place
Draft – December 2017

Part B: Connecting Our Place includes policies on the elements of place that keep us connected – socially, culturally, physically and digitally. Elements of place that connect us include **complete streets, active transportation, roads, transit, rails, parking and telecommunications**. Key **place making** destinations are identified. Part B also includes policies for the Parks and Open Space and Community Spaces designations.

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Part C: Growing Our Place outlines the growth management policies for the Town, including population and employment forecasts and the **intensification** and density targets to the year 2031. Part C also includes policies for all residential, commercial and employment land use designations within the **settlement areas**, including their function, permitted uses, and scale, as well as **place making** and design policies.

Part D: Sustaining Our Place outlines the community, environmental and **infrastructure** sustainability policies for Innisfil. Part D also includes policies for the Natural Environment, Greenbelt – **Natural Heritage System**, Rural, Agricultural, Specialty Crop, Rural Industrial, Rural Commercial, Shoreline, Hazard Lands and Extractive Industrial Area designations.

Part E: Implementation & Interpretation describes the **development** approvals processes and planning tools that we will utilize to implement the vision, goals and policies of Our Place. Definitions of key terms used throughout the Plan are also provided.

Part F: Area Specific Policies apply to those areas identified on Schedule E of this Plan. These areas are subject to specific policies that are unique to a specified geographical area, as identified on Schedule E: Area Specific Policies of this Plan.

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.

1.4.2 The following steps outline how to determine the policies that apply to a specific property or area:

Step 1:

- Locate property or area on Schedules B through B14.
- Identify the land use designation that applies to the property. See policies that apply to that land use designation in Parts B, C and D.

Step 2:

- Review all strategic policies that apply to the property or area, as covered in Sections B, C and D of this Official Plan, focusing on how to Connect, Grow and Sustain Our Place. Sections 2 and 3 of this document contain key



Innisfil Official Plan – Our Place
Draft – December 2017

place making policies applicable on a Town-wide basis, as well as specific to the key **place making** destinations as delineated on Schedule A. In addition to policies that apply to each land use designation, Sections 4 through 16 contain important Town-wide policies that must also be reviewed.

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Step 3:

- If the property or area is within a “key **place making** destination” as schematically illustrated on Schedule A, the policies of Section 3.1 also apply.

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Step 4:

- Locate property or area on Schedules E and F.
- If the property or area is identified as a Site Specific Policy, the policy number on the map applies to the property or area. Locate the applicable policy in at the end of the applicable land use designation section.
- If the property or area is identified as an Area Specific Policy, the policy number on the map applies to the area. Locate the applicable policy in Section 24.

Step 5:

- If the property falls into the **Lake Simcoe watershed**, refer to the policies of the Lake Simcoe Protection Plan for the policy direction.

Step 6:

- Reference should also be made to the relevant County of Simcoe Official Plan policies.



Innisfil Official Plan – Our Place
Draft – December 2017

SECTION TWO: MAKING OUR PLACE GREAT: A PLACE MAKING STRATEGY

2.1 WHAT MAKES A GREAT PLACE?

SIDEBAR – *“When you focus on place, you do everything differently.” (Fred Kent)*

Great places are created when planning decisions are made through the lens of **place making** – whether it is approval of a new subdivision, the design of a park, the creation of a new public square, or the approval of new stores and businesses. When these areas are planned as places for people, it strengthens our connections to Our Place.

Place making is 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.

Embedding **place making** into the Our Place Official Plan provides the opportunity to re-invent our public spaces, increase social interactions and strengthen our emotional connections with these places.

Successful public places are imbued with a sense of place - a reason for being there – as well as a desire to come back. Great public places are authentic, memorable, and programmed to create an ease of socialization. Our Place focuses on strategies to enhance our love for the public places around us.

2.2 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



Innisfil Official Plan – Our Place
Draft – December 2017

are 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, 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.



2.3 FOUR PRINCIPLES OF PLACE MAKING

Note to draft: side bar to include pictures to illustrate examples of the 4 principles of place and what place making looks like

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 a great place. Having something enjoyable for people of all ages to do is what entices us to return to a place again and again. People describe successful places as “fun”, “special”, “vital” and “real”.

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. People describe successful places as “convenient”, “healthy”, “accessible”, “inclusive”, “adaptable” and “safe”.

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. People describe successful places as “safe”, “clean”, “green”, “charming”, “attractive” and “historic”.

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 and social emotional connections that are critically important to **place making**. People describe successful places as “convenient”, “a place for conversation”, “friendly”, “joyful” and “like home”.



Innisfil Official Plan – Our Place
Draft – December 2017

PART B: CONNECTING OUR PLACE

SECTION THREE: SOCIALLY CONNECTED

SIDEBAR:

Great places 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 Our Place contains policies that set the framework for the **development** and improvement of those key **place making** destinations identified on Schedule A. These places will play an essential role in building and strengthening the social ties that keep Our Place together.*

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3.1 KEY PLACE MAKING DESTINATIONS

- 3.1.1 **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 that we are most attracted to and make us love Our Place.
- 3.1.2 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.
- 3.1.3 The following are key destinations that are schematically shown on Schedule A and further illustrated in Appendix 1:
- The downtowns and commercial areas of each **settlement area**;
 - Innisfil Beach Park;
 - The Civic Campus;
 - 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, Stroud and Churchill.



Innisfil Official Plan – Our Place
Draft – December 2017

- 3.1.4 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 a public square to improve the availability of public spaces;
 - ii) the addition of both passive and active activity areas such as seating areas, tables, outdoor games, skating rinks and outdoor performance stages;
 - iii) sidewalks, trails and cycling lanes to improve access to the key **place making** destinations;
 - iv) programmed recreation, social or entertainment activities; and
 - v) farmers markets, community ovens, food trucks and pop-up retail.
- 3.1.5 We 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 2 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 such as the Trails Master Plan, the Parks and Recreation Master Plan and the Transportation Master Plan, as amended. **Development** applications within and abutting a key **place making** destination shall consider the public input in Appendix 2 and shall adhere to the concept plans prepared for each key **place making** destination.
- 3.1.6 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 2.2 and 2.3.
- 3.1.7 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.
- 3.1.8 Where applicants propose **redevelopment** of vacant sites, they shall work with Town staff and the community to implement “Lighter, Quicker, Cheaper” initiatives on an interim basis until **redevelopment** occurs.
- 3.1.9 Where new parks and either public or publicly accessible spaces are proposed in **development** applications, we will 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.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 3.1.10 All applications for an Official Plan Amendment, rezoning, draft plan of subdivision, draft plan of condominium and site plan approval shall prepare a **place making** brief. 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 opportunities for new **place making** destinations.



SECTION FOUR: CULTURALLY CONNECTED

4.1 PUBLIC ART

SIDEBAR:

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:

- 4.1.1 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.
- 4.1.2 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.
- 4.1.3 The acquisition, curation and installation of public art should be in accordance with the Town's Public Art program.
- 4.1.4 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.
- 4.1.5 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.
- 4.1.6 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.

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4.2 CULTURE AND HERITAGE



Innisfil Official Plan – Our Place
Draft – December 2017

SIDEBAR:

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.*

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Cultural Heritage and Archaeological policies apply to those properties and archaeological sites, including ~~Aboriginal-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 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-Aboriginal~~ communities on the preservation of **significant archaeological resources**.

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CULTURAL POLICIES:

- 4.2.1 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 shall be used as a resource.



Innisfil Official Plan – Our Place
Draft – December 2017

- 4.2.2 We shall plan for, enhance, conserve and maintain our cultural assets and public spaces.
- 4.2.3 We shall design and program key **place making** destinations to accommodate festivals, events, performances, public art and other exhibits of local culture.
- 4.2.4 We shall support the events and programs of the Town’s cultural organizations through provision of space, promotion and where feasible financial support.
- 4.2.5 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.
- 4.2.6 Promote Lighter, Quicker, Cheaper initiatives as impromptu cultural events in our downtowns, parks and other public spaces.

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CULTURAL HERITAGE POLICIES:

- 4.2.7 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.
- 4.2.8 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.
- 4.2.9 The register may also include **built heritage resources** that have not been designated but that Innisfil Council or local heritage committee believes to be of cultural heritage value or interest.
- 4.2.10 A heritage committee shall be appointed to identify the register of **built heritage resources** and **cultural heritage landscapes** based on the criteria provided in Policies 4.2.7 and 4.2.8.
- 4.2.11 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:



Innisfil Official Plan – Our Place
Draft – December 2017

- 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.

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4.2.12 **Built Heritage Resources** and **cultural heritage landscapes** may also include 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.

4.2.13 **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 Committee and Town staff, such cultural resources and landscapes shall be **conserved** and integrated into the **development**, and added to the register.

4.2.14 **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.

4.2.15 The urban design guidelines referenced in Section 9.1.3 of this Plan shall provide guidance for **development** within and adjacent to Heritage Conservation Districts.

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4.2.16 In addition to the policies of this Plan, the Cookstown Heritage Conservation District Plan and Design Guidelines shall be implemented.

ARCHAEOLOGICAL POLICIES:



Innisfil Official Plan – Our Place
Draft – December 2017

- 4.2.17 ~~Where a property is determined to have potential for archaeological resources, a minimum A Stage 1 archaeological assessment and if required a Stage 2 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 and where there is potential for archaeological resources. 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.~~
- 4.2.18 ~~Development and site alteration shall not only be permitted on lands containing archaeological resources or areas of archaeological potential, unless it has been determined through an stage 1 or stage 2 archaeological analysis, if a Stage 3 and / or Stage 4 archaeological assessment that significant archaeological resources have been conserved. as required have been conducted and significant archaeological resources have been conserved by removal and documentation, or by preservation on site.~~ 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.
- 4.2.19 We 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.
- 4.2.20 We will provide an opportunity for ~~Aboriginal-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.
- 4.2.21 Archaeological assessments shall consider and investigate archaeological sites identified by ~~Aboriginal-Indigenous~~ communities.

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SECTION FIVE: PHYSICALLY CONNECTED

SIDEBAR:

*The character of urban areas and their overall contribution to **place making** is largely dependent on the design of our streets and their walkability. Their design is critical to the character of the public realm and their function as great places. While accessibility by personal automobile may continue to predominate, 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 – cars, pedestrians, transit and cyclists.
3. To facilitate the safe movement of people, cars and goods.
4. To complement other **transportation systems** and resources 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.
11. To accommodate opportunities for innovative stormwater treatment and **Low Impact Development (LID)** within our street rights-of-way.

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5.1 COMPLETE STREETS & STREETScape DESIGN

- 5.1.1 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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 5.1.2 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.
- 5.1.3 We will work cooperatively with the County of Simcoe to implement **complete streets** and these policies on County Roads, where appropriate and feasible.
- 5.1.4 To achieve **complete streets**, streetscape design shall adhere to the following policies:
- i) The design of **complete streets** shall integrate various elements to create comfortable, visually attractive and high quality public spaces. These may include appropriate sidewalk and trail widths, high quality landscaping, street trees, decorative paving, lighting, streetscape furnishing elements and signage;
 - 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 protect pedestrians and cyclists, with an emphasis on Downtown Commercial Areas, Mixed Use Areas, school zones and areas frequented by other 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, and speed bumps to reduce automotive speed;
 - 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, we shall require the provision of wide sidewalks, which may include 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;

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Innisfil Official Plan – Our Place
Draft – December 2017

- 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, we shall ensure that walkways are 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.

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5.1.5 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.

5.1.6 **Utilities** shall be consolidated and provided underground to minimize visual impact. 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.

5.2 ACTIVE TRANSPORTATION

5.2.1 We shall implement the **active transportation** strategies set out in the approved Innisfil Trails Master Plan 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 [3A & 3B](#);
- 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; and



Innisfil Official Plan – Our Place
Draft – December 2017

- vi) considering winter maintenance of multi-use trails, particularly along routes that connect pedestrians to key destinations such as schools.
- 5.2.2 A bike share system shall be implemented to encourage cycling in Innisfil.
- 5.2.3 Notwithstanding the **active transportation** network shown on Appendix 3 a & b, we shall allow variations to the trail network provided that the intent and desired connections of the Trails Master Plan are maintained or improved.
- 5.2.4 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 3 a & b of this Plan.
- 5.2.5 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.
- ~~5.2.6 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.~~
- 5.2.7~~6~~ Where **development** is proposed adjacent to or incorporating the Town's **active transportation** network, as shown on Appendix 3 a & b, public consultation shall be required to solicit public opinions and inform the ultimate **development** of the trail(s).
- 5.2.8~~7~~ 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.
- 5.2.9~~8~~ 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.
- ~~5.2.9 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.~~
- 5.2.10 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.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 5.2.11 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.
- 5.2.12 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.
- 5.2.13 Where trails are located adjacent to residential areas, a buffer (i.e. fencing) or landscaped screening may be required.
- 5.2.14 **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.
- 5.2.15 Where possible, we shall implement a trail system adjacent to or in proximity to existing rail lines to promote **connectivity** throughout Innisfil.
- 5.2.16 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.
- 5.2.17 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 Trails Master Plan identifies planned cycle routes and multi-use trails along County of Simcoe and Town roads as shown in Appendix 3A & 3B.
- 5.2.18 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.
- 5.2.19 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.
- 5.2.20 Internal pedestrian connections shall be provided within private condominium **developments**, which connect pedestrian accesses to the adjacent public sidewalk.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 5.2.21 Within the planning horizon of this Plan, we shall strive to achieve a modal share of 15% of total trips made by active transportation.
- 5.2.22 The TransCanada Trail shall be connected to the Town's internal trail system and to the trail systems of adjacent municipalities.

5.3 ROADS

- 5.3.1 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.
- 5.3.2 Town Arterial Roads are intended to be major transportation routes carrying heavy volumes of inter-municipal traffic, and they are designated on Schedule C. These arterial roads may require and be planned for up to four through lanes.
- 5.3.3 Collector roads, as designated on Schedule C, are intended to collect traffic from individual local roads and direct it to arterial roads, County roads or Provincial highways.
- 5.3.4 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.
- 5.3.5 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.
- 5.3.6 The minimum right-of-way width for local roads shall be 20 metres.
- 5.3.7 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.
- 5.3.8 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.
- 5.3.9 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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 5.3.10 Notwithstanding Policy 5.3.5 and 5.3.6, 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.
- 5.3.11 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.
- 5.3.12 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.
- 5.3.13 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.
- 5.3.14 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.
- 5.3.15 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.
- 5.3.16 Through the Downtown Commercial designated areas, we will maximize on-street parking to facilitate a retail main-street character and may consider reduced restrictions on access.
- 5.3.17 Driveways along collector roads shall be minimized to promote continuous, uninterrupted on or off-road trails for pedestrians and cyclists.
- 5.3.18 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.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 5.3.19 New lots shall not be created on private roads. New lots shall directly abut an open and maintained public road.
- 5.3.20 Roads and crossings shall target speed designs that reduce traffic speeds without the need for enforcement.
- 5.3.21 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.
- 5.3.22 Future potential interchanges on Highway 400 are shown on Schedule C. We shall work with the ~~Province~~County of Simcoe to encourage the early completion of these interchanges, ~~by the Province.~~
- 5.3.23 We will collaborate with adjoining municipalities including the City of Barrie on the construction, maintenance and operation of shared roads, trails and connections.

5.4 TRANSIT

- 5.4.1 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.
- 5.4.2 The GO Station will reinforce Alcona's role as the Town's **Primary Settlement Area.**
- 5.4.3 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.
- 5.4.4 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.
- 5.4.5 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 3.1 of this Plan, along corridors of higher density, and the GO Station planned in the vicinity of the 6th Line and the rail corridor.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 5.4.6 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.
- 5.4.7 Within the planning horizon of this Plan, we shall strive to achieve a modal share of 20% of total trips made by transit.
- 5.4.8 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 older persons, persons with mobility issues, expectant mothers and people travelling with small children.

5.5 RAIL LINES

- 5.5.1 We shall require the retention of rail corridors throughout the Town.
- 5.5.2 Railway crossings shall be improved where traffic volumes, sight lines or other factors indicate the need for such improvement.
- 5.5.3 **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 zoning by-law shall include appropriate provisions.
- 5.5.4 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.
- 5.5.5 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.
- 5.5.6 All noise walls shall be located on lands in public ownership, unless determined to benefit a single property.
- 5.5.7 We shall work with Provincial and Federal authorities to institute a cessation of train whistles at rail crossings throughout the Town.

5.6 PARKING

- 5.6.1 Where **developments** cannot provide adequate off-street parking on the site, the provision of parking on an alternate site within reasonable walking distance



Innisfil Official Plan – Our Place
Draft – December 2017

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 are met.

- 5.6.2 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.
- 5.6.3 In the Downtown Commercial Area designation, we may reduce the parking requirements of the zoning by-law where on-street parking is provided.
- 5.6.4 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.
- 5.6.5 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.



SECTION SIX: DIGITALLY CONNECTED

6.1 TELECOMMUNICATION

SIDEBAR:

Telecommunications **infrastructure** ~~is~~ ~~are~~ 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:

- 6.1.1 We recognize that radio/television/communications towers are necessary facilities to provide various services to the public.
- 6.1.2 We will pursue funding for community access centres and/or high speed internet service through Provincial and Federal programs.
- 6.1.3 To attract new business and support the growth of existing business, we will pursue leading edge telecommunication services and publicly available Wi-Fi at select locations through discussions with telecommunication providers.
- 6.1.4 We will explore means to improve high speed internet connection for our rural residents.
- 6.1.5 Recognizing that the Federal Government is the approval authority for the location of towers and antenna systems, our Antenna Systems Siting Policy is the basis for providing comments to the Federal Government regarding their appropriate location within the Town.
- 6.1.6 Preferred locations for telecommunication towers are on municipal owned **infrastructure** sites, as specified in the Town's Antenna Systems Siting Policy.



Innisfil Official Plan – Our Place
Draft – December 2017

LAND USE DESIGNATIONS

SECTION SEVEN: PARKS AND OPEN SPACE

SIDEBAR:

*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.*

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The Parks and Open Space designation also applies to private open spaces such as golf courses and cemeteries.

OBJECTIVES:

1. To provide a broad range of parkland, recreation and leisure opportunities.
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.

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PERMITTED USES:

- 7.1 Within the Parks and Open Space Area designation, as shown on Schedules B, and B1 through B14, permitted uses contributing to **place making** shall include:
- i) parks;



Innisfil Official Plan – Our Place
Draft – December 2017

- 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:

7.2 Municipal Parkland is classified into five categories as set out in the Parks and Recreation Master Plan. We shall endeavour to acquire and develop parkland in each of these categories:

- i) Parkettes are intended to serve the needs of immediate residents in urban areas, particularly where the provision of a Neighbourhood Park is not possible due to land constraints. Parkettes shall be developed as passive, non-programmed spaces providing playgrounds and seating areas. Parkettes serve as community meeting places and shall be designed and programmed as **place making** destinations based on the four principles of place in Policy 2.3. Road ends leading to Lake Simcoe function as parkettes and can serve as local **place making** destinations.

The optimal size for a Parkette is generally between 0.2 and 0.5 hectares. Parkettes are intended to have a service radius of 400 to 600 metres, or 5 to 7 minutes walking distance.

- ii) 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 Policy 7.12, based on the four principles of place in Policy 2.3. 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



Innisfil Official Plan – Our Place
Draft – December 2017

infrastructure as determined by the concept plan for each key **place making** destination.

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The optimal size for a Neighbourhood Park is 2 to 4 hectares and shall have a service radius of 1,500 metres uninterrupted by major roadways or other physical barriers and may be located in conjunction with elementary schools and community hub concepts.

- iii) 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 **thee** four principles of place in Policy 2.3.

The optimal size for a Community/District park is 4 to 10 hectares. Community/District parks are intended to have a service radius of 1 to 3 kilometres; shall be located along an arterial or collector road; and may be developed in conjunction with secondary schools.

- iv) Regional/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 natural landscapes and open space and provide passive recreational opportunities but may also include limited active recreational amenities.
- v) Linear Parks are intended to form part of and complement the Town's **active transportation** network. Linear Parks may also serve as buffers within or adjacent to environmentally sensitive areas, and along rail lines, and may contain paved or non-paved pathways, seating areas, interpretive signage and other amenities oriented to **active transportation** users, provided that such facilities are deemed to be compatible with surrounding land uses.

7.3 The target for Parkland shall be calculated by the following standards:

- i) combined Parkette and Neighbourhood Park standard of 1.0 hectare (2.5 acres) per 1,000 population;
- ii) Community/District 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:



Innisfil Official Plan – Our Place
Draft – December 2017

- 7.4 All new residential **development** or **redevelopment** shall be conditional on a parkland dedication of 5% of the developable land area or the equivalent of 1 hectare for every 300 units, whichever is the greater and all new non-residential **development** shall be conditional on the provision of 2% of the **developable** area for parkland purposes.
- 7.5 Where the parkland dedication requirement for a proposed **development** does not meet the size requirement for parks in Policy 7.2 or the locational requirements of Policy 7.6, 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.
- 7.6 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 7.2;
 - 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; and
 - vii) meets the acquisition criteria of the Town's Parks and Recreation Master Plan as updated from time to time.
- 7.7 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.
- 7.8 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

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Innisfil Official Plan – Our Place
Draft – December 2017

agency at no or minimal cost, these lands shall be subtracted from the gross **development** area for purposes of calculating parkland dedication.

- 7.9 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 Parks and Recreation Master Plan.

GENERAL POLICIES:

- 7.10 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 2.2 of this Plan.
- 7.11 Our parks shall be designed for a range of uses for all ages (Age 8 to 80) and for all seasons.
- 7.12 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 Section 2.3.
- 7.13 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 3.1.3.
- 7.14 Where no parkettes 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 parkette 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 parkette function.
- 7.15 We shall identify and designate a park and/ or urban square in Sandy Cove to provide a central community space.
- 7.16 We will actively pursue agreements for shared use of facilities with School Boards and other partners.
- 7.17 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.
- 7.18 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 5.2.10.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 7.19 We shall develop natural playgrounds in parkettes and neighbourhood parks to complement traditional park facilities and shall seek to introduce indigenous and naturalized plantings into our parks.



Innisfil Official Plan – Our Place
Draft – December 2017

SECTION EIGHT: COMMUNITY SPACES

SIDEBAR:

*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.*

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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:

- 8.1 The function of the Community Spaces designation is to accommodate a range of **public service facilities** and community spaces within the Town.

PERMITTED USES:

- 8.2 Within the Community Spaces designation, permitted uses shall include:
- 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) day nurseries;
 - 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.
- 8.3 The uses permitted in Policy 8.2 shall be easily accessible by **active transportation** and centrally located in community hubs where possible.



Innisfil Official Plan – Our Place
Draft – December 2017

- 8.4 The Official Plan shall schematically identify the preferred location of elementary school sites, 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.
- 8.5 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, day nurseries, health and wellness facilities, nursing homes and long-term care facilities.
- 8.6 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, 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.

COMMUNITY HUBS

Side bar: *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.*

- 8.7 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.
- 8.8 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 shall not be required.



Innisfil Official Plan – Our Place
Draft – December 2017

- 8.9 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 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.
- 8.11 Community Spaces shall be designed in accordance with the residential design policies of Section 10.1 and the streetscape, built form and parking design policies of Section 5.1. 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.



PART C: GROWING OUR PLACE

SECTION NINE: SETTLEMENTS AND GROWTH MANAGEMENT

SIDEBAR:

The settlement hierarchy in Innisfil includes Alcona as the **Primary Settlement Area**, Lefroy-Belle Ewart and Sandy Cove as Urban **Settlement Areas**, Cookstown and Stroud as Village **Settlement Areas** and Gilford, Churchill and Fennell's Corners as Hamlets as illustrated on Schedule A.

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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 Strategic Settlement Employment Area.

To facilitate **intensification** while preserving the character of residential neighbourhoods, **Strategic Growth Areas** have been identified on Schedule A. The majority of ~~the~~ 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 with a particular emphasis on the Primary Settlement Area of Alcona so that and to direct a significant portion of growth is directed** to Alcona.
2. To direct limited growth to Village **Settlement Areas** through **intensification** and on vacant **designated greenfield lands** 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.
6. To ensure that the function and viability of the Downtown Commercial Areas are protected and maintained.

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Innisfil Official Plan – Our Place
Draft – December 2017

7. To strengthen the role of ~~the Village s~~**Settlement a**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 greenfield areas**.~~ell as the other greenfield areas of the Urban Settlement Areas.~~
9. To direct a **significant** portion of residential growth to the **strategic growth areas** within **delineated built-up areas** that have servicing capacity, while encouraging more limited **intensification** in the **undelineated built-up areas** in keeping with the scale and character of those areas.
10. To direct higher density residential and mixed uses to the **Major Transit Station Area** surrounding the 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, provided the scale and massing of **development** is in keeping with the character of 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 the Innisfil Heights Strategic Settlement Employment Area for employment uses that require large lots of lands, depend upon efficient movement of goods and require access to Highway 400, including protecting for its future expansion along Highway 400.
14. To provide full municipal services to the Innisfil Heights Strategic Settlement Employment Area.

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9.1 GENERAL SETTLEMENT AREA POLICIES

- 9.1.1 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~~**with** the primary focus for growth. Lefroy-Belle Ewart and Sandy Cove are Urban **Settlement Areas**. Cookstown and Stroud are Village **Settlement Areas** and Gilford, Churchill and Fennell's Corners are Hamlets as illustrated on Schedule A.
- 9.1.2 The settlement area boundaries illustrated on Schedule B, Land Use, serve to distinguish between areas intended for ~~future urban~~ **development** and areas where agriculture or other rural uses are intended to remain predominant over the long term.



Innisfil Official Plan – Our Place
Draft – December 2017

- 9.1.32 Urban design guidelines shall be prepared for each **settlement area**, which will provide direction on how built form and streetscape design can maintain local character and promote a sense of place for the residents in that community.
- 9.1.43 Through direction in the urban design guidelines, we will ensure that **development** within the **settlement areas** creates high quality built form and attractive and vibrant streetscapes that support active transportation.
- 9.1.54 We will retain and enhance existing heritage and cultural landmarks unique to each of our **settlement areas** to promote sense of place.
- 9.1.65 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 character and identity of each of our settlements.
- 9.1.76 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.
- 9.1.87 We will design and programme our neighbourhood parks and parkettes to enhance our sense of place and our ability to meet our friends and neighbours.
- 9.1.98 **Settlement areas** should be spatially and functionally separated from one another ~~and other settlement areas~~ with intervening countryside or open space features to preserve the countryside character of Our Place.

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9.2 PRIMARY SETTLEMENT AREA

SIDEBAR:

*Alcona is delineated as a **Primary Settlement Area** on Schedule A and is intended to accommodate a **significant** portion of the Town's growth.*

- 9.2.1 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 ~~including~~ with a strong pedestrian and built form connection between the Downtown and Innisfil Beach Park along Innisfil Beach Road.
- 9.2.2 A **significant** portion of forecasted population growth and population-related employment growth will be directed to Alcona through **intensification** and directed to the **Strategic Growth Areas** including the Downtown Commercial Area and the **Major Transit Station Area**.



Innisfil Official Plan – Our Place
Draft – December 2017

- 9.2.3 Alcona will 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.
- 9.2.4 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 10 and 11 of this Plan shall reinforce the key structural policies and ensure their general delineation and viability.
- 9.2.5 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.
- 9.2.6 A major focus of future growth in our Town shall be the lands within the **Major Transit Station Area** in proximity to the future GO Station.

9.3 URBAN SETTLEMENT AREAS

SIDEBAR:

*Lefroy-Belle Ewart and Sandy Cove are delineated as Urban **Settlement Areas** on Schedule A.*

- 9.3.1 Urban **Settlement Areas** ~~illustrated~~ delineated on Schedule A will accommodate residential and employment growth on full municipal services.
- 9.3.2 Where full municipal services are not available, creation of new lots shall be prohibited until full municipal services are available.
- 9.3.3 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 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** should be designed and programmed to be key **place making** destinations.
- 9.3.4 We shall create an economic development strategy for Lefroy-Belle Ewart and Sandy Cove which shall direct the enhancement and creation of the downtowns in each of these **settlement areas**.

9.4 VILLAGE SETTLEMENT AREAS

SIDEBAR:

*Cookstown and Stroud are delineated as Village **Settlement Areas** on Schedule A.*

- 9.4.1 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

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Innisfil Official Plan – Our Place
Draft – December 2017

the Village **Settlement Areas** and surrounding **rural areas**. These spaces shall include the **downtowns** in Cookstown and Stroud as well as major parks in each of these **settlement areas**. The library in Cookstown and the arena and library in Stroud shall also be programmed to create strong **place making** destinations.

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9.4.2 Village **Settlement Areas** will accommodate limited growth due to servicing constraints.

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9.4.3 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.

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9.4.4 Further allocation of growth to Cookstown, ~~if as~~ determined through a **municipal comprehensive review** conducted by the County of Simcoe, shall only be considered if the servicing capacity of Cookstown has the ability to be expanded to accommodate additional growth.

9.4.5 If full municipal services are extended to Stroud or if the servicing capacity of Cookstown is expanded, the Village Settlements ~~may~~ shall be considered for re-designation as Urban Settlements as part of the Town's next Official Plan review and the County's Municipal Comprehensive Review.

9.4.6 If full municipal services are not extended to Stroud or if the servicing capacity is not ~~to be~~ expanded in Cookstown, ~~the Town may encourage~~ the County ~~may to~~ identify existing Rural designated lands and undeveloped designated greenfield area lands within these **settlement areas** as **excess lands**.

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9.5 HAMLETS

SIDEBAR:

Churchill, Fennell's Corners and Gilford are delineated as Hamlets on Schedule A.

9.5.1 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.

9.5.2 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 maintains local character and the limitations of private servicing.

9.5.3 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



Innisfil Official Plan – Our Place
Draft – December 2017

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.

- 9.5.4 Commercial uses sufficient to support the convenience needs of the Hamlet shall be encouraged.



Innisfil Official Plan – Our Place
Draft – December 2017

9.6 INNISFIL HEIGHTS STRATEGIC SETTLEMENT EMPLOYMENT AREA

SIDEBAR:

The phrase “employment lands & jobs” principally refers to manufacturing, warehousing and office type jobs located in areas devoted to such uses. “Population-Related Employment” employment refers to employment that directly serves the residents of a community and are located in our downtowns, commercial areas and neighbourhoods and includes retail, education, service and government jobs.

9.6.1 Council supports the continued growth of industrial **development** by:

- i) directing the majority of employment land jobs to the Innisfil Heights Strategic Settlement Employment Area;
- ii) creating a fully serviced **employment area** within the Innisfil Heights Strategic Settlement Employment Area;
- iii) reviewing and updating the Zoning By-law to ensure that current uses and new trends within the industrial sector are reflected in the by-law; and
- iv) ensuring that the inventory of designated vacant industrial lots includes large parcels to attract large land extensive industries.

9.6.2 **Development** will be in accordance with the directive issued by the Minister of Infrastructure on February 4, 2013 and the policies of this Plan. A full range of employment uses appropriate for a strategic location along Highway 400 will be promoted in keeping with the directive from the Minister, or as amended ~~as updated~~.

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9.6.3 Major retail and residential uses are not permitted in the Innisfil Heights Strategic Settlement Employment Area. The range of permitted commercial uses are set out in Section 11.

9.6.4 The purpose of the A future Strategic Settlement Employment Area, ~~is~~ shown as an overlay on Schedule A, is to identify and protect these strategically located. The future Strategic Settlement Employment Area is not a 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. ~~designation~~

9.6.5 The future Strategic Settlement Employment Area is not a land use designation and confers no permitted uses but represents a reserve area for future constraint to development. As a result, the underlying land use designations shown on Schedule A are subject to the policies of this Plan.

9.6.6 It is the policy of the Town to:



Innisfil Official Plan – Our Place
Draft – December 2017

i) ~~Prohibit~~ Within the ~~overlay~~, re-designation of lands ~~within the future Strategic Settlement Employment Area~~ to uses that are incompatible with employment uses in the long term, ~~especially shall be prohibited, particularly~~ non-farm uses such as institutional and recreational uses.

ii) ~~To include mapping and policies for the future Strategic Settlement Employment Area in the Town's Zoning By-Law in accordance with policies of this Plan.~~

9.6.75 We will investigate the feasibility and costs to service the ~~future~~ **Innisfil Heights** Strategic Settlement Employment Area for **infrastructure** over the longer term including over-sizing **infrastructure**.

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9.6.86 The boundaries of the Strategic Settlement Employment Area may be reviewed with the Minister of Municipal Affairs **and Housing** at the request of the Town of Innisfil.

9.7 POPULATION AND EMPLOYMENT TARGETS

9.7.1 The County of Simcoe Official Plan allocated a 2031 population forecast of 56,000 and an employment forecast of 13,100 to the Town of Innisfil.

9.7.2 The majority of the population growth to 2031 will be located within the **Primary Settlement Area** and the Urban **Settlement Areas**.

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9.7.3 Lands within Sandy Cove and Cookstown **Settlement Areas** that are currently designated **Rural Area** can only be designated for **development** through a **municipal comprehensive review** ~~conducted by the County of Simcoe~~ and subject to sufficient servicing capacity.

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9.7.4 Notwithstanding policy 9.7.1, the County of Simcoe has allocated an additional population of 405 people to the lands located at Part Lot 1, Concession 11 (0 Queen Street), in Cookstown, in excess of the 2031 population for Innisfil, as set out in policy 3.7.1. This population has been allocated as per policies 3.5.10 and 3.5.11 of the County of Simcoe Official Plan. **Development** of these lands is subject to servicing availability.

9.8 SETTLEMENT AREA BOUNDARY EXPANSIONS

9.8.1 Amendments to the population and employment forecasts of Section 9.7.1 or to **settlement area** boundaries shall only be considered through a **municipal comprehensive review** conducted by the County of Simcoe. The results of the County of Simcoe's **municipal comprehensive review** will be incorporated into Innisfil's Official Plan either by a further amendment or at its next Official Plan review, which will address the 2041 population and employment growth forecasts.



- 9.8.2 A need for additional commercial space in Alcona has been identified beyond what is currently designated. However, the first priority shall be to focus new commercial space in the Downtown Commercial Areas through **intensification** and lot consolidation. Should the County of Simcoe allocate additional employment growth to the Town, the County’s **municipal comprehensive review** ~~will shall~~ consider the need to expand the boundary of Alcona. ~~to accommodate additional commercial land~~ Provided sufficient intensification has occurred in the Downtown Commercial Areas to create vibrant commercial areas, the County and the Town will assess the commercial land needs for Alcona.
- 9.8.3 In considering any future settlement boundary expansion, the County of Simcoe is encouraged to prioritize the area subject to the Alcona South and Alcona North Secondary Plans together with the lands abutting the future GO station.

9.9 INTENSIFICATION STRATEGY

SIDEBAR:

A ~~identified~~ **delineated built boundary** has been ~~identified~~ **delineated** by the Province within Alcona and Cookstown as illustrated on Schedules B1 and B2. Lands within these **delineated built boundaries** are referred to as **delineated built-up areas**. Sandy Cove, Lefroy-Belle Ewart, Stroud and the Hamlets of Gilford, Fennell’s Corners and Churchill do not have a **delineated built boundary** and are considered **undelineated built-up areas**.

- 9.9.1 We shall plan to achieve a minimum **intensification** target of 33 per cent of all new residential units occurring annually within the **delineated built-up areas**, or an alternative target as specified by the County of Simcoe.
- 9.9.2 Infill and **intensification** are encouraged and will be directed to the **delineated built-up areas** of Alcona and Cookstown to the extent that servicing permits.
- 9.9.3 Greater amounts of **intensification** will be focused in the **Strategic Growth Areas** ~~illustrated~~ **delineated** on Schedule A. These areas represent the Downtown mixed use areas of Alcona, Cookstown, Lefroy-Belle Ewart, and Sandy Cove along with the **Major Transit Station Area** within Alcona.
- 9.9.4 We shall protect and maintain stable residential neighbourhoods from infill, **intensification** and built form, which is out of keeping with the physical and ~~heritage~~ **heritage** character of those neighbourhoods.
- 9.9.5 In considering applications for infill and **intensification** including applications s for rezoning, minor variance and consent within a stable residential

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Innisfil Official Plan – Our Place
Draft – December 2017

neighbourhood, we shall assess the ability of the **development** to fit in, respect and reinforce the physical character of buildings, lot patterns, streetscapes and private open space patterns.

9.9.6 In evaluating the ability of applications to fit in, respect and reinforce the character of the stable neighbourhood, we shall only approve **development** that maintains the character of the adjacent area including:

- 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.

9.9.7 **Development** in an **intensification** 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.

9.9.8 We shall encourage the Ministry of Municipal Affairs to establish a built boundary for the Urban **Settlement Areas** of Lefroy-Belle Ewart and Sandy Cove.

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9.10 DESIGNATED GREENFIELD AREA

SIDEBAR:

Designated greenfield areas include those lands outside the **designated built-up area** of Alcona and Cookstown.

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9.10.1 **Designated greenfield 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, ~~as measured across the entire designated greenfield area of Innisfil.~~

9.10.2 **Designated greenfield areas** in other Urban and Village **Settlement Areas** which have an **undelineated built-up area** and are planned to be serviced

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Innisfil Official Plan – Our Place
Draft – December 2017

with municipal water and sanitary systems, shall be developed at densities that support compact form consistent with the density target in Policy 9.10.1.

9.11 PHASING OF DEVELOPMENT

9.11.1 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. 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 **delineated built boundary** 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 5.2, 14 and 15.2 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**.

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9.11.2 **Development** within **settlement areas** shall proceed by plan of subdivision, plan of condominium, rezoning and/or site plan approval only **with the demonstration of** ~~her~~ sufficient **reserve sewage system** capacity, sufficient **reserve water system** capacity, the required municipal water supply and distribution facilities, stormwater management facilities and transportation

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Innisfil Official Plan – Our Place
Draft – December 2017

facilities ~~are available~~, or commitments have been made and approved to make the necessary **infrastructure** available.

- 9.11.3 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**.
- 9.11.4 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 through the County's **municipal comprehensive review**.
- 9.11.5 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.



Innisfil Official Plan – Our Place
Draft – December 2017

9.12 SHORELINE POLICIES WITHIN SETTLEMENT AREAS

- 9.12.1 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.
- 9.12.2 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 (LSPP) including Policies 4.8 on stormwater management, 6.32 through 6.35 on **settlement areas**, 6.45 on **existing uses**, 6.7 through 6.11 on shoreline alteration and 6.1 through 6.7 on shorelines as well as the Community Planning Permit System.
- 9.12.3 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.

9.13 MUNICIPAL CIVIC CAMPUS

SIDEBAR:

The Municipal Civic Campus, located at the southeast 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, 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 consider directing major public facilities to the Municipal Civic Campus, where feasible.~~

POLICIES:



Innisfil Official Plan – Our Place
Draft – December 2017

SIDEBAR:

The Municipal Civic Campus is identified schematically on Schedule A, and represents an existing area with municipal facilities.

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9.13.1 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 trail network, in accordance with the Civic Campus Master Plan.

~~9.13.2 Future major cultural and government facilities should be considered within the Municipal Civic Campus.~~

9.13.23 Limited supportive commercial uses designed to serve only the patrons and employees of the Municipal Civic Campus should be permitted, subject to the policies of Sections 8.2, 18.3, 18.4 and 18.6 as applicable. Such uses shall be ancillary to the municipal facilities within the Municipal Civic Campus and shall be limited in scale.

9.13.34 We shall explore ways to partner with the County of Simcoe to prioritize incorporating trails along Innisfil Beach Road to connect the Municipal Civic Campus to Alcona and other **settlement areas**.

9.13.45 The Municipal 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.

9.14 MAJOR TRANSIT STATION AREA

9.14.1 A **Major Transit Station Area** is illustrated on Schedule A for those lands within the Alcona **Settlement Area**.

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9.14.2 Higher densities shall be required within the **Major Transit Station Area** along with a mix of uses in order to achieve a minimum density of 150 persons and jobs per hectare. A minimum height of three stories shall be required with minimum densities set out in the implementing zoning by-law.

9.14.3 The specific permitted uses and density are set out in the Residential Designations in Section 10 and the Major Transit Station Mixed Use Area in Section 11.6.



LAND USE DESIGNATIONS

SECTION TEN: URBAN RESIDENTIAL AREAS

SIDEBAR:

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 parkettes, 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 physical character of Innisfil's established residential areas.

10.1 RESIDENTIAL DESIGN

NEIGHBOURHOOD DESIGN AND PLACE MAKING

- 10.1.1 **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.
- 10.1.2 As focal areas, parks and parkettes should be located and designed within a neighbourhood to maximize pedestrian access and the opportunity for social interaction. All parks and parkettes 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.
- 10.1.3 The design and programming of our parks and neighbourhoods shall address the four principles of place set out in Policy 2.3 in order to create active people places. Reference should also be made to Appendix 2 as an example of recognizing and designing for **place making**.



Innisfil Official Plan – Our Place
Draft – December 2017

- 10.1.4 Where an existing neighbourhood is determined to be deficient in parkettes or other community spaces, we shall explore opportunities to provide community spaces to the residents.
- 10.1.5 Meeting places shall be created within neighbourhood open spaces. These meeting places may be located at public squares in mixed use areas, parkettes, 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 2.3. Reference should also be made to Appendix 2 as an example of recognizing and designing for **place making**.
- 10.1.6 Neighbourhoods should generally be structured to have higher densities around the neighbourhood focal areas, with generally lower densities at the ~~rural and agricultural~~ edges of **settlement areas** ~~abutting rural and agricultural areas~~. This arrangement of densities is encouraged to promote walkability and transit efficiency.
- 10.1.7 As part of the **development** approval process, new residential areas shall include sidewalks on all public and private local roads.
- 10.1.8 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 Policy 2.3 in order to create active people places. These spaces shall be secured through the site plan approval process.
- 10.1.9 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.
- 10.1.10 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 2.3 of this Plan. Reference should also be made to Appendix 2 as an example of recognizing and designing for **place making**.



ROAD NETWORK & BLOCK PATTERN

- 10.1.11 Street and block alignments for grade-related dwellings should be designed within 25-degrees of geographic east-west to maximize solar orientation of buildings.
- 10.1.12 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.
- 10.1.13 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.
- 10.1.14 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.
- 10.1.15 Block patterns shall be based on short block lengths generally in a range of 140 to 230 metres. Blocks longer than 230 metres may be considered on an individual basis where other block alternatives are not feasible. In such cases, mid-block pedestrian linkages will be required.
- 10.1.16 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.
- 10.1.17 Reverse lotting shall not be permitted except where the Town agrees that there are no other feasible options.
- 10.1.18 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, except where the centre of the bulb of the cul-de-sac is less than 60 metres away from the intersection of the road.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 10.1.19 The design of blocks shall consider and incorporate opportunities for **Low Impact Development (LID)** facilities.

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HOUSING DIVERSITY AND DENSITY

- 10.1.20 Neighbourhoods shall include a range of housing densities and types to promote diversity within **settlement areas** and accommodate all **current and future residents-sectors of the population**, thus promoting social integration. The range of housing types may include single-detached, semi-detached, townhouse and multiple unit housing types.

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- 10.1.21 We shall require new **development** within neighbourhoods to adhere to accessibility requirements geared specifically to the ageing population. These requirements include consideration to the height of the first floor above grade through zoning, and the **development** of housing forms, such as bungalows, **and 1 storey townhouses** where the number of stairs is limited.

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- 10.1.22 Urban design guidelines and architectural control shall require 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.

- 10.1.23 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.

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- 10.1.24 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

- 10.1.25 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.

- 10.1.26 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.

- 10.1.27 New Residential Low Density One areas shall be located adjacent to existing residential low density areas to serve as a transition between the established



Innisfil Official Plan – Our Place
Draft – December 2017

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.

- 10.1.28 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.
- 10.1.29 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.
- 10.1.30 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.
- 10.1.31 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 and the use of a 45% angular plane from the property line of low density housing.
- 10.1.32 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

- 10.1.33 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 B through B14, where all transmission lines shall be underground.
- 10.1.34 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

- 10.1.35 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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 10.1.36 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.
- 10.1.37 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.
- 10.1.38 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.
- 10.1.39 **Development** adjacent to focal locations and gathering places, such as adjacent to parks, parkettes 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

- 10.1.40 Building height, massing and architectural features of infill **development** and **intensification** shall respect and fit in to the context of the local character of the Primary, Urban and Village Settlements in which they are located.
- 10.1.41 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.
- 10.1.42 Building design shall incorporate principles of sustainable **development**, energy and resource efficiency and may be subject to a sustainable checklist prior to site plan approval or as part of Architectural Control.
- 10.1.43 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 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 zoning by-law may contain standards controlling this circumstance.
- 10.1.44 Attached garages facing the front yard shall be designed to be proportional and not dominate the building façade, and should not project beyond the front façade of the dwelling or a covered front porch if provided.
- 10.1.45 Rear yard and recessed side yard locations of garages are preferred in the Village and Hamlet Area designations.



Innisfil Official Plan – Our Place
Draft – December 2017

- 10.1.46 Projections of canopies, roof overhangs, window bays and other architectural elements are encouraged in order to create diverse and active streetscapes.
- 10.1.47 The design of new or infill **development** adjacent to **protected heritage properties**, or the adaptive reuse of heritage structures shall incorporate the principles of heritage conservation. Design of these **developments** shall be sensitive to the existing heritage structures.
- 10.1.48 We shall require the installation of sprinkler systems in all multiple unit housing forms.

PARKING

- 10.1.49 Parking areas for Residential Medium Density and Residential High Density **development** shall be developed underground or situated at the rear or side of the lots. Where side yard parking is exposed to the street it shall be screened by landscaping or built features.
- 10.1.50 Where Residential Medium Density lots do not front onto public roads, adequate on-site parking shall be provided for residents and visitors. Common parking areas, where provided, shall be appropriately located and screened with consideration given to safety and visual impact to the surrounding residential areas and roadways.
- 10.1.51 Direct vehicular access to individual street townhouse units from collector roads is not permitted.
- 10.1.52 Parking requirements in the Zoning 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.
- 10.1.53 Service and loading areas in new **developments** shall be screened to mitigate their impact on the streetscape.

BUILDING CONTROLS

- 10.1.54 It is intended that low density residential areas be subject to Architectural Control in accordance with Section 22.18.3.
- 10.1.55 All Residential Medium Density and Residential High Density **development** shall be subject to Site Plan Control in accordance with Section 22.3 and applicable urban design guidelines.
- 10.1.56 Site planning shall emphasize the importance of landscaped areas, building entrances and active built spaces at the street line. The design and location of



Innisfil Official Plan – Our Place
Draft – December 2017

driveways, parking areas and access to parking garages shall minimize their impact on streetscapes.

10.2 RESIDENTIAL LOW DENSITY

FUNCTION:

10.2.1 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** and seeks to maintain its character. 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**.

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PERMITTED USES:

10.2.2 Within the Residential Low Density One and Low Density Two designations, as shown on Schedules B1, B2, B3 and B5 permitted uses shall include:

- i) single detached dwellings;
- ii) **accessory second dwelling units**;
- iii) places of worship;
- iv) elementary Schools;
- v) parks and recreation facilities;
- vi) convenience commercial uses including live/work units;
- vii) **home occupations**;
- viii) day nursery;
- ix) **group homes**; and
- x) **utilities**, emergency services and municipal uses.

10.2.3 The following additional uses shall be permitted in the Residential Low Density Two designation, as shown on Schedules B1 and B3:

- i) semi-detached dwellings;
- ii) townhouses; and
- iii) duplexes.

Scale:

10.2.4 The maximum permitted density of the Residential Low Density One area shall be 13 units per **net hectare** and the minimum permitted density shall be 10 units per **net hectare**.

10.2.5 The density of the Residential Low Density Two area shall be within a range of 13 to 25 units per **net hectare**.



Innisfil Official Plan – Our Place
Draft – December 2017

- 10.2.6 **Accessory second dwelling units** shall not be included in the calculation of residential density.
- 10.2.7 The maximum height of buildings shall not exceed two (2) storeys. In the context of this policy, a storey shall not include a basement or a walkout basement or a storey incorporated into the roofline of a dwelling.
- 10.2.8 Townhouses shall be distributed throughout the Residential Low Density Two (RD2) designation in small clusters 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.
- 10.2.9 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 character 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.
- 10.2.10 A **home occupation** shall be clearly secondary to the main use of the property as a residential dwelling; the **home occupation** shall be confined to the dwelling and shall be subject to the provisions of the zoning by-law with regard to such matters as off-street parking and maximum floor area for the proposed use.
- 10.2.11 In cases of existing oversized lots, the lot may be subdivided such that any new lot(s) meet the minimum lot area requirements of the zoning bylaw, any required variance is no greater than 20% of the applicable zoning provision and the frontage is consistent with the average frontage on the same street within 250 meters.
- 10.2.12 Convenience commercial uses may be permitted subject to a site specific zoning 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:

- 10.2.13 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 Low Density Residential 1 until a comprehensive plan has been completed which confirms the boundaries of the natural environmental area designation, servicing plan



Innisfil Official Plan – Our Place
Draft – December 2017

for the area, the street linkages and block pattern, trail locations and linkages and park locations, sizes and functions.

- 10.2.14 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.
- 10.2.15 Site Specific Policy Area 10.2.15 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.
- 10.2.16 Site Specific Policy Area 10.2.16 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.
- 10.2.17 Site Specific Policy Area 10.2.17 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.
- 10.2.18 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.

10.3 RESIDENTIAL MEDIUM DENSITY

FUNCTION:

- 10.3.1 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.



Innisfil Official Plan – Our Place
Draft – December 2017

PERMITTED USES:

- 10.3.2 Within the Residential Medium Density area, as shown on Schedules B1, B2 and B5, permitted uses shall include:
- i) semi-detached dwellings;
 - ii) single detached dwellings subject to Policy 10.3.5;
 - 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) day nursery;
 - x) **group homes;**
 - xi) **accessory second dwelling units;** and
 - xii) **utilities,** emergency services and municipal uses.

SCALE:

- 10.3.3 The density of the Residential Medium Density area shall be within a range of 25 to 60 units per **net hectare**.
- 10.3.4 **Accessory second dwelling units** shall not be included in the calculation of residential density.
- 10.3.5 A maximum of 25% of the units in any Medium Density designation may consist of single detached dwellings intermixed with other permitted housing forms in the designation.
- 10.3.6 The maximum height of buildings shall be three (3) storeys. In the context of this policy, a storey shall not include a basement or a walkout basement or a storey incorporated into the roofline of a dwelling.
- 10.3.7 The zoning by-law shall establish a maximum number of multiple attached dwellings in one building.
- 10.3.8 Convenience commercial uses may be permitted subject to a site specific zoning 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:

- 10.3.9 Within Site Specific Policy Area 10.3.9 in Cookstown, a maximum of 26



Innisfil Official Plan – Our Place
Draft – December 2017

apartment units may be established as set out on Schedule D. A density of 72 units per **net hectare** is permitted.

10.3.10 Within Site Specific Policy Area 10.3.10 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**.

10.3.11 Within Site Specific Policy Area 10.3.11 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.

10.4 RESIDENTIAL HIGH DENSITY

FUNCTION:

10.4.1 The Residential High Density designation provides for high density residential **development** in limited locations adjacent to community cores or **within major transit station areas**.

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PERMITTED USES:

10.4.2 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) day nurseries located within an apartment building, elementary school or places of worship;
- vi) **group homes**;
- vii) **accessory second dwelling units**; and
- viii) **utilities**, emergency services and municipal uses.

SCALE:

10.4.3 The density of the Residential High Density area shall be within a range of 60 to 120 units per **net hectare**.

10.4.4 **Accessory second dwelling units** shall not be included in the calculation of residential density.

10.5 VILLAGE AND HAMLET RESIDENTIAL AREA



Innisfil Official Plan – Our Place
Draft – December 2017

FUNCTION:

- 10.5.1 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:

- 10.5.2 Within the Village and Hamlet Residential Areas, delineated on Schedules B7, B8, B9 and B10, permitted uses shall include:
- i) single detached dwellings;
 - ii) **accessory second dwelling units**;
 - iii) **home occupations**;
 - iv) **bed and breakfast** establishments;
 - v) parks;
 - vi) community hubs including existing schools, places of worship and other local community uses.

SCALE:

- 10.5.3 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.
- 10.5.4 Where communal water and sanitary servicing is provided, the maximum density shall be based on the capacity of the communal**ality** system along with compatibility with adjacent uses.
- 10.5.5 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.
- 10.5.6 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



Innisfil Official Plan – Our Place
Draft – December 2017

- systems or **partial services**;
- iv) where **municipal water service** is provided, confirmation of sufficient capacity;
 - v) the density policies in Policies 10.5.3 and 10.5.4 are addressed; and
 - 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.

SITE SPECIFIC POLICIES:

- 10.5.7 Within Site Specific Policy Area 10.5.7 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 22.3 of this Plan.
 - 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 be in character 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 Town of Innisfil Trails Master Plan.
 - 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 the Environment and Climate Change (MOECC) 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 Town of Innisfil Trails Master Plan in order to provide convenient access to active transit

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Innisfil Official Plan – Our Place
Draft – December 2017

and access to community hubs.

- x) 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.

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10.6 RETIREMENT RESIDENTIAL AREA

FUNCTION:

- 10.6.1 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 ~~primarily low density~~ residential **development** and housing types that meet the special requirements and preferences of ~~older persons retirement age residents~~, 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:

- 10.6.2 Within the Retirement Residential Area designation, as shown on Schedule B5, 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.
- 10.6.3 Permitted housing forms may include a variety of types and tenures to accommodate aging in place.
- 10.6.4 Flexible housing shall also be encouraged to accommodate aging in place.
- 10.6.5 Accessory communal storage facilities for recreational vehicles and personal goods shall be permitted where there is adequate provision for buffering from surrounding land uses.
- 10.6.6 Any application to amend the Official Plan to redesignate lands within a



Innisfil Official Plan – Our Place
Draft – December 2017

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:

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- 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 Greenfield Area** density in Policy 9.10.1; and
- iv) policies that will ensure the ongoing use of the lands for the proposed use.

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SCALE:

10.6.7 The overall maximum permitted density in a Retirement Residential Area designation shall be 16 units per gross hectare and the minimum permitted density shall be 12 units per gross hectare.

10.6.8 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.

10.6.9 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.

10.6.10 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.

10.6.11 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:

10.6.12 For the lands identified as Site Specific Policy Area 10.6.12 in Sandy Cove, notwithstanding the policies of this section, the lands may also be developed in accordance with the policies of the Low Density Residential 1 designation policies of Section 10.2 of this Plan.

10.7 FUTURE URBAN



Innisfil Official Plan – Our Place
Draft – December 2017

10.7.1 Within areas designated “Future Urban” the following policies will apply:

- a) Lands designated “Future Urban” shall be subject to an Official Plan amendment to assign the lands a land use designation. 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.
- b) Any **development** application for lands designated “Future Urban” shall be accompanied by a planning justification and functional servicing report examining, as a minimum, the following matters:
 - Demonstrating conformity with applicable population and employment numbers and density targets;
 - Demonstrating conformity with the requirements of the Lake Simcoe Protection Plan, 2009, if applicable;
 - The **p**rovision of services and **utilities**;
 - A traffic impact assessment;
 - A master drainage plan; and
 - An assessment of environmental impact of the proposed **development** (i.e. Environmental Impact Study).



Innisfil Official Plan – Our Place
Draft – December 2017

SECTION ELEVEN: URBAN COMMERCIAL AREAS

SIDEBAR

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 retail trends.
7. To limit new greenfield commercial **development** in order to consolidate commercial **development** within the existing Downtown Commercial Areas.

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11.1 COMMERCIAL DESIGN AND PLACE MAKING

- 11.1.1 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 Policy 2.3 of this Plan. Reference should also be made to Appendix 2 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.
- 11.1.2 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.
- 11.1.3 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.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 11.1.4 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 2.3 of this Plan. Reference should also be made to Appendix 2 as an example of recognizing and designing for **place making**.
- 11.1.5 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.
- 11.1.6 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.
- 11.1.7 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**.
- 11.1.8 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 2.3 of this Plan, including through the implementation of Lighter Quicker Cheaper initiatives.

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Locations and Transitions

- 11.1.9 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 a 45% angular plane from the property line of adjacent low density housing.
- 11.1.10 Screening in the form of landscaping, fencing and architectural features shall be provided abutting residential **development**, to minimize adverse impact on abutting residential properties.
- 11.1.11 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 destination.



Innisfil Official Plan – Our Place
Draft – December 2017

Integration with Streetscape

- 11.1.12 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.
- 11.1.13 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.
- 11.1.14 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.
- 11.1.15 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.
- 11.1.16 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.

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Built Form

- 11.1.17 The design of built form shall incorporate principles of sustainable **development**, energy and resource efficiency.
- 11.1.18 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.
- 11.1.19 **Protected heritage property buildings and built heritage resources** shall be conserved and, where appropriate, restored through adaptive reuse.
- 11.1.20 **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.

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Innisfil Official Plan – Our Place
Draft – December 2017

11.1.21 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.

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11.1.22 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

11.1.23 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.

11.1.24 Zoning 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.

11.1.25 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.

11.1.26 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.

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11.1.27 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.

11.1.28 Service and loading areas shall be provided at the rear of the buildings, while screening such areas from abutting residential areas and streets.

11.1.29 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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 11.1.30 Dedicated vehicle stopping areas shall be provided for pick-up/drop-off, demand based transit and future autonomous vehicles.
- 11.1.31 Combined private and public parking areas shall be provided in Downtown Commercial Areas with adequate but limited access to surrounding streets in the area.
- 11.1.32 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 are met.

Servicing

- 11.1.3~~32~~ 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

- 11.1.3~~43~~ All **development** within the commercial designations shall be subject to Site Plan Control in accordance with the policies of Section 22.3 of this Plan.
- 11.1.3~~54~~ 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.

LAND USE DESIGNATIONS

11.2 DOWNTOWN COMMERCIAL AREA

FUNCTION:

- 11.2.1 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



Innisfil Official Plan – Our Place
Draft – December 2017

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:

- 11.2.2 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; and
 - x) community and institutional uses.
- 11.2.3 The implementing zoning 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.
- 11.2.4 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.
- 11.2.5 The implementing zoning 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:

- 11.2.6 Mixed residential/commercial uses should be permitted and encouraged with a minimum equivalent height of two storeys, and a maximum height of eight storeys.
- 11.2.7 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 in exchange for increased height and/or density as per Section 37 of the Planning Act.



Innisfil Official Plan – Our Place
Draft – December 2017

- 11.2.8 Notwithstanding Policy 11.2.6, 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.
- 11.2.9 The minimum density for the residential component of mixed use **development** shall be 60 units per net ha.
- 11.2.10 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, as set out in Policy 9.8.2, provided it is demonstrated that there will be no impact on the planned function of the Downtown Commercial Areas.

SITE SPECIFIC POLICIES:

- 11.2.11 Despite the policies of this Section, within the area shown as Policy 5.2.38 on Schedule D, a mixed use building with at grade commercial uses or a nursing home shall be permitted as shown on Schedule B3 provided:
- i) the maximum density does not exceed 100 units per hectare;
 - ii) the residential units are included within the total cap set out in Policy 25.3.9;
 - iii) all other policies of this designation are complied with.

11.3 NEIGHBOURHOOD COMMERCIAL AREA

FUNCTION:

- 11.3.1 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:

- 11.3.2 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, and



Innisfil Official Plan – Our Place
Draft – December 2017

viii) auto services including a gas bar but excluding an auto body shop.

SCALE:

11.3.3 The maximum permitted floor area in a Neighbourhood Commercial Area designation or on adjacent properties designated Neighbourhood Commercial Area shall be 10,000 sq. m.

11.3.4 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:

11.3.5 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 shall apply.

11.3.6 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.

11.3.7 Within the South Part of Lot 21, Concession 8, shown in Alcona as Site Specific Policy Area 11.3.7 on Schedule D, permitted uses shall also include financial institutions, commercial schools, day nurseries, veterinarian clinics, offices, medical and health care clinics, and fitness centres.

11.4 SHORELINE COMMERCIAL AREA

FUNCTION:

11.4.1 The Shoreline Commercial Area designation recognizes ~~primarily existing and future~~ convenience, tourist and recreation oriented commercial uses located in the **Lake Simcoe shoreline**.

PERMITTED USES:

11.4.2 Within the Shoreline Commercial Area, as shown on Schedules B, B11, B13 and B14, 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.

11.4.3 Marina operations supplying such things as parking areas, docks, rental boats,

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Innisfil Official Plan – Our Place
Draft – December 2017

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. Residential units are not permitted except for one residence for either the owner, the operator of the marina or a caretaker.

SCALE:

11.4.4 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.

11.5 HAMLET COMMERCIAL AREA

FUNCTION:

11.5.1 The Hamlet Commercial Area designations shall primarily serve the convenience commercial needs of residents in Innisfil's hamlets and surrounding **rural areas**.

PERMITTED USES:

11.5.2 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:

11.5.3 The size of permitted uses shall be governed by the ability to accommodate the use on private serviced or partially serviced lots.

11.5.4 Regulations pertaining to the scale and location of permitted uses shall be included in the implementing zoning by-law.

11.5.5 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 (MOECP)** reasonable use guidelines.

11.6 MAJOR TRANSIT STATION MIXED USE AREA



Innisfil Official Plan – Our Place
Draft – December 2017

FUNCTION:

11.6.1 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. 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:

11.6.2 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 community and institutional uses.**

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11.6.3 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:

11.6.4 Mixed residential/commercial buildings should be permitted and encouraged with mixed use buildings having a minimum height of four storeys and a maximum height of ten storeys.

11.6.5 Applications for heights in excess of ten storeys may be considered provided the **development** provides a compatible transition to low density residential areas and provides for community benefits in exchange for increased height and/or density as per Section 37 of the Planning Act.

11.6.6 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.

11.6.7 The minimum density for the residential component of mixed use **development** shall be 60 units per net ha.



Innisfil Official Plan – Our Place
Draft – December 2017

- 11.6.8 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.



SECTION TWELVE: EMPLOYMENT AREAS

SIDEBAR

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 physical character of the area.
9. To ensure that future growth and **development** contribute positively to the provision of local community amenities.
10. To ensure that the character of established estate residential neighbourhoods that are adjacent to Innisfil Heights is respected and to minimize the impact of existing and new **development** on adjacent residential neighbourhoods through the effective use of zoning, 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**.

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Innisfil Official Plan – Our Place
Draft – December 2017

To protect all elements of the existing rail corridor to maximize potential options in the future.

12.1 GENERAL POLICIES

12.1.1 Innisfil Heights, as shown on Schedule B6, 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.

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12.1.2 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.

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12.2 EMPLOYMENT AREA

FUNCTION:

12.2.1 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:

12.2.2 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;



Innisfil Official Plan – Our Place
Draft – December 2017

- iv) Office uses, ancillary;
- v) Outdoor storage uses (on lands not located within the primary visual impact area);
- vi) Outdoor storage uses, ancillary (on lands not located within the primary visual impact area);
- vii) Research and **development** facilities;
- viii) Retail stores, ancillary;
- ix) Food trucks, ancillary
- x) Self-storage businesses (on lands not located within the primary visual impact area);
- xi) Truck / transport depots;
- xii) Warehouses; and
- xiii) Waste processing and/or transfer facilities.

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- 12.2.3 Ancillary retail stores are limited to a maximum of 10 percent of the total gross floor area of any employment use.

12.3 MIXED COMMERCIAL / EMPLOYMENT AREA

FUNCTION:

- 12.3.1 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.

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PERMITTED USES:

- 12.3.2 Within the Mixed Commercial/Employment Area permitted uses shall include:
- i) Day nurseries;
 - 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);



Innisfil Official Plan – Our Place
Draft – December 2017

- 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.

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12.3.3 Ancillary retail stores are limited to a maximum of 10 percent of the total gross floor area of any employment use.

12.3.4 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.

12.4 TOURISM / COMMERCIAL AREA

FUNCTION:

12.4.1 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.

PERMITTED USES:

- 12.4.2 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.

12.5 PARKS AND OPEN SPACE



Innisfil Official Plan – Our Place
Draft – December 2017

This designation recognizes the existing cemetery and crematorium. The policies of Section 7 shall apply.

12.6 EMPLOYMENT SUPPORTIVE COMMERCIAL AREA OVERLAY

FUNCTION:

12.6.1 Where the Employment Area Supportive Commercial Area Overlay comprises of land area within Innisfil Heights and is shown over areas designated Employment Area, Mixed Commercial/Employment Area or Tourism Commercial Area, the uses permitted in the Employment Area Supportive Commercial Area Overlay are permitted in addition to those permitted in the underlying designation.

PERMITTED USES:

12.6.2 Within the Employment Supportive Commercial Area Overlay, permitted uses shall include:

- i) Fitness centres;
- ii) Hotels and related banquet, conference and convention facilities;
- iii) Motor vehicle service stations;
- iv) Office uses;
- v) Personal service uses;
- vi) Restaurants;
- vii) Food trucks, ancillary
- viii) Retail stores; and
- ix) Tourism and recreational uses.

SCALE:

12.6.3 Employment-supportive uses must be:

- i) Planned to be compact in design and limited in scale to maintain the primary employment function and character of Innisfil Heights; and
- ii) Developed concurrently with the development of the employment uses they support.

12.6.4 As the date of the adoption, the lands within the Employment Supportive Commercial Area Overlay comprise approximately 30% of the land area of Innisfil Heights. Employment-supportive uses will occupy no more than 25% of the total area of the Innisfil Heights Strategic Settlement Employment Area. Increases to this amount require approval of the Minister.



Innisfil Official Plan – Our Place
Draft – December 2017

~~12.6.5~~ ~~New employment-supportive uses shall be directed to the~~ ~~to the~~ ~~Employment Supportive Commercial Area Overlay~~ ~~designation.~~ ~~No additional lands can be added to the~~ ~~to the~~ Employment Supportive Commercial Area Overlay designation.

12.6.65 Retail stores are limited to a maximum gross floor area of 3,500 m² per ~~property retail store unit~~. Existing retail stores and larger retail stores that have been permitted by the passage of a zoning by-law amendment pursuant to the Planning Act prior to these policies coming into effect are exempt from this policy.

12.7 PRIMARY VISUAL IMPACT AREA OVERLAY

FUNCTION:

12.7.1 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.

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DESIGN:

- 12.7.2 The following land use restrictions and policies apply to lands within the Primary Visual Impact Area Overlay:
- a) On lots adjacent to either Highway 400 or Innisfil Beach Road the buildings close to either road shall front toward that road;
 - b) Outdoor storage and ancillary outdoor storage uses shall not be permitted, except where it exists at the time this Plan came into effect;
 - c) Notwithstanding sub-section b) above, ancillary outdoor storage may be permitted on lands within the Primary Visual Impact Area Overlay that are outside of the Employment Supportive Commercial Area overlay in the southwest quadrant of Innisfil Heights, provided such ancillary outdoor storage is not located between the building and Highway 400 and is screened from view from Highway 400;
 - d) Parking and loading areas, service areas and large parking areas shall be suitably screened, and locating such areas in any yard abutting or visible from Highway 400 is strongly discouraged; and
 - ~~ed~~ e) 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.

12.8 ENHANCED STREETScape AREA OVERLAY



Innisfil Official Plan – Our Place
Draft – December 2017

FUNCTION:

- 12.8.1 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 Appendix 1 as a key **place making** destination and the policies of Section 3.1 also apply to the Enhanced Streetscape Area Overlay.

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DESIGN:

- 12.8.2 Buildings located within the Enhanced Streetscape as shown on Schedule B6 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.
- 12.8.3 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.
- 12.8.4 Primary and Secondary Gateways, as identified on Schedule B6, 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.
- 12.8.5 It is a policy of this Plan to plan and design Gateways to:



Innisfil Official Plan – Our Place
Draft – December 2017

- i) Encourage a high quality design in the built form which is distinctive and which contributes to the identity of the particular gateway;
- li) 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;
- lii) 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 character 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,
- ix) Incorporate public art installations to reinforce the character and **place making** objectives.

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12.9 DESIGN

FUNCTION:

- 12.9.1 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 provide clear direction for designers, developers, and property owners in their applications for proposed **developments/alterations** to their properties.

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DESIGN PRINCIPLES:

- 12.9.2 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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 12.9.3 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
- 12.9.4 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
- 12.9.5 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.
- 12.9.6 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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 12.9.7 Principal building façades should be well designed with a series of openings and presented to the public street.
- 12.9.8 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.
- 12.9.9 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.
- 12.9.10 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.
- 12.9.11 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.

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Innisfil Official Plan – Our Place
Draft – December 2017

SECTION THIRTEEN: RESORT RECREATIONAL

POLICIES:

- 13.1 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**.



PART D: SUSTAINING OUR PLACE

SECTION FOURTEEN: COMMUNITY SUSTAINABILITY

SIDEBAR:

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.

14.1 WELL-BEING & ACCESSIBILITY

- 14.1.1 We shall permit and promote the provision of community and health services uses within each Primary, Urban and Village ~~Settlement Area and within the Municipal Civic Campus~~ to serve the needs of residents.
- 14.1.2 We shall encourage the provision of community and health services and consider such uses as qualifying as community benefits for density bonusing under Section 37 of the Planning Act.
- 14.1.3 We shall consider potential noise and air quality impacts on the community health of vulnerable populations, including children and seniors when reviewing applications located adjacent to Provincial highways, County of Simcoe arterial roads or Town arterial roads.
- 14.1.4 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.
- 14.1.5 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.
- 14.1.6 Crime Prevention Through Environmental Design principles shall be considered in the evaluation of **development** applications.

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Innisfil Official Plan – Our Place
Draft – December 2017

14.1.7 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 ~~determine an appropriate location and find an appropriate location in Innisfil~~ to pursue and facilitate the establishment of a Hospital and ~~a potential~~ Post-Secondary Institution Campus. The following policies apply to siting and developing such facilities:

- i) The hospital and its complementary uses (e.g. post-secondary institution) shall be considered ~~a~~ **Public Service Facility** ~~ies and permitted in any land use designation subject to County Official Plan Amendment approval (where applicable);~~ and
- ii) The establishment of a hospital will meet the following locational attributes:
 - The hospital shall be located on ~~municipally owned~~ lands with a minimum size of 20 hectares (10 hectares for the hospital plus 10 hectares for future expansion);
 - The ability for ~~at the~~ future co-location with a post-secondary institution offering an integrated campus setting;
 - Proximity of access to ~~Highway 400 a 400-series highway~~ and interchange to allow convenient and efficient access to the region/sub region catchment;
 - The ability to be served by public transit and be able to conveniently access complementary regional rail services (Metrolinx rail station);
 - The opportunity to connect to existing or planned municipal water and wastewater services;
 - The proximity of the Alcona Primary **Settlement Area** together with other Urban Settlements; and
 - A location that benefits from the proximity ~~of~~ **settlement areas** but does not impact on the future supply of land to accommodate employment and population growth.

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14.2 FOOD ACCESS

- 14.2.1 We shall protect and conserve local agricultural food production capacity by restricting the fragmentation of agricultural lands, protecting areas of **prime agricultural land** and preserving rural and cultural landscapes.
- 14.2.2 We shall encourage and permit farmers' markets as-of-right within all commercial areas, Community Spaces and public parks in Innisfil.
- 14.2.3 We shall explore opportunities for a permanent structure or structures for the purposes of a farmers' market at the Municipal Civic Campus, along with



Innisfil Official Plan – Our Place
Draft – December 2017

opportunities for a farmers' market at Innisfil Beach Park and within the Downtown Commercial Areas.

- 14.2.4 Community gardens shall be permitted as-of-right and are encouraged within all parks and Community Spaces in Innisfil.
- 14.2.5 We shall be engaged and involved in the planning and ongoing maintenance of community gardens.
- 14.2.6 We shall encourage the establishment of community kitchens and food co-ops within the Town's commercial areas.
- 14.2.7 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.
- 14.2.8 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.
- 14.2.9 We shall encourage the provision of green/cool roofs, including rooftop gardens for all commercial and multi-unit **development** applications.

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14.3 HOUSING DIVERSITY & AFFORDABILITY

SIDEBAR:

*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 ~~that is also accessible.~~

POLICIES:

- 14.3.1 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.
- 14.3.2 Council shall endeavour to maintain at all times a 3 year supply of housing

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Innisfil Official Plan – Our Place
Draft – December 2017

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.

- 14.3.3 We shall work with the County of Simcoe to plan to achieve an **affordable** rental housing target of 224 units by the year 2024, as established and updated to the end of the planning period by the County of Simcoe's **Affordable** Housing and Homelessness Prevention Strategy.
- 14.3.4 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.
- 14.3.5 ~~Once regulations are proclaimed by the Province, W~~we shall implement inclusionary zoning ~~as per Ontario Regulation 232/18, April 11, 2018,~~ which shall require a minimum target of 10% 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 zoning by-law and agreements with applicants.
- 14.3.6 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.
- 14.3.7 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.
- 14.3.8 The implementing zoning by-law 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

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Innisfil Official Plan – Our Place
Draft – December 2017

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 Policy Statement, [Growth Plan for the Greater Golden Horseshoe](#), Lake Simcoe Protection Plan 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**.

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14.3.9 Council shall encourage developers of commercial and mixed use projects to include provision for residential units as part of the **development**, where appropriate.

14.3.10 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.



SECTION FIFTEEN: ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability in Our Place means protecting the valuable assets and resources that sustain us and our environment.

15.1 THE URBAN FOREST

SIDEBAR:

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 and character 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.

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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 **urban forest** biodiversity is maintained, improved and restored.

POLICIES

- 15.1.1 We shall emphasize the importance of maintaining an **urban forest** while evaluating and making decisions on all **development** applications.



Innisfil Official Plan – Our Place
Draft – December 2017

- 15.1.2 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**.
- 15.1.3 We shall prioritize the protection of mature, healthy trees and preserve mature large-canopied species to the greatest extent possible.
- 15.1.4 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.
- 15.1.5 Municipal outdoor spaces shall be designed to include natural and/or constructed shade features to protect residents from sun exposure.
- 15.1.6 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.
- 15.1.7 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.
- 15.1.8 We shall prepare an Urban Forestry Plan 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.
- 15.1.9 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.

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15.2 ENERGY CONSERVATION & CLIMATE CHANGE

SIDEBAR:

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:



Innisfil Official Plan – Our Place
Draft – December 2017

1. To pro-actively plan for climate change adaption and mitigation through management of the built and natural environment.

POLICIES:

- 15.2.1 To address the impacts of climate change, we shall require land use and **development** patterns which:
 - i) promote compact form and **intensification**;
 - ii) promote the use of **active transportation** and transit as further set out in Section 5;
 - iii) promote the use of **low impact development (LID)** techniques; and
 - iv) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion.
- 15.2.2 Neighbourhood services and facilities, community hubs and public recreational facilities shall be provided close to residential areas to help reduce automobile trips.
- 15.2.3 When considering building forms, **development** which results in extensive shading and loss of sunlight to adjacent land uses shall be discouraged.
- 15.2.4 Energy efficient building design including passive solar energy gain and increased insulation will be required in all new buildings to minimize greenhouse gas emissions and reduce carbon footprint. The Town shall also encourage builders to provide energy star appliances in new dwelling units.
- 15.2.5 We shall encourage the use of third party energy conservation review and targets, including LEED, in the design of buildings.
- 15.2.6 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**.
- 15.2.7 We shall require the provision of rough-ins and electric vehicle charging stations in all multi-unit residential and commercial **developments**.
- 15.2.8 We may also consider providing incentives, such as deferred **development** charges or alternative parkland requirements, to proponents of **development** who propose energy efficient buildings.
- 15.2.9 We shall revise engineering guidelines for **infrastructure** to take into account the potential impacts from climate change to minimize potential future damage.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 15.2.10 We shall promote and require water conservation techniques in the design and construction of new buildings.
- 15.2.11 **Development** applications 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 considered.
- 15.2.12 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**.
- 15.2.13 We shall focus freight-intensive land uses in the Innisfil Heights Strategic Settlement Employment Area where it is well served by Highway 400.
- 15.2.14 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**.
- 15.2.15 We shall prepare a sustainability checklist to evaluate **development** proposals in relation to the Town's sustainability and healthy community objectives in Part D of this Plan. Once implemented, the sustainability checklist shall form part of complete application requirements for all **development** applications, as per Section 22.16 of this Plan. A minimum sustainability score will be required in order for the Town to deem a complete application.

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15.3 GROUNDWATER RECHARGE AND DISCHARGE AREAS

SIDEBAR:

*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.



Innisfil Official Plan – Our Place
Draft – December 2017

POLICIES:

- 15.3.1 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 Appendix 4. For greater certainty regarding the location of these areas, the appropriate conservation authority or the South Georgian Bay Lake Simcoe Source Protection Plan should be consulted.
- 15.3.2 **Major development** and land uses that prohibit infiltration on-site shall be directed away from SGRAs and from HVAs.
- 15.3.3 The Lake Simcoe ~~and~~ 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.
- 15.3.4 Areas of potential ground water discharge have been mapped in the South Simcoe Groundwater Study and are schematically delineated in Appendix 6.
- 15.3.5 The use of best management practices such as **low impact development** will be required for all **developments** to maintain pre-development recharge rates.
- 15.3.6 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.
- 15.3.7 The hydrogeological studies required in Policy 15.3.6 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 ~~the~~ 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;

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Innisfil Official Plan – Our Place
Draft – December 2017

- 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, ~~the~~ 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.

- 15.3.8 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.
- 15.3.9 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.
- 15.3.10 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.
- 15.3.11 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.

15.4 SOURCE WATER PROTECTION

SIDEBAR:

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 ~~these~~ WHPAs designations 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.

The map in Appendix 7 of this Plan make 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



Innisfil Official Plan – Our Place
Draft – December 2017

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 Appendix 8 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:

- 15.4.1 In accordance with the technical terms and definitions of the Source Protection Plan for the South Georgian Bay Lake Simcoe Source Protection Region, this Plan ~~designates~~[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](#). ~~These~~ WHPAs are schematically delineated in Appendix 7 ~~and~~ [IPZs-1 and IPZ-2 areas within the Town](#) are identified ~~in~~ Appendix 8.
- 15.4.2 In ~~vulnerable areas~~ [WHPA-A to WHPA-D and IPZ-1 and IPZ-2](#) listed below and shown in Appendices ~~87~~ and ~~98~~, 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](#).



Innisfil Official Plan – Our Place
Draft – December 2017

- 15.4.3 An application for **development, redevelopment** and **site alteration** within a vulnerable area that involves any of the uses identified in Policy 15.4.2, 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.
- 15.4.4 The implementing zoning by-law shall contain an overlay zone to identify vulnerable areas where the uses set out in Policy 15.4.2 that constitute a significant drinking water threat are prohibited.
- 15.4.5 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).
- 15.4.6 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.
- 15.4.7 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.
- 15.4.8 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.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 15.4.9 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 **development infrastructure** in vulnerable areas.
- 15.4.10 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 **Ministry of Environment and MOECP Climate Change's** 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.
- 15.4.11 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.

15.5 LANDFORM CONSERVATION

SIDEBAR:

*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 encourages municipalities to consider the need for landform conservation planning.*

OBJECTIVES:

1. To preserve, protect and enhance landforms in Innisfil.

POLICIES:

- 15.5.1 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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 15.5.2 As a condition of **development** approval, applicants shall identify planning, design, grading and construction practices that keep disturbance to landform character to a minimum.
- 15.5.3 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.

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15.6 COMMERCIAL WATER TAKING

SIDEBAR:

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 participate~~ in the ~~approval~~ process ~~of applications~~ for commercial water taking ~~applicationsenterprises~~.

POLICIES:

- 15.6.1 It is recognized that the approval of all applications for water taking rests with the ~~Ministry of Environment and MOECP Climate Change~~, 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 15.6.2. 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.
- 15.6.2 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:



Innisfil Official Plan – Our Place
Draft – December 2017

- 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.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 15.6.3 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 15.6.1 and 15.6.2 do not apply.

15.7 ECOLOGICAL OFFSETTING

SIDEBAR:

*Compensating or ecological offsetting for the loss of natural heritage features such as woodlands and wetlands is common both internationally and nationally. This offsetting approach is typically used 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 through the **development** process as part of achieving environmental sustainability.*

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POLICIES:

- 15.7.1 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 and municipal policy tests have been met.
- 15.7.2 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.
- 15.7.3 The ecological offsetting strategy shall be prepared to the satisfaction of the Town in consultation with the LSRCA. The ecological offsetting strategy shall have regard for other offsetting programs and policies including the Town's Tree By-Law. The ecological offsetting strategy shall conform to the LSRCA's Ecological Offsetting Plan for **development** within the Lake Simcoe watershed.

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15.8 SUBWATERSHED PLANNING

SIDEBAR:

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



Innisfil Official Plan – Our Place
Draft – December 2017

3. To ensure that all land use decisions conform to the purpose and recommendations of the Subwatershed Plans.
- 15.8.1 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.



Innisfil Official Plan – Our Place
Draft – December 2017

SECTION SIXTEEN: INFRASTRUCTURE SUSTAINABILITY

16.1 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.

POLICIES:

- 16.1.1 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 B, B2, B3, B5 and B14. We will work with the MOECP to define D-4 assessment areas around all privately owned operated waste disposal sites.
- 16.1.2 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 ~~former~~ waste disposal sites.
- 16.1.3 The following studies shall be required prior to approval of all **development**, including draft plans of subdivision, consents, rezonings, or site plans or building permits, to determine the potential for **negative impacts**: ground and surface water (hydrogeology and hydrology) studies, and methane gas migration studies. Such studies shall be completed in accordance with the ~~Ministry of Environment and MOECP~~ Climate Change's Guideline D4- Land Use on or Near Landfills and Dumps, as amended or replaced from time to time. The detail, extent and study area boundaries shall be scoped through terms of reference established in consultation with the appropriate approval authority.
- 16.1.4 Such studies may also be scoped for the purpose of confirming no W.D.A.A. exists or for establishing a reduced buffer. Should such studies satisfy the Town, County of Simcoe and ~~Ministry of Environment and MOECP~~ Climate Change that no W.D.A.A. exists, the Schedules of this Plan may be amended without an Official Plan Amendment.
- 16.1.5 If the studies produced under Policy 16.1.3 indicate that there may be a potential for adverse impacts attributable to the proposed **development**, the approval authority shall require the proponent to undertake specific mitigation measures and/or activities, including specific building measures, to ensure public health and safety.
- 16.1.6 To ensure appropriate consideration is given, lands within the W.D.A.A. delineated on the Schedules of this Plan may be the subject of a holding provision in the implementing Zoning By-law. Such provision shall require the studies referred to in Policies 16.1.3 and 16.1.5 be completed and the holding



Innisfil Official Plan – Our Place
Draft – December 2017

provision be lifted once the studies demonstrate that there will be no **adverse effects**. The lifting of the holding provision shall also only be lifted once any study requirements have been implemented.

- 16.1.7 The holding provision referred to above shall not apply to the following:
- i) interior alterations to existing structures;
 - ii) exterior alterations that do not expand the footprint of an existing structure;
 - iii) new structures or alterations to existing structures which are not habitable and where such structures do not prevent the free movement of air into the atmosphere; and
 - iv) any structure that does not require a building permit.

16.1.8 If the MOECPG 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.

16.2 DRAINAGE AND STORMWATER

SIDEBAR:

*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 ~~water~~ **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.

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Innisfil Official Plan – Our Place
Draft – December 2017

7. To promote aesthetic enhancements within the watershed through the use of green-roofs and other landscape architectural practices that are integrated with **LID**.

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POLICIES:

- 16.2.1 The flood standard shall generally be the Regional Design Storm. The Town shall control stormwater runoff from new **development** sites in order to attenuate to pre-development levels for the 1 in 2 through 1 in 100 year storm event, and shall regulate land uses within the limit of the Regional Storm as set out in Section 20 and based on mapping provided by the Conservation Authorities.
- 16.2.2 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 increased stormwater detention, diversion of stormwater or establishment of municipal drainage easements. Master Drainage Plans for new growth areas shall also address this matter and identify means to mitigate flooding caused by stormwater management pond releases.
- 16.2.3 Early communication with the Lake Simcoe and Region Conservation Authority (LSRCA) or the Nottawasaga Valley Conservation Authority (NVCA) is recommended for proponents of **development** to ensure that any proposed **development** appropriately addresses drainage and flood prevention.
- 16.2.4 All new **developments** 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:
- i) no net reduction in surficial aquifer recharge or discharge;
 - ii) minimize potential for 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 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 to base flow **quality and quantity** in receiving **watercourses**;
 - viii) minimize and consolidate the number of stormwater treatment facilities;

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Innisfil Official Plan – Our Place
Draft – December 2017

- ix) where possible enhance natural vegetation along stream corridors;
- x) incorporate enhanced stormwater management design;
- xi) require the first 25mm of any rain event to be infiltrated;
- 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.

16.2.5 In addition to the requirements of a stormwater management plan for **major development** in Policy 16.2.17, the Town shall require that proponents of all **development** applications implement on-site **low-impact development (LID)** measures to minimize surface water runoff, such as drainage swales and permeable surfaces. In this regard, an **LID** Evaluation shall be included within the stormwater management plan.

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16.2.6 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.

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16.2.7 In particular, the **LID** Evaluation shall assess the suitability of the following techniques as part of the **development** proposal:

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- a) rainwater harvesting and rain-gardens to promote water re-use;
- b) infiltration galleries, soak-away pits, permeable surfaces and perforated pipes to maintain water balance and reduce runoff;
- c) enhanced swales to help improve water quality;
- d) green roofs to provide evapotranspiration and aesthetic benefits; and
- e) natural landscapes to minimize water use and consumption.

16.2.8 The Town may enter into an agreement to ensure that the **LID** strategy or technique will be employed and maintained in perpetuity.

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16.2.9 In addition to the requirements of a stormwater management plan for **major development** in Policy 16.2.17, 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



Innisfil Official Plan – Our Place
Draft – December 2017

subdivision/condominium or site plan approval or granting of provisional consent.

16.2.10 The Phosphorus Budget identified in Policy 16.2.9 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.

16.2.1~~12~~¹²³ 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 regional storm event for all **watercourses** with an upstream drainage area greater than 125 hectares;
- ii) establish preliminary stormwater requirements in terms of **quality 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**;
- viii) manage the quality of stormwater run-off as part of the regular stormwater management program in accordance with the **Ministry of Environment MOECP** "Stormwater Management Planning and Design Manual";
- ix) have consideration of Best Management Practice criteria as set out in Policy 16.2.4; and
- x) demonstrate how any water quality objectives and targets that are established from time to time are met.

16.2.1~~23~~²³⁴ 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 16.2.17.

16.2.1~~34~~³⁴ Stormwater management ponds shall be "dry" unless not possible due to



Innisfil Official Plan – Our Place
Draft – December 2017

physical site conditions. All ponds (wet or dry) shall be naturalized with native plant species and shall provide pedestrian pathways located around the ponds while ensuring public safety.

16.2.1~~45~~ 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.

16.2.1~~56~~ To reduce stormwater runoff volume and pollutant loadings, we shall:

- i) require applicants to complete a four season hydrogeological study to determine infiltration rates and water balance prior to designing any **development** concept and resultant stormwater management response;
- ii) require applications for **development** to implement a hierarchy of source, lot-level, conveyance and end-of-pipe controls;
- iii) require applications for **development** to implement innovative stormwater management measures including **low impact development** to maintain water balance and to control volume of stormwater;
- iv) require applications for **development** to set minimum targets for infiltration and volume control through **low impact development**;
- v) provide flexibility in **development** standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, lot grading, ditches and curbing, road widths, road and driveway surfaces and the use of open space as temporary detention ponds;
- vi) support implementation of programs to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants; and
- vii) support implementation of source control programs, which are targeted to existing areas that lack adequate stormwater controls.

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16.2.1~~67~~ An application for **major development** shall be accompanied by a stormwater management plan that demonstrates:

- i) consistency with any stormwater management master plans prepared by the conservation authorities;
- ii) consistency with subwatershed evaluations and water budgets prepared by the conservation authorities;
- iii) an integrated treatment train approach will be used to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales;



Innisfil Official Plan – Our Place
Draft – December 2017

- iv) through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and
- v) through an evaluation of anticipated changes in phosphorus loadings between pre-development and post-development, how the loadings shall be minimized.

16.2.1~~78~~⁷⁸ **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 MOECP'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**.

16.2.1~~89~~⁸⁹ 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.

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16.2.1~~920~~⁹²⁰ 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.

16.2.2~~04~~⁰⁴ 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.

16.3 SERVICING INFRASTRUCTURE AND SERVICE AREA

SIDEBAR:

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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 16.3.1 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. 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**.
- 16.3.2 It is the intent of the Town to provide full services to the Innisfil Heights Strategic Settlement Employment Area in order to service the existing **employment area** along Highway 400. To support the viability of servicing, the Town shall protect for a future Strategic Settlement Employment Area expansion area adjacent to the Innisfil Heights Strategic Settlement Employment Area as set out in Policy 9.6.6.
- 16.3.3 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 in order 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**.
- 16.3.4 The Town will plan for the long term extensions of **infrastructure** beyond a 20-year time horizon.
- 16.3.5 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.
- 16.3.6 The Town may consider joint servicing agreements to address water and sewer service needs of both Innisfil and adjoining municipalities.
- 16.3.7 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.
- 16.3.8 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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 16.3.9 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.
- 16.3.10 **Development** within the **settlement areas** shall be on full municipal services. **Development** on private services will be permitted within the Stroud Village **Settlement Area**, within the Hamlets and within 100 metres of the shoreline, provided they are developed using a **Tertiary 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.
- 16.3.11 Despite the Policy 16.3.10 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.
- 16.3.12 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 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 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 system**. Severances in an existing zone permitting new residential uses are not considered as-of-right for the purposes of applying this policy.
- 16.3.13 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.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 16.3.14 In extending services to develop specific vacant parcels in **settlement areas**, the developer(s) shall provide adjacent existing unserved or **partially serviced** residences with the opportunity to connect to the municipal servicing system.
- 16.4 UTILITIES**
- 16.4.1 The Town will plan for **utilities** concurrently with the **development** process and will encourage the **utility** providers to phase their services in tandem with **development**.
- 16.4.2 **Utilities** will be coordinated, planned and installed in common trenches, wherever feasible, to avoid unnecessary over-digging and disruption of municipal rights-of-way.
- 16.4.3 **Utility** providers will confirm, through the **development** approval process, whether they will be able to provide services to support the proposed **development** and the appropriate locations for large **utility** equipment and **utility** cluster sites.
- 16.4.4 TransCanada Pipelines Limited (TransCanada) 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. This includes approval requirements for certain activities within 30 metres of the pipeline centreline such as conducting a ground disturbance, constructing or installing a facility across or along the right-of-way, driving a vehicle, mobile equipment or machinery across the right-of-way and the use of explosives.
- 16.4.5 New **development**, which results in increasing the population density in the area, can result in TransCanada being required to replace its pipeline. As a result, the Town shall require early consultation with TransCanada, or its designated representative, for any **development** proposals within 200 metres of its right-of-way.
- 16.4.6 A setback of 7 metres shall be required from the limits of the TransCanada Pipeline right-of-way for all permanent structures and excavations. A reduction in the 7 metre setback will only be considered if it can be demonstrated, to TransCanada's satisfaction, that it will not compromise the safety and integrity of the pipeline and if all necessary municipal approvals are obtained.
- 16.4.7 Within the countryside, when **utility** providers are replacing, expanding or constructing new **utilities** or **utility** corridors, they shall be required to maintain



Innisfil Official Plan – Our Place
Draft – December 2017

the character of the countryside by having regard to the elements of countryside character identified in Section 18.1.7 and replacing street trees and hedgerows affected by **utility infrastructure**. Destruction of rural hedgerows is not permitted. Where alternative siting/routing and/or below grade opportunities are not physically possible, hedgerows shall be re-established to the satisfaction of the Town.



LAND USE DESIGNATIONS

SECTION SEVENTEEN: NATURAL HERITAGE SYSTEM

SIDEBAR:

*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.

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17.1 NATURAL HERITAGE SYSTEM

FUNCTION:

- 17.1.1 The **Natural Heritage System** overlay and the **Key Natural Heritage Features** and **Key Hydrologic Features** designations 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



Innisfil Official Plan – Our Place
Draft – December 2017

conformity with the Lake Simcoe Protection Plan, [the Growth Plan for the Greater Golden Horseshoe](#) and the County of Simcoe Official Plan.

FEATURES INCLUDED:

17.1.2 The **Natural Heritage System**, illustrated on Schedule B, is an overlay designation that includes **Key Natural Heritage Features** and **Key Hydrologic Features** along with **linkages** among the features.

17.1.3 **The Key Natural Heritage Features and Key Hydrologic Features designation is** ~~are~~ separately designated on Schedules B, [B1, B2, B3, B4, B5, B6, B7, B10, B11, B12, B13 and B14](#).

17.1.4 **The Key Natural Heritage Features and Key Hydrologic Features designation includes the following** ~~Key Natural Heritage Features~~ **includes:**

- i) **significant** 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;**
- 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.**

17.1.5 **The Key Natural Heritage Features and Key Hydrologic Features designation includes the following** ~~Key Hydrologic Features~~ **includes:**

- 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

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Innisfil Official Plan – Our Place
Draft – December 2017

vi) **wetlands** within **Lake Simcoe Watershed**.

17.1.6 The mapping of the **Natural Heritage System** on Schedule B reflects Provincial Mapping. The boundaries of the Natural Heritage System may be refined by Simcoe County through a Municipal Comprehensive Review. Where this refinement is undertaken, we shall update the Natural Heritage System overlay to conform to Simcoe County’s Official Plan. is approximate, and may be refined through a Natural Heritage Evaluation as part of a development application. Refinement of the feature boundaries shall be undertaken in accordance with applicable Ministry of Natural Resources and Forestry Technical Guidelines and Conservation Authority approval.

17.1.7 The location and boundaries of **Key Natural Heritage Features** and **Key Hydrologic Features** on Schedule B are also schematic. The locations and boundaries of individual features are shown schematically in Appendix 9 and 10.

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PERMITTED USES:

17.1.8 Within the **Natural Heritage System** overlay designation, new **development** or **site alteration** will demonstrate through a **Natural Heritage Evaluation** that:

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- 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, except for mineral aggregate resources which shall be subject to policy 4.2.8 of the Growth Plan for the Greater Golden Horseshoe and Section 21 of this Official Plan.

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Innisfil Official Plan – Our Place
Draft – December 2017

~~17.1.139 Within the **Natural Heritage System** overlay designation outside of lands designated **Key Natural Heritage Features** and **Key Hydraulic Hydrologic Features**, permitted uses shall include Policy 17.1.8 shall not apply to: i) existing **uses in existing designations**;~~

- ii) ~~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; ~~and~~
iii) ~~other uses permitted in Policy 17.1.8.~~

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~~17.1.810 Development and site alteration shall not be permitted in provincially significant wetlands or on lands designated **Key Natural Heritage Features** and **Key Hydraulic-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;~~
- iv) passive **low intensity recreational uses**;
- vi) ~~expansions to existing~~ buildings and structures ~~subject to policy 17.1.11~~;
- vii) ~~expansions to existing agricultural uses~~, buildings and structures ~~subject to policy 17.1.12~~; 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**.

~~17.1.11 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.~~

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~~17.1.12 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.~~

~~17.1.139 For land designated **Key Natural Heritage Features** and **Key Hydraulic Hydrologic Features** within **settlement areas**, development and site~~



Innisfil Official Plan – Our Place
Draft – December 2017

~~alteration, except as set out in Policy 17.1.8,~~ 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 17.1.10 i) ii) and iii).~~

17.1.149 Despite Policies 17.1.108 and 17.1.139, **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**.

17.1.154 **Development and site alteration** shall not be permitted on **adjacent lands to Key Natural Heritage Features and Key Hydraulic/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 Hydraulic/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.~~

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17.1.162 For the purpose of Policy 17.1.154, **adjacent lands** are deemed to be all lands within 120 metres of all features listed in Policies 17.1.4 and 17.1.5.

17.1.17 ~~Notwithstanding Policy 17.1.15, 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.~~

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17.1.18 ~~Development and site alteration shall not be permitted in the vegetation protection zone identified through Policy 17.1.15 except for the uses permitted in Policy 17.1.8.~~

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17.1.194 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.

~~17.1.15 If development is proposed within the linkage component of the Natural Heritage System, the Town shall require a natural heritage evaluation to be prepared by the development proponent. In order for development to proceed, the study must demonstrate that the proposed development the function or form of the linkage component of the Natural Heritage System.~~



17.1.2046 The protection and enhancement of **linkages** within the **Natural Heritage System** through farmland shall be encouraged through land stewardship.

GENERAL POLICIES:

17.1.2147 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.

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17.1.2248 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. ²

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17.1.2349 We shall require additional **linkages** beyond the **Natural Heritage System** to be identified through a watershed plan, Secondary Plan and/or **nNatural hHeritage eEvaluation**. These **linkages** will be considered to form part of the **Natural Heritage System** and shall be protected from **development**.

17.1.240 The general boundaries of the **Key Natural Heritage Features** and **Key Hydrologic Features** are delineated on Schedule B, and B1 through B14. 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. ²

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17.1.254 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. ²

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17.1.262 As per Policy 7.8, **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.

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17.1.273 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



Innisfil Official Plan – Our Place
Draft – December 2017

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.²

17.1.284 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 Hydraulic Hydrologic Features**. We shall also establish trailheads at key locations to link with the **active transportation** network.

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17.1.295 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.²

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17.1.3026 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.²

17.1.3127 If any lands are demonstrated to be a **Key Natural Heritage Feature** or **Key Hydrologic Feature** as per the policies of Policies 17.1.4 or 17.1.5, even if they are not mapped as part of the **Natural Heritage System** **Key Natural Heritage Features** or **Key Hydrologic Features** designation on Schedules B, B1, B2, B3, B4, B5, B6, B7, B10, B11, B12, B13 and B14 those lands are considered to be within the **Key Natural Heritage Feature** and **Key Hydrologic Feature** designation.²

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17.1.3228 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 **Natural Heritage System**. 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.

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17.1.33294 On publically 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.

17.1.30 A minimum 3 metre buffer from **agricultural uses** shall be required adjacent



Innisfil Official Plan – Our Place
Draft – December 2017

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.

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17.1.354 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.

17.1.362 **Key Natural Heritage Features** and **Key Hydrologic Features** including the **lake bed** of Lake Simcoe as illustrated on Schedule A shall be zoned in an appropriate zoning category or designated by a community planning permit system to protect the features from **development**.

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17.2 THE GREENBELT PLAN – NATURAL HERITAGE SYSTEM

17.2.1 The boundary of the Greenbelt Plan is shown on Schedule B. 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.

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17.2.2 Lands delineated as **Natural Heritage System** in the Greenbelt Plan are delineated as part of the Town wide **Natural Heritage System** on Schedule B.

17.2.3 **Key Natural Heritage Features** and **Key Hydrologic Features** within the Greenbelt Plan shall be designated as Key Natural Heritage Features and Key **Hydrologic Features** with a Greenbelt Plan – **Natural Heritage System** overlay, as shown on Schedule B, and shall be subject to the policies of Section 17.1 with the exception of Policies, 17.1.10, 17.1.17, and 17.1.20.

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17.2.4 No **development** or **site alteration** is permitted in **Key Natural Heritage Features** and **Key Hydrologic Features**, except for those uses permitted in Policy 17.1.8.

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17.2.5 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 in concert with the study requirements in Section 22.9 of this Plan.

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17.2.6 New or expanding **Infrastructure** shall avoid the lands designated **Key Natural Heritage Features** and **Key Hydrologic Features** within the Greenbelt Plan, 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.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 17.2.7 Where an intrusion of **infrastructure** is required as per Policy 17.2.6, 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.



SECTION EIGHTEEN: COUNTRYSIDE

SIDEBAR:

*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**, ~~and 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 preserve the rural character of our Countryside.*

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*Our Countryside is comprised predominantly of three designations on the Land Use Schedule B: **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. The character of 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 preservation of the Town's rural and agricultural character 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 character of the Countryside.
3. To avoid land use conflicts between agricultural and non-agricultural uses.
4. To preserve and enhance the character of Innisfil's Countryside through land use controls to achieve appropriate scale and compatibility.

18.1 GENERAL COUNTRYSIDE POLICIES:

- 18.1.1 We shall direct **development** to **settlement areas**, except for **development** related to the management or use of resources, resource based recreational



Innisfil Official Plan – Our Place
Draft – December 2017

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 18.4.

- 18.1.2 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.
- 18.1.3 All types, sizes and intensities of **agricultural uses** and **normal farm practices** shall be encouraged, promoted and protected subject to the requirements of Policy 18.1.2 regarding minimum distance separation requirements.
- 18.1.4 **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~~ ~~assist the~~ farming community ~~and assist farmers in~~ supplementing their incomes as per the policies of this ~~p~~Plan.
- 18.1.5 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, ~~and contain an agricultural-related industry~~. Where the **home industry** is on a lot of 0.4 ha or less, the floor area of the **home industry** accessory building shall be no greater than 50% of the ground floor area of the house on the lot. On lots larger than 0.4 ha, the maximum floor area of the **home industry** accessory building shall be 500 sq. m.
- 18.1.6 **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



Innisfil Official Plan – Our Place
Draft – December 2017

mobile home or recreational vehicle may be used for the purpose of a **farm help accommodation**.

18.1.7 To protect and preserve the character of Innisfil's countryside, while still ensuring the viability of farming, we shall promote, through the review of development applications, promote hedgerow the protection of hedgerows and scenic views and scenic rural streetscapes, and we shall encourage the retention/preservation of existing farm buildings, protect scenic views and scenic rural streetscapes, and encourage the re-establishment of vegetation along roads, through the review of development applications.

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18.1.8 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.

18.1.9 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 BB.

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18.1.10 For information purposes, the Provincial Agricultural System is illustrated in Schedule BB. The boundaries of the Provincial Agricultural System may be refined by Simcoe County through a Municipal Comprehensive Review. Where this refinement is undertaken, we shall update the Agricultural System to conform to Simcoe County's Official Plan.

18.2 SPECIALTY CROP AREA

FUNCTION:

18.2.1 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**.

PERMITTED USES:

18.2.2 Within the Specialty Crop Area designation, shown on Schedule B, 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**,



Innisfil Official Plan – Our Place
Draft – December 2017

- iv) **farm help accommodation** as an accessory use to a **farm operation**, and
- v) **on-farm diversified uses**.

18.2.3 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.

18.2.4 Permitted **on-farm diversified uses** shall be limited to include:

- i) **bed and breakfast** establishment;
- ii) **home occupation** wholly within a dwelling unit;
- iii) **farm-gate sales**; and
- iv) small-scale value-added processing, packaging, storage and distribution of products produced by the **farm operation**.

SCALE:

18.2.5 Within the Specialty Crop Area designation, the minimum lot size shall be 16 hectares.

GENERAL POLICIES:

18.2.6 Removal of lands designated Specialty Crop shall not be permitted and site specific amendments shall not be permitted.

18.2.7 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.

18.2.8 When considering lot creation for agricultural purposes under Policy 18.2.8 (i), 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;



Innisfil Official Plan – Our Place
Draft – December 2017

- 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.

18.3 AGRICULTURAL AREA

FUNCTION:

18.3.1 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 B. 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 character and economic vibrancy of the Town's countryside.

PERMITTED USES:

18.3.2 Within the Agricultural Area designation, shown on Schedule B, uses permitted shall be limited to:

- i) **agricultural uses,**
- ii) one single detached residence as an accessory use to an existing **farm operation,**
- 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.**

18.3.3 Permitted **on-farm diversified uses** shall be limited to include:

- 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.**

18.3.4 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; ~~veterinarian clinic primarily serving farming operations and farm-based~~



Innisfil Official Plan – Our Place
Draft – December 2017

~~tourism.~~

SCALE:

- 18.3.5 The minimum farm size shall be 40 hectares.
- 18.3.6 The maximum total floor area of all **agriculture-related uses** or **on-farm diversified uses** shall be 500 square metres except for produce storage, grain dryers, livestock assembly yard or stock yard and farm gate sales.
- 18.3.7 The maximum area of all on-farm diversified uses shall be limited in area up to maximum of 2% of lot coverage to a maximum of 1 hectare in size. These on-farm diversified uses shall be encouraged on lower quality agricultural lands.
- 18.3.~~87~~ The maximum size of a building containing **farm-gate sales** shall be 200 square metres.

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GENERAL POLICIES:

- 18.3.~~98~~ Lot creation in the Agricultural Area designation is discouraged 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 approximately 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, and do not increase the size of an existing residential lot beyond 15-%.
- 18.3.~~109~~ **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 is in compliance with the minimum distance separation formulae~~;



Innisfil Official Plan – Our Place
Draft – December 2017

- iii) ~~adequate setbacks and buffering from adjacent uses are provided;~~
- iv) the use supports/maintains the agricultural character of the area ~~as per Policy 18.3.11;~~
- v) ~~adequate access can be provided from adjacent roads; and~~
- ~~vi) 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.~~

18.3.1~~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 character of the surrounding countryside.

18.3.1~~24~~ In evaluating zoning and site plan applications for an **agriculture-related use**, we shall consider the following matters to ensure the proposed use maintains the agricultural character 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 character of the area;
- iv) major modification of land is avoided;
- v) the proposed use is visually screened from adjacent neighbours and roadways; and
- vi) signage is limited and fits with the agricultural character of the area;
- vii) adequate setbacks and buffering from adjacent uses are provided;
- vi)viii) adequate access can be provided from adjacent roads; and
- vii)iv) 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.

18.3.1~~32~~ 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 Policies 21.5 through 21.7.

18.3.1~~43~~ 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;



Innisfil Official Plan – Our Place
Draft – December 2017

- 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**; ~~and~~
~~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; and~~
xi) other requirements of this plan are met.

SITE SPECIFIC POLICIES:

- 18.3.1~~54~~ 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 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.
- 18.3.1~~65~~ 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.

18.4 RURAL AREA

FUNCTION:

- 18.4.1 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**



Innisfil Official Plan – Our Place
Draft – December 2017

uses, on-farm diversified uses as well as rural related uses which support the agricultural and rural community and which fit in to the rural character but are not appropriate in **settlement areas**.

PERMITTED USES:

18.4.2 Within the Rural Area designation, shown on Schedule B, 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**, and
- vii) other rural uses subject to the appropriate zoning and other supporting documentation, as required by this section.

18.4.3 Permitted ~~on~~ **on-farm diversified uses** and **agriculture-related uses** in the Rural Area designation shall include those uses listed in Policies 18.3.3 and 18.3.4.

18.4.4 Other rural uses are those uses that are compatible with the rural landscape, maintain and contribute to the rural character 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:

18.4.5 The minimum farm size shall be 40 hectares.

18.4.6 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 ~~and for~~ rural residential uses ~~the maximum lot size~~ shall be approximately 1 hectare.

GENERAL POLICIES:

18.4.7 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 18.4.4;
- 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



Innisfil Official Plan – Our Place
Draft – December 2017

- 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 4a to 4d); and
 - ix) the new lot shall meet the **Minimum Distance Separation formulae**.
- 18.4.8 Golf courses, golf driving ranges, cemeteries and camping or seasonal trailer parks referred to in Policy 18.4.4 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 18.3.13~~2~~ are demonstrated.
- 18.4.9 ~~These a~~ **Agriculture-related uses** and other rural uses referred to in Policies 18.4.3 and 18.4.4 shall only be permitted in the Rural Area designation, through site specific rezoning, when the matters set out in Policy 18.3.9 are demonstrated.
- 18.4.10 **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 character of the surrounding countryside.
- 18.4.11 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 18.3.11.
- 18.4.12 The scale and location of other rural uses shall be limited to adequately maintain the Town's countryside character. When reviewing Official Plan Amendments and Zoning By-law Amendments 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;



Innisfil Official Plan – Our Place
Draft – December 2017

- 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 character or adjacent properties; and
- iv) The proposed use maintains or improves rural character including establishment of hedgerow planting along municipal roads.

SITE SPECIFIC POLICIES:

- 18.4.13 In addition to the uses permitted in Policy 18.4.2, 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.
- 18.4.14 In the area designated Rural Area in Cookstown, the policies of Section 18.4 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.

18.5 RURAL INDUSTRIAL

FUNCTION:

- 18.5.1 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:

- 18.5.2 Industrial uses shall generally be directed to the **settlement areas** and the Innisfil Heights Strategic Settlement Employment Area.
- 18.5.3 Existing rural industrial uses are permitted within the Rural Industrial designation as shown on Schedule B and new rural industrial uses may be permitted through a site-specific Official Plan and zoning by-law amendment, provided the following is met:
- i) the use is related to and supportive of agricultural and rural lands uses;
~~or~~
 - ii) the use is related to the management and use of resources including the processing of aggregate or agricultural resources; ~~and~~
 - iii) the use ~~is land-extensive and~~ cannot be located in and is not appropriate in a **settlement area** or the Innisfil Heights Strategic Settlement Employment Area;~~;~~



Innisfil Official Plan – Our Place
Draft – December 2017

- iv) the use cannot be located in proximity of residential or other incompatible uses in accordance with applicable guidelines for industrial use and distance separation;
- v) the use must generate minimal traffic or be in the proximity of an arterial road or highway;
- vi) the use must have sewage and water service needs suitable for individual services; and
- vii) the use must not be located on prime agricultural lands except for land uses otherwise permitted in the Agricultural designation.

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GENERAL POLICIES:

18.5.4 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 MOECC D-6 Guideline;
- viii) An analysis of storm water management in accordance with Policy 16.2.4; and
- ix) Other studies as determined by Town staff.

18.5.5 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 may set out specific requirements for the storage of liquids and chemicals.

SITE SPECIFIC POLICIES:

18.5.6 In addition to the uses permitted in Policy 18.5.3, a self-storage establishment is permitted on lands located in the South Half of Lot 7, Concession 1.



Innisfil Official Plan – Our Place
Draft – December 2017

- a) The **development** shall be subject to the Site Plan Control provisions found in Section 22.3 of this Plan 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 shall not be passed by Council until all servicing requirements have been addressed to the satisfaction of Council.
- b) The lands shall not be severed unless approval is granted by the Town for an **on-site sewage** disposal system.

18.5.7 In addition to the uses permitted in Policy 18.5.3, a self-storage establishment is permitted on lands located in Lot 16, Concession VI.

18.5.8 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:

- a) 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;
- b) 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;
- c) A high quality of signage, lighting and other appurtenances shall be required;
- d) Screening of certain elements on the **development** site such as loading areas, refuse storage, and roof-top mechanical equipment;
- e) That parking areas are landscaped, buffered, lighted and screened around the edges to be visually attractive;
- f) 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.
- g) A traffic impact assessment shall be prepared by the owner, and reviewed and approved by the Town of Innisfil and to the



Innisfil Official Plan – Our Place
Draft – December 2017

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.

- h) 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.

18.6 RURAL COMMERCIAL

FUNCTION:

- 18.6.1 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:

- 18.6.2 Permitted uses shall include:

- i) existing commercial uses;
- ii) ~~convenience~~-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)~~ ~~tourist retail~~;
- 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 18.6.1.

GENERAL POLICIES:

- 18.6.3 New rural commercial uses may only be permitted through an Official Plan Amendment and Zoning By-law Amendment which designates the lands to



Innisfil Official Plan – Our Place
Draft – December 2017

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**.

18.6.4 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 reinforce the rural character through building design and landscaping.

18.6.5 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:

18.6.6 In addition to the uses permitted in policy 18.6.2, 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.

18.7 ESTATE RESIDENTIAL AREA

FUNCTION:

18.7.1 -The Estate Residential Area designation recognizes existing estate residential **development** in the Town, as well as planned estate residential **development** on existing designated lands.

18.7.2 No new Estate Residential areas shall be permitted.

PERMITTED USES:



Innisfil Official Plan – Our Place
Draft – December 2017

- 18.7.3 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:

- 18.7.4 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.
- 18.7.5 New lots shall be developed using a **Tertiary System**, and a hydrogeological study shall be submitted to the satisfaction of the Town indicating that the **MOECP** reasonable use guidelines for septic systems can be achieved.

SITE SPECIFIC POLICIES:

- 18.7.6 In order to preserve the rural character 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.



SECTION NINETEEN: LAKE SIMCOE SHORELINE

SIDEBAR:

The Lake Simcoe shoreline represents the lands along Lake Simcoe including Kempenfelt Bay and Cooks Bay, as shown on Schedule A. 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 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 Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the County of Simcoe Official Plan 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 (LSPP) and south of Gilford **and** is also subject to the Greenbelt Plan. 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 shoreline hazards related to~~ flooding, erosion and **dynamic beach hazards**, ~~will~~ be designed in accordance with accepted standards and procedures.
3. To encourage public land acquisition and improve public access to Lake

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Innisfil Official Plan – Our Place
Draft – December 2017

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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.

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19.1 GENERAL LAKE SIMCOE SHORELINE POLICIES:

- 19.1.1 The Lake Simcoe shoreline is schematically delineated on Schedule A.
- 19.1.2 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.
- 19.1.3 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 character. **Shoreline built-up areas** are designated Shoreline Residential Area on Schedules B, B11, B12, B13 and B14.
- 19.1.4 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~~ ~~the time of approval of this Plan~~, permits a greater number of lots based on minimum lot size.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 19.1.5 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**.
- 19.1.6 **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 19.3.
- 19.1.7 Where a proposal for **development** or **site alteration** is permitted within 30 metres of a **permanent stream** 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.
- 19.1.8 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.
- 19.1.9 Where, in accordance with the policies of this Plan, **development** or **site alteration** is permitted within 120 metres of the Lake Simcoe shoreline, ~~other lakes in the Lake Simcoe watershed~~, 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.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 19.1.10 **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.
- 19.1.11 The alteration of the shore of Lake Simcoe, ~~other lakes~~ or any **permanent stream** 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.
- 19.1.12 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 County of Simcoe and~~ the Lake Simcoe Region Conservation Authority.
- 19.1.13 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 and Forestry, of hard shoreline structures (such as armour stone, concrete rip-rap, iron sheeting, etc.) with a naturalized shoreline including native vegetation.
- 19.1.14 We will endeavour to increase the amount of publicly accessible open space along the Lake Simcoe shoreline in accordance with Policies 7.6.
- 19.1.15 Within the Shoreline Residential Area, lot severances shall be ~~restricted~~ **prohibited** on lands within ~~and adjacent to~~ **hazardous lands** adjacent to Lake Simcoe which are impacted by flooding, erosion and **dynamic beach hazards**.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 19.1.16 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**.
- 19.1.17 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 16.3.12;
 - ii) a hydrogeological study is completed to the satisfaction of the Town indicating that the MOECP 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.

19.2 SHORELINE RESIDENTIAL AREA

FUNCTION:

- 19.2.1 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.

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PERMITTED USES:

- 19.2.2 Within the Shoreline Residential Area, as shown on Schedules B, B11, B12, B13 and B14, permitted uses shall be limited to single detached dwellings, accessory structures, **accessory second dwelling units**, **home occupations**, parks and **bed and breakfast** establishments.

SCALE:

- 19.2.3 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 19.2.9.



Innisfil Official Plan – Our Place
Draft – December 2017

- 19.2.4 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.
- 19.2.5 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** fits into the existing built form character of the surrounding residential neighbourhood.
- 19.2.6 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 2.2 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**.
- 19.2.7 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.
- 19.2.8 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 2.3 in order to create active people places.
- 19.2.9 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 19.1.17 is satisfied;
 - v) where **municipal water services** and/or sanitary services are provided, confirmation of sufficient reserve capacity;
 - vi) the density policies of Policies 19.2.3 through 19.2.5 are addressed where applicable; **and**
 - 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.**

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Innisfil Official Plan – Our Place
Draft – December 2017

19.2.10 **Development** shall be undertaken in conformity with the residential design policies of Section 10.1.

SITE SPECIFIC POLICIES:

19.2.11 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. (

19.2.12 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.

19.2.13 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, nNotwithstanding Policy 19.2.9, 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.

19.3 SHORELINE COMMUNITY PLANNING PERMIT SYSTEM – OUR SHORE

GOALS:



Innisfil Official Plan – Our Place
Draft – December 2017

1. To implement the vision, principles and policies of the Official Plan related to the Lake Simcoe shoreline.
2. To engage the community in the creation of the planned vision for the Lake Simcoe shoreline.
3. To establish a comprehensive planning framework that facilitates and shapes appropriate, ecologically sound and safe **development** along the Lake Simcoe shoreline.
4. To protect people and property from the natural hazards that exist for shoreline **development**.

OBJECTIVES:

1. To provide for an alternative land use regulatory framework.
2. To provide an opportunity for the shoreline to develop in a manner that is in keeping with the Lake Simcoe Protection Plan.
3. To protect people and property from the natural hazards associated with **development** along the Lake Simcoe shoreline.
4. To recognize existing land uses and identify expectations of future **development**.
5. To maintain the residential and recreational uses along the Lake Simcoe shoreline.
6. To use vegetative buffers to increase the natural appearance and **ecological function** of the Lake Simcoe shoreline.
7. To improve water quality and **fish habitat**.

AREA SUBJECT TO SHORELINE COMMUNITY PLANNING PERMIT AREA:

- 19.3.1 The lands subject to the amendment include all parcels of land abutting Lake Simcoe (i.e. with frontage on Lake Simcoe) including lots with direct access across a public road or private land where these lots are functionally connected to Lake Simcoe within the Town of Innisfil. This area will be delineated in detail in the Community Planning Permit By-law.

POLICIES:

- 19.3.2 When considering a Community Planning Permit application in the shoreline area, regard shall be given to the following guiding principles:
- i) The built environment: the mix and location of land uses, the public realm, existing built form and access;
 - ii) The natural environment: protection, restoration and enhancement of the Lake Simcoe shoreline and surrounding area;
 - iii) Transportation, access, **infrastructure** and servicing;
 - iv) Public and private access to Lake Simcoe;



Innisfil Official Plan – Our Place
Draft – December 2017

- v) Public and private opportunities to enjoy Lake Simcoe; and
- vi) Public safety from natural hazards such as flooding, ice conditions and wave uprush.

19.3.3 The Community Planning Permit By-law shall contain specific criteria to assess Community Planning Permit applications in the shoreline area, including but not limited to the following:

NOTE TO DRAFT: The symbols in the OPA (our shore) will be added to the sidebar opposite the policy

- i) Built form in context;
 - **Development** shall be designed and constructed to minimize impacts on the shoreline and Lake Simcoe.
 - The blend of built form and natural features shall be compatible with the existing character of the shoreline area, visible from both land and water.
 - Disturbance on lots will be limited and minimized and the balance of the property shall generally remain in its natural state.
- ii) Public realm;
 - The desire for private in water buildings or structures shall be balanced with community use and access to the Lake
 - Access to the Lake, including municipal road ends and publically owned land, shall be protected, established or enhanced.
- iii) Sustainable values;
 - Erosion, run-off and sedimentation control improvements and measures will be used to ensure **development** is sensitive to the shoreline.
 - Proposals shall take into consideration the naturally occurring shoreline in the area and the **development** shall be designed to be compatible with these characteristics.
 - Access, **infrastructure** and servicing of the subject property shall be provided in the most sustainable method for the shoreline; **tertiary sewer treatment** may be required.
- iv) Natural shoreline;
 - The shoreline shall be protected or improved and restored.
 - Natural vegetation will be substantially maintained along property boundary lines, the waterfront yard and shoreline.
 - Native species will be used for buffers or where vegetation is being improved and restored.



Innisfil Official Plan – Our Place
Draft – December 2017

- 19.3.4 The community benefits referenced in Policy 22.17.12 of this Plan may include provisions for the following:
- i) Public art on public lands or buildings;
 - ii) Parkland and public park improvements;
 - iii) Built form with innovative technological, environmental or design components;
 - iv) Provision of public access or improvements to public access to Lake Simcoe, the shoreline, beaches or road ends;
 - v) Preservation of community identity or natural environments;
 - vi) Off-site streetscape improvements;
 - vii) Local improvements to public parking areas;
 - viii) Land for municipal purposes;
 - ix) Provision of special facilities to enhance the environment;
 - x) Phosphorous level control measures; and
 - xi) Other local improvements identified through Community Improvement Plans, Secondary Plans, Streetscape Studies, Community Planning Permit By-laws, environmental strategies, sustainable energy strategies, capital budgets, master plans, or other implementation plans or studies.



SECTION TWENTY: HAZARD LAND AREAS

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.*

OBJECTIVES:

1. To direct **development** away from areas of **hazardous lands** and **hazardous sites**.
2. To prohibit **development** where there is an unacceptable risk to public health or safety or of property damage.

FUNCTION:

20.1 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:

20.2 Within the lines of the Hazard Land Area designation shown on Schedules B and B1 to B14 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) 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; and
- vi) forestry, **fish**, wildlife or conservation management uses in accordance with Policies 17.1.8 through 17.1.16 where the Hazard Land Area overlays a Natural Environmental Area designation.

20.3 **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**.

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20.4 **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**



Innisfil Official Plan – Our Place
Draft – December 2017

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.

20.5 **Development** shall be directed to areas outside of **hazardous sites** such as areas of unstable soils, organic soils or **wetlands**.

20.6 **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, day nurseries 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**.

20.7 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.

20.8 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.

20.9 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:

20.10 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



Innisfil Official Plan – Our Place
Draft – December 2017

- conservation authority and the Town. The cost of preparing the study and peer review, if required, shall be borne by the applicant.
- 20.11 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.
- 20.12 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**;
 - iv) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies ~~where flood waters do not exceed 1 meter in depth~~;
 - v) new hazards are not created and existing hazards are not aggravated; and
 - vi) no adverse environmental impacts will result.
- 20.13 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.
- 20.14 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.
- 20.15 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**.
- 20.16 **Development** will generally be directed to areas outside of **hazardous lands**



Innisfil Official Plan – Our Place
Draft – December 2017

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.

- 20.17 **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; 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.
- 20.18 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.



SECTION TWENTY-ONE: EXTRACTIVE INDUSTRIAL AREAS AND AGGREGATE RESOURCES

SIDEBAR:

*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.*

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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:

21.1 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:

- 21.2 Within the Extractive Industrial Area, as shown on Schedule B, 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.
- 21.3 Other ancillary uses shall be permitted subject to a site specific rezoning.
- 21.4 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.



Innisfil Official Plan – Our Place
Draft – December 2017

GENERAL POLICIES

21.5 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 a 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; ~~and~~
- ix) ~~for applications on lands current designated Agricultural Area,~~ 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.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 21.6 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.
- 21.7 **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.
- 21.8 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.
- 21.9 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;



Innisfil Official Plan – Our Place
Draft – December 2017

- 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.
- 21.10 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. When a license for extraction or operation ceases to exist, Policy 21.11 continues to apply.
- 21.11 In areas adjacent to or in known deposits of mineral aggregate resources, as shown in Appendices [124a](#), [124b](#) and [124c](#), **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.
- 21.12 Appendix 12 illustrates areas of known deposits of mineral aggregate resources. However, detailed investigations may determine that these areas are larger or smaller to which Policy 21.11 should apply.



Innisfil Official Plan – Our Place
Draft – December 2017

PART E: IMPLEMENTATION & INTERPRETATION

SECTION TWENTY-TWO: IMPLEMENTATION

22.1 AMENDMENTS TO THE PLAN

22.1.1 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 17.1 and the potential for impact on the features and functions as identified through a Natural Heritage Evaluation subject to Section 22.9;
 - 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

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Innisfil Official Plan – Our Place
Draft – December 2017

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, the Provincial Policy Statement; the Growth Plan for the Greater Golden Horseshoe, the Lake Simcoe Protection Plan and the Greenbelt Plan where applicable.

22.1.2 The above supporting documentation may also be required in conjunction with a rezoning application at the discretion of the Town.

22.2 ZONING BY-LAWS

22.2.1 The comprehensive Zoning By-law shall be amended to implement the policies of this Plan. However, each parcel of land shall not necessarily be zoned for its ultimate use but may be zoned in a non-development or future **development** zone until it is appropriate for the land to develop.

22.2.2 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.

22.2.3 We may attach conditions to the approval of a zoning by-law amendment to address the matters set out in regulation.

22.2.4 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 22.2.3.

22.2.5 We shall zone the **lake bed** in an appropriate zoning category.

22.3 SITE PLAN CONTROL

22.3.1 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** and agricultural buildings and structures associated with a typical farming operation. 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.

22.3.2 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;

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Innisfil Official Plan – Our Place
Draft – December 2017

- ii) create 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 C2;
- 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) ensure that the conceptual design of a proposed **development** is compatible with the character or the intended character of the area;
- vii) minimize land use incompatibility or conflict between new and **existing uses**;
- viii) minimize 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) control 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 5.1 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.

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22.3.3 As provided under Section 41(5) of the Planning Act, the Town may require 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.

22.4 HOLDING BY-LAWS

22.4.1 Council may, from time to time, place lands in a holding category in implementing Zoning By-laws.

22.4.2 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;



Innisfil Official Plan – Our Place
Draft – December 2017

- 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 16.1; and
- iv) other conditions as deemed by Council are met.

22.4.3 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.

22.4.4 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.

22.4.5 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.

22.5 TEMPORARY USE BY-LAWS

22.5.1 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 with the exception of a Temporary Use By-law for a **garden suite**, which shall not exceed 20 years. Subsequent by-laws granting extensions of up to three years may be passed. 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.

22.6 INTERIM CONTROL BY-LAWS



Innisfil Official Plan – Our Place
Draft – December 2017

22.6.1 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.

22.6.2 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.

22.7 HEIGHT & DENSITY BONUS PROVISIONS

22.7.1 Council may permit an increase in the maximum height or density normally permitted in a residential **development** under the provisions of the Zoning By-law in return for community facilities or services.

22.7.2 Community facility or service contributions may include the provision of community facilities, community services, public art, trails, **infrastructure** funding and **affordable** housing, all of which may be provided in the form of buildings, structures, programs, site improvements, cash and/or land.

22.7.3 The proponent providing the community facilities or services shall be required to enter into an agreement dealing with the facilities or services provided in exchange for increased height or density.

22.8 SUBDIVISION CONTROL

22.8.1 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 22.16;
- ii) 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 Section 2.3 of this Plan;
- vi) the extent to which the plan relates to the items on the sustainability checklist described in Policy 15.2.14;
- vii) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

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Innisfil Official Plan – Our Place
Draft – December 2017

viii) other requirements of Section 51(24) of the Planning Act.

22.8.2 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.

22.8.3 Council may pass by-laws to exempt part or all of a registered plan of subdivision from part lot control.

22.8.4 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.

22.8.5 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.

22.9 NATURAL HERITAGE EVALUATION

22.9.1 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.

22.9.2 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.

22.9.3 We may require the Natural Heritage Evaluation be peer reviewed at the expense of the proponent.

22.9.4 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.

22.10 SIGNS

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Innisfil Official Plan – Our Place
Draft – December 2017

- 22.10.1 The use of exterior signs and other exterior advertising devices will be regulated through a sign by-law, and sign guidelines may be prepared for use in the review of site plan and sign permit applications.
- 22.10.2 Signs will be designed as an integral part of **development** to enhance our sense of place and be compatible with the architectural style of the building and the existing and planned character of the surrounding area. The number of signs, location and style shall be designed to minimize visual clutter.
- 22.10.3 Signage will not be lit to a level that will adversely impact the amenity of surrounding residential properties or the design of streetscapes.
- 22.10.4 Private signs are not permitted within the Town's road rights-of-way.

22.11 TECHNICAL AMENDMENTS

- 22.11.1 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.
- 22.11.2 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; ~~or~~
 - iv) changes in format; and
 - v) minor corrections to zone mapping.

22.12 SUBSEQUENT LEGISLATION

- 22.12.1 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.

22.13 NON-CONFORMING USES

- 22.13.1 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.
- 22.13.2 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



Innisfil Official Plan – Our Place
Draft – December 2017

with the owners shall attempt to reduce the number of non-conforming uses wherever possible.

- 22.13.3 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.
- 22.13.4 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 neighbourhood character;
 - 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.

22.14 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:



Innisfil Official Plan – Our Place
Draft – December 2017

- 22.14.1 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.
- 22.14.2 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.
- 22.14.3 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

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Innisfil Official Plan – Our Place
Draft – December 2017

- 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.

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22.15 SECONDARY PLANS

- 22.15.1 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:



Innisfil Official Plan – Our Place
Draft – December 2017

- i) a **place making** brief demonstrating how the secondary plan will implement the Town's Place Making Strategy as outlined in Section 2 of this Plan, and if applicable, the policies of Section 3.1 for the Town's Key Place Making Destinations;
- ii) hydrogeological studies to address ground water recharge and discharge matters;
- iii) a ~~N~~**n**atural ~~H~~**h**eritage ~~E~~**e**valuation to identify the significance, boundaries and potential buffers of the natural features ~~that form the Natural Heritage System~~ as per Policy 17.1.240, and where applicable, refine the boundaries. Terms of reference for such study shall be developed by the Town in consultation with the County of Simcoe and applicable Conservation Authority;
- iv) a master drainage plan to identify required stormwater works including how stormwater can traverse through any existing built up areas and how water quantity and quality controls can be addressed. Such study shall conform to any applicable, approved watershed or sub-watershed plan;
- 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 including policies on compact **transit-supportive development**;
- xi) an identification and assessment of the opportunities for infill **development** and areas for **intensification** while minimizing impact upon and protecting the character of 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 Policy 9.7.1;
- xiii) a community facility needs assessment, which assesses the capacity of existing facilities and the need for additional facilities. Opportunities to

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Innisfil Official Plan – Our Place
Draft – December 2017

- accommodate health care facilities and school board needs should also be considered; ~~and~~
- 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 Policy 4.2.10; and
 - xvi) a health impact assessment.

22.15.2 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.

22.15.3 As set out in the policies of this Plan, it is intended that Secondary Plans be completed for any **settlement area** expansions, as determined through a County adopted Municipal Comprehensive Review, ~~to the Strategic Settlement Employment Area, Primary Settlement Area, Urban Settlements, as well as Village Settlements, Cookstown and Stroud,~~ that may become serviced by both **municipal water services** and **municipal sewer services** ~~and any large scale resort recreational development.~~

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22.16 COMPLETE APPLICATION

22.16.1 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 will be held with Town staff, **County of Simcoe, the Conservation Authority** and any other government agency or public authority that the Town determines appropriate.

22.16.2 At the pre-submission consultation meeting:

- i) the list of required studies set out in Policies 22.16.6 and 22.16.7 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.

22.16.3 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;



Innisfil Official Plan – Our Place
Draft – December 2017

- ii) any information or materials prescribed by statute and regulation;
- iii) a record of pre-submission consultation;
- 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 22.16.5 as well as all [OMB-Local Planning Appeals Tribunal \(LPAT\)](#) costs where the municipality is in favour of the application;
- vi) all studies set out in Policy 22.16.6 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 22.16.2; and
- vii) all studies set out in Policy 22.16.7 for a consent based on the pre-submission consultation meeting in Policy 22.16.2.

22.16.4 All of the matters set out in Policy 22.16.3 must be completed to the satisfaction of the Town prior to the Town accepting the application as complete.

22.16.5 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 22.16.6 or 22.16.7. The Town will retain the peer reviewer at the applicant's expense through a fees agreement or securities as per Policy 22.16.3 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.

22.16.6 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, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Lake Simcoe Protection Plan and the Greenbelt Plan where applicable as well as relevant items in Section 22.1;
- ii) ~~a~~ ~~N~~natural ~~H~~eritage ~~E~~valuation;
- iii) a traffic impact study;
- iv) a shadow study;
- v) a wind study;
- vi) a cultural heritage resource study;
- vii) an archaeological assessment;
- viii) a municipal water and wastewater servicing study;
- ix) a master drainage plan;



Innisfil Official Plan – Our Place
Draft – December 2017

- x) a functional servicing study;
- ~~xi) ~~and~~ stormwater management study/plan;~~
- xii) a natural hazards study;
- xiii) a four season hydrogeology and water budget study identifying infiltration areas suitable for **low impact development** prior to the design of the **development**;
- ~~xiv) a hydrology study;~~
- xv) surface water quality analysis;
- ~~xvi) a guideline D-4 Landfill Impact Study; a settlement capability study;~~
- xvii) an agricultural impact ~~assessments~~ study including a Minimum Distance Separation (MDS) analysis;
- xviii) a Phase 1 and Phase II environmental site assessment and Record of Site Condition as applicable;
- ~~xix) a noise study;~~
- ~~xx) a vibration study;~~
- ~~xxi) an illumination study;~~
- ~~xxii) a dust and/or odour study;~~
- ~~xxiii) a retail impact study;~~
- ~~xxiv) a golf ball spray analysis;~~
- ~~xxv) a geotechnical study including slope stability as per Section 20.7;~~
- ~~xxvi) a marina impact study as per Policy 11.4.4;~~
- ~~xxvii) a methane gas migration study;~~
- ~~xxviii) an urban design study;~~
- ~~xxix) an extractive industrial site **development** plan and rehabilitation plan as per Section 21.5;~~
- ~~xxx) a community facility analysis;~~
- ~~xxxi) a community needs analysis;~~
- ~~xxxii) salt management plan;~~
- ~~xxxiii) an **active transportation** study;~~
- ~~xxxiv) a health impact assessment;~~
- ~~xxxv) tree inventory and preservation plan including identification of trees on the site 5 years prior to the application;~~
- ~~xxxvi) a completed sustainability checklist as per Policy 15.2.14, once the sustainability checklist framework has been prepared by the Town;~~
- ~~xxxvii) a place making brief including activity mapping and which outlines how the **development** proposal is consistent with Sections 2, 3.1 and 8 of this Plan;~~
- ~~xxxviii) a visual impact study;~~
- ~~xxxix) a study on radio transmission impacts for emergency services; ~~and~~~~
- ~~xxxx) a water conservation plan;~~

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Innisfil Official Plan – Our Place
Draft – December 2017

- xxxix) a coastal engineering study or technical report;
- xxxixii) a fish habitat impact assessment;
- xxxixiii) a containment and spill management plan;
- xxxixiv) an erosion and sedimentation control plan;
- xxxixv) a bonusing justification report, as described in any Town adopted guidelines for implementing Section 37 of the Planning Act;
- xxxixvi) a public engagement and consultation strategy; and
- xxxixvii) a massing model;
- xxxixviii) a topographical survey;
- xxxixiv) an environmental impact assessment; and
- xxxixv) a concept plan.

22.16.7 The Town shall require the following materials and studies to be submitted at the time of application for a consent:

- i) a ~~N~~natural ~~H~~eritage ~~E~~valuation as per Section 22.9, and for applications within “**shoreline built-up areas**”, as identified in the Lake Simcoe Protection Plan, 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 15.2.14, once the sustainability checklist framework has been prepared by the Town; and
- xii) a place making brief, outlining how the **development** proposal is consistent with Sections 2, 3.1 and 8 of this Plan.

22.16.8 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 22.16.6, unless it is determined, through a pre-consultation with the Town, that certain studies, plans, drawings and reports are not applicable.

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22.17 COMMUNITY PLANNING PERMIT SYSTEM



Innisfil Official Plan – Our Place
Draft – December 2017

POLICIES:

- 22.17.1 The Town may identify one or more areas, including the entire Town, as a community planning permit area.
- 22.17.2 The following areas are described as priorities for proposed community planning permit areas and will be designated as such by a community planning permit by-law if so passed by Town Council:
- i) The **Lake Simcoe shoreline**;
 - ii) Innisfil Heights Strategic Settlement Employment Area; and
 - iii) Waste Disposal Assessment Areas and associated 500-metre buffers (D-4 Assessment Area).
- 22.17.3 Within an area for which a **community planning development** permit by-law has been enacted, the Town's Zoning By-law shall not apply, nor shall site plan control if applicable.
- 22.17.4 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.
- 22.17.5 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

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Innisfil Official Plan – Our Place
Draft – December 2017

- x) Include a statement exempting placement of a portable classroom on a school site existing on January 1, 2007 from the requirement for a permit.

AMENDMENTS:

22.17.6 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 Policy 22.17.7, 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.

~~22.17.7 In addition to the prescribed requirements of the Planning Act, the following information will also be required to evaluate an amendment to the Community Planning Permit By-law, unless it is determined, through a pre-consultation with the Town, that certain studies, plans, drawings and reports are not applicable:~~

- ~~i) Completed application form;~~
- ~~ii) Comprehensive Planning Rationale for the amendment;~~
- ~~iii) A Public Engagement and Consultation Strategy addressing opportunities for participation from all segments of the population, including vulnerable populations and those living on lower income;~~
- ~~iv) Appropriate plans and drawings;~~
- ~~v) Topographical Survey;~~
- ~~vi) Massing Model;~~
- ~~vii) Sun/ Shadow Study;~~
- ~~viii) Community Services Study;~~
- ~~ix) Natural Heritage Impact Study (if the proposed amendment is likely to have impacts on natural heritage elements on or surrounding the lands subject to the proposed amendment);~~
- ~~x) Environmental Impact Study;~~
- ~~xi) Servicing Capacity Review; and~~
- ~~xii) Stormwater Management Plan.~~



Innisfil Official Plan – Our Place
Draft – December 2017

~~22.17.8 Applications for an amendment to the Community Planning Permit By-law 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 22.17.7.~~

DELEGATION OF APPROVAL AUTHORITY:

22.17.79 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:

22.17.840 The Community Planning Permit By-law may require an applicant to enter into and register on title an agreement with the Town to address some or all of the conditions of approval imposed on a Community Planning Permit.

22.17.944 The Community Planning Permit By-law may require the applicant to provide financial security to ensure the satisfaction of any condition imposed on the community planning permit, including the completion, maintenance and on-going monitoring of the **development**.

22.17.102 The Community Planning Permit By-law may include details for the provision of community benefits, or cash contribution in lieu thereof, proportionate to and in exchange for the height and/or density being sought.

22.17.113 The Community Planning Permit By-law may also include any condition or requirement that may be imposed pursuant to sections 34, 40, 41 and 42 of the Planning Act, including but not limited to the following:

- i) **development** shall be undertaken in accordance with a Community Planning Permit, including submitted plans, reports and drawings;
- ii) identification, protection, maintenance and enhancement of existing trees and other vegetation, including the restoration or replacement of vegetation where removed;
- iii) transfer of land for road widenings including daylighting triangles to the extent established in the Town and County of Simcoe Official Plans;
- iv) construction access plan to articulate how building materials will be placed on the site and how construction access will be provided to the subject property during construction;
- v) lighting facilities shall be required to minimize the impacts on **lake** views, night skies and environmental features and a lighting impact analysis may be required to ensure the proposal is dark sky compliant;



Innisfil Official Plan – Our Place
Draft – December 2017

- vi) easements in favour of the municipality for access, construction, maintenance or improvement of watercourses, ditches, land drainage works and other **utilities**;
- vii) facilities for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon;
- viii) payment of cash-in-lieu, equal to 5% of the land, except where it has already been taken at the time of lot creation;
- ix) coastal engineering study or technical report to address coastal hazards such as: flooding, ice, erosion, dynamic beach and wave uprush;
- x) Environmental Impact Statement preparation, submission and mitigation measures;
- xi) **fish habitat** impact assessment and offset measures;
- xii) **site alteration** plan to demonstrate alteration or restoration of the grade of land and the placing or dumping of fill;
- xiii) provision of sustainable/ low impact design features;
- xiv) monitoring of the use of lands as is necessary for the protection of public health and safety or the protection of the natural environment;
- xv) specified agreement of exchange for increased height and or density;
- xvi) in the case where action is recommended by a technical report, conditions which address the recommendations, including siting requirements that exceed minimum requirements may be imposed;
- xvii) approvals and permits from other regulatory bodies such as: Department of Fisheries and Oceans, Transport Canada and Lake Simcoe Region Conservation Authority;
- xviii) execution, maintenance and monitoring of any feature or works associated with a condition or a report;
- xix) enter into an agreement with the Town and / or any regulating bodies, to be registered on title, to confirm **development** will proceed in accordance with the Community Planning Permit, including the requirement of financial securities;
- xx) sun/ shadow/ shade study;
- xxi) contaminant and spill management plan;
- xxii) erosion and sediment control plan; and
- xxiii) conformity with and compliance to all regulated authorities for matters associated with property standards, outstanding fees, enforcement and other by-laws.

22.18 URBAN DESIGN AND ARCHITECTURAL CONTROL



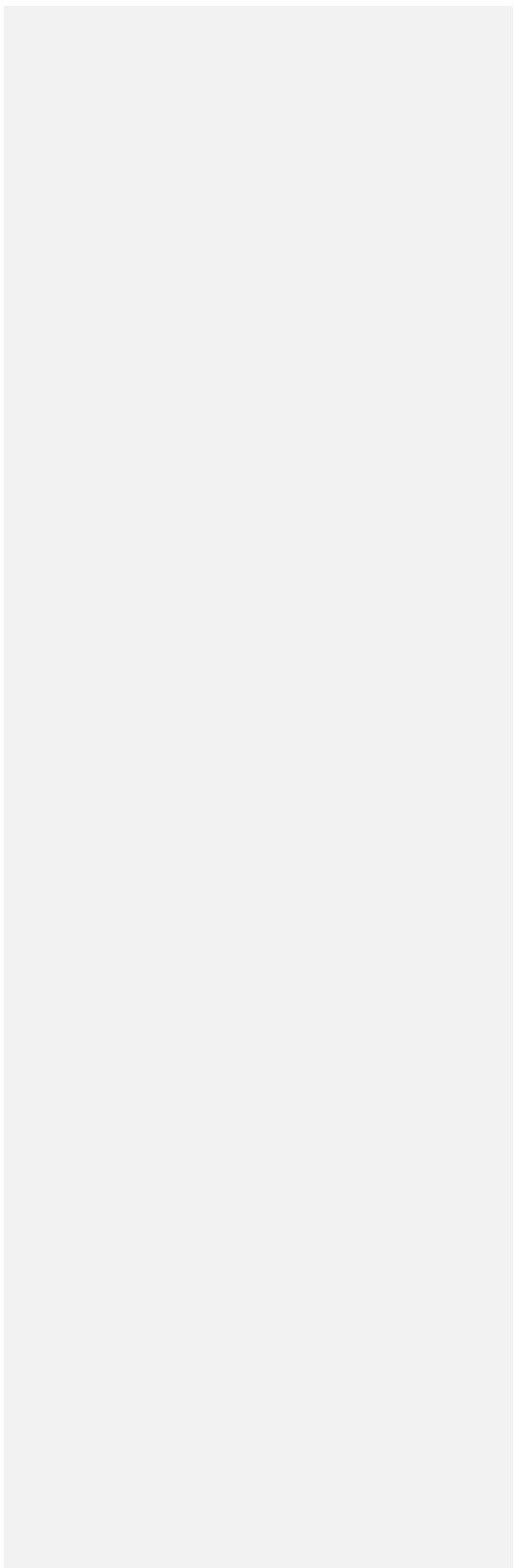
Innisfil Official Plan – Our Place
Draft – December 2017

- 22.18.1 We shall require 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**.
- 22.18.2 Urban Design Guidelines shall address 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 Character and **place making**; and
 - Implementation Process.
- 22.18.3 Architectural Control Guidelines and Landscape Master Plans
- i) The Town of Innisfil may require 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 character, scale, appearance, exterior materials, façade treatments, and other design features and detailed landscape provisions.
 - ii) Approval of proposed **development** through an Architectural Control Process will be required 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 conformance to the Urban Design Guidelines, the Architectural Control Guidelines and the Landscape Master Plan.
- 22.19 STANDARDS FOR MAINTENANCE & OCCUPANCY OF PROPERTY**
- 22.19.1 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



Innisfil Official Plan – Our Place
Draft – December 2017

shall cooperate with the owner as far as possible to alleviate the situation. We will strive to update the by-law as circumstances warrant.





Innisfil Official Plan – Our Place
Draft – December 2017

SECTION TWENTY-THREE: INTERPRETATION

23.1 INTERPRETING THIS PLAN

- 23.1.1 All **development** applications, municipal actions (including Town Master Planning processes), and land use decisions shall be guided by the Town's Official Plan.
- 23.1.2 All of us, including Town Council and Town Staff shall be guided in our actions by the Place Making policies of this Plan in an effort to create great places.
- 23.1.3 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.
- 23.1.4 Where there is a conflict between the policies of this plan and the place making policies in Section 2 and Section 8.1, the place making policies shall prevail unless the policies are directly related to a policy in the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Lake Simcoe Protection Plan, [Greenbelt Plan](#) or County of Simcoe Official Plan.
- 23.1.5 This Official Plan has been prepared to implement the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Lake Simcoe Protection Plan, [Greenbelt Plan](#) and County of Simcoe Official Plan. However, the policies of those documents continue to apply and should be referred to in preparing and evaluating applications for **development** and **site alteration**.
- 23.1.6 Where conflicts arise between policies in the Town Official Plan, the policy that gives the greatest protection to the ecological health of the Lake Simcoe and Nottawasaga ~~River-Valley~~ Watersheds prevails.
- 23.1.7 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.
- 23.1.8 The location of roads shown on Schedule C, 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.
- 23.1.9 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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 23.1.10 In determining whether or not an amendment to the Plan is appropriate, regard shall be had to the Vision, the objectives and general policies in Parts A, B, C and D as well as the policies, study requirements and evaluation criteria within the respective land use designations, and the implementation and interpretation policies found in Part E.
- 23.1.11 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.
- 23.1.12 Appendices in this Official Plan are for the purpose of providing background information or explanation, and are not statutory components of the Official Plan. Appendices may show future planning considerations beyond the 20 year planning horizon for the purposes of informing longer term infrastructure and community decisions.
- 23.1.13 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.

23.1.14 It is the intent of this Plan to prioritize existing and future **infrastructure and public service facilities** within settlement areas in order to support intensification and the achievement of complete communities.

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23.1.15 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:

- i) **infrastructure** and **utilities** necessary for the transmission or distribution of electricity, municipal water and **sewage**, as well as public ~~transportation corridors~~~~roads~~, 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.

23.1.16 ~~Public service facilities, including a hospital and associated uses, except that a hospital are directed towards settlement areas and shall be permitted in any settlement area designation without amendment to this Plan. require an Official Plan amendment.~~ **Public Service Facilities** may be located outside of settlement areas in limited situations and in

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Innisfil Official Plan – Our Place
Draft – December 2017

23.1.1~~75~~⁷⁶ **Infrastructure** and **utilities** necessary for the transmission or distribution of electricity, municipal water and **sewage**, as well as public **transportation corridors**~~roads~~ and rail lines may be permitted in a Natural Environmental Area Designation where subject to an approved provincial and/or federal environmental assessment.

23.1.1~~86~~⁸⁷ Where **development** or **site alteration** is permitted in relation to **existing uses (LSPP)** subject to the Lake Simcoe Protection Plan, 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;
- 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 ~~ise~~ Plan comes into effect, or where an application for an amendment to a zoning 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 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.

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23.2 SUPPORTING PLANS & STRATEGIES



Innisfil Official Plan – Our Place
Draft – December 2017

“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. The following list of documents do not form part of the Official Plan but help to inform and implement the policies of this Plan. As these documents are updated, they will continue to help implement the policies and strategies of this Plan to create Our Place.

Strategic Policy Documents

- Town of Innisfil Inspiring Innisfil Strategic Plan (2017-2020) – March 2016

Our Place Background Documents

- Healthy Communities Discussion Paper - October 2015
- Place Making Discussion Paper - October 2015
- Small Settlements Discussion Paper - October 2015
- Retail Discussion Paper - October 2015
- Intensification Discussion Paper - October 2015
- Land Budget Discussion Paper - October 2015
- Natural Heritage Discussion Paper - October 2015
- Hazard Lands Discussion Paper - October 2015
- Agriculture Discussion Paper - October 2015
- Policy Gap Analysis Discussion Paper - October 2015
- Draft Policy Directions Report - December 2015
- Recommended Policy Directions Report - April 2016

Parks and Recreation Documents

- Innisfil Parks and Recreation Master Plan – May 2016

Trails and Other Active Transportation Documents

- Innisfil Transportation Master Plan – August 2013
- County of Simcoe Transportation Master Plan – updated 2014
- County of Simcoe Trails Strategy – August 2014
- Innisfil Trails Master Plan – May 2016

Other Supporting Documents

- Town of Innisfil Development Charges Background Study – October 2013
- Innisfil Public Library Master Plan – January 2013
- Innisfil Multi-Year Accessibility Plan (2013 – 2017) – February 2013
- Healthy Community Design Policy Statements for Official Plans – Simcoe and Muskoka District Health Unit – April 2014
- Water and Wastewater Servicing Master Plan – March 2012



Innisfil Official Plan – Our Place
Draft – December 2017

23.3 DEFINITIONS

23.3.1 **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**.

23.3.2419 **Accessory Second dwelling unit, Accessory:** 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.

23.3.32 **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.

23.3.43 **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.

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23.3.54 **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.

23.3.65 **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; or



Innisfil Official Plan – Our Place
Draft – December 2017

- b) Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- 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 regional market area.

23.3.~~76~~ **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.

23.3.~~87~~ **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.

23.3.~~98~~ **Agri-tourism:** 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**.

23.3.~~109~~ **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.

23.3.~~110~~ **Archaeological resources:** includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

23.3.~~124~~ **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.



Innisfil Official Plan – Our Place
Draft – December 2017

23.3.1~~32~~ **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.

23.3.1~~43~~ **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.

23.3.1~~54~~ **Bioengineering:** means a natural engineering technique for bank stabilization that incorporates the use of native plants together with natural materials (logs, live stakes, live brush bundles, etc.) to increase slope stability.

23.3.1~~65~~ **Brownfield site:** means undeveloped or previously developed property that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

23.3.1~~76~~ **Delineated Built Boundary:** means the limits of the developed urban area as defined by the Minister ~~of Municipal Affairs and Housing and consists of delineated and undelineated built-up areas~~ in consultation with affected municipalities for the purpose of measuring the minimum intensification targets in this Plan.

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23.3.1~~87~~ **Built heritage resources:** means one or more **significant** buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

23.3.1~~98~~ **Delineated Built-up Area:** means all land within the delineated built boundary.

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23.3.~~2049~~ **Complete streets:** means streets intended to serve the needs of all users - pedestrians, cyclists, transit users and automobile drivers. They are designed to prioritize the importance of all modes of travel and provide for safe and accessible travel. As well as being safe and efficient for automobiles and transit, complete streets are comfortable for pedestrians through active streetscapes, wide sidewalks, street furniture, lighting and landscaping and are comfortable for cyclists through dedicated cycle lanes or multi-use trails.

23.3.21 **Complete Community:** means places such as mixed-use neighbourhoods or other areas within cities, towns, and **settlement areas** that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and **public**



Innisfil Official Plan – Our Place
Draft – December 2017

service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.

- 23.3.2~~20~~²⁹ **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.
- 23.3.2~~31~~³⁴ **Conserved:** means the identification, protection, use and/or management of cultural heritage and **archaeological resources** in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.
- 23.3.2~~42~~⁴² **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 Aboriginal community. The area may involve features such as structures, spaces, archaeological sites and 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.
- 23.3.2~~53~~⁵³ **Designated greenfield area:** means lands ~~the area~~ within a settlement area but outside of delineated that is not built up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. Designated greenfield areas do not include excess lands.
- 23.3.2~~64~~⁶⁴ **Designated vulnerable area:** means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.
- 23.3.2~~75~~⁷⁵ **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;
 - 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.

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Innisfil Official Plan – Our Place
Draft – December 2017

- 23.3.2~~86~~ **Domestic sewage:** means **sewage** originating from human body waste, toilet waste, waste from showers and tubs, liquid and waterborne kitchen and sink waste and laundry waste. The **sewage** may originate from offices, factories, institutions or other places of employment and restaurants. Domestic **sewage** shall not include plant or chemical effluent of any type used in a manufacturing process. Food waste associated with the manufacturing or processing of food other than for sale in restaurants (such as slaughter houses, canning plants, meat packing plants and the like) shall not be included in the definition of domestic **sewage**.
- 23.3.2~~97~~ **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.
- 23.3.3~~028~~ **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.
- 23.3.3~~129~~ **Ecological integrity:** which includes hydrological integrity, means the condition of ecosystems in which:
- i) the structure, composition and function of the ecosystems are unimpaired by stresses from human activity;
 - ii) natural ecological processes are intact and self-sustaining; and
 - iii) the ecosystems evolve naturally.
- 23.3.3~~29~~ **Employment Area:** means areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.
- 23.3.3~~34~~ **Endangered species:** means a species that is listed or categorised as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official Species at Risk list, as updated and amended from time to time.
- 23.3.3~~42~~ **Enhanced protection level:** means the level of protection for **stormwater management works** specified in Chapter 3 of the MOE’s Stormwater Management Planning and Design Manual, 2003 that corresponds to the end-of-pipe storage volumes required for the long-term average removal of 80% of suspended solids.
- 23.3.3~~53~~ **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



Innisfil Official Plan – Our Place
Draft – December 2017

allowance for slope stability, and an erosion/erosion access allowance.

23.3.364 **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.

23.3.375 **Excess Lands:** means lands within **settlement areas** but outside of **delineated 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.

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23.3.386 **Existing settlement areas:** are **settlement areas** that are designated in an official plan on the date the Lake Simcoe Protection Plan came into effect.

23.3.397 **Existing uses:** means uses legally established at the date this plan was approved.

23.3.4038 ~~Existing uses (LSP):~~ means uses legally established prior to June 2, 2009, the date that the Lake Simcoe Protection Plan came into force.

23.3.4139 ~~Farm operation:~~ means the carrying out of an agricultural use on one or more properties under a common ownership or lease.

23.3.420 **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.

23.3.434 **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**.

23.3.442 **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 principle residence of the occupant and is not considered an **accessory second dwelling unit**.

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23.3.453 **Fish:** means fish, which as defined in the Fisheries Act, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycle.

23.3.464 **Fish Habitat:** as defined in the Fisheries Act, c. F-14, means spawning grounds and nursery, rearing, food supply, and migration areas on which **fish** depend directly or indirectly in order to carry out their life processes.

23.3.475 **Flood fringe:** for **river, stream and small inland lake** systems, means the outer portion of the **flood plain** between the **floodway** and the **flooding**



Innisfil Official Plan – Our Place
Draft – December 2017

hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the **floodway**.

23.3.4~~86~~⁸⁶ **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.

23.3.4~~97~~⁹⁷ **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 uprush 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 1 or 2, 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).

23.3.~~5048~~⁵⁰⁴⁸ **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 uprush 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**.

23.3.~~5149~~⁵¹⁴⁹ **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



Innisfil Official Plan – Our Place
Draft – December 2017

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**.

23.3.5~~20~~²⁹ — **S1, S2, or S3 plant or animal species, or community:** the Natural Heritage Information Centre (MNR) assigns a rarity ranking of 1 to 5 to species of plants, animals and communities in Ontario. Provincial status (e.g. provincially rare species) are known as "S-ranks." For the purpose of this document, rankings of 1, 2 or 3 are considered rare.

S1: Extremely rare in Ontario; usually 5 or fewer occurrences in the province or very few remaining individuals; often especially vulnerable to extirpation.

S2: Very rare in Ontario; usually between 5 and 20 occurrences in the province or with many individuals in fewer occurrences; often susceptible to extirpation.

S3: Rare to uncommon in Ontario; usually between 20 and 100 occurrences in the province; may have fewer occurrences, but with a large number of individuals in some populations; may be susceptible to large-scale disturbances. Most species with an S3 rank are assigned to the watch list, unless they have a relatively high global rank.

23.3.5~~34~~³⁴ **Garden suite:** means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

23.3.5~~42~~⁴² **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.

23.3.5~~53~~⁵³ **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 Statutes and in compliance with municipal by-laws.

23.3.5~~64~~⁶⁴ **Habitat of endangered species or threatened species** means:

- i) with respect to a species listed on the Species at Risk in Ontario List as an **endangered species** or **threatened species** for which a regulation made under clause 55(1)(a) for the Endangered Species Act, 2007 is in



Innisfil Official Plan – Our Place
Draft – December 2017

force, the area prescribed by that regulation as the habitat of the species;
 or

- ii) with respect to any other species listed on the Species at Risk in Ontario List as an **endangered species** or **threatened species**, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and
- iii) places in the area described in clause (i) or (ii), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

23.3.575 **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.

23.3.586 **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).

23.3.597 **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.

23.3.6058- **Heritage attributes:** means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a **protected heritage property**.

23.3.6159—**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.

23.3.620 **Home occupation:** means an occupation for gain or support conducted entirely within a dwelling unit as a clearly incidental or **secondary use** to the residential use and provided the proprietor carrying out the occupation resides within the dwelling unit.



Innisfil Official Plan – Our Place
Draft – December 2017

23.3.634 **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.

23.3.642 **Infrastructure:** means physical structures (facilities and corridors) that form the foundation for **development**. Infrastructure includes: **sewage** and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

23.3.653 **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**;
- ii) the **redevelopment** of vacant and/or underutilized lots within previously developed areas;
- iii) **infill development**; or
- iv) the expansion or conversion of existing buildings.

23.3.664 **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.

23.3.675 **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.

23.3.68 **Key hydrologic features:** means **permanent streams, intermittent streams, inland lakes 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.

23.3.69 **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.



Innisfil Official Plan – Our Place
Draft – December 2017

23.3.7066 ~~—~~ **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.

23.3.671 ~~—~~ **Lake Bed:** means the bed of Lake Simcoe extending to the middle of the Lake which is considered part of the Town of Innisfil.

23.3.7268 ~~—~~ **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 (a) are described more specifically in regulations, the area within those boundaries. (Lake Simcoe Protection Act, 2009)

23.3.7369 ~~—~~ **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.

23.3.70 ~~—~~ **Lands for Urban Uses:** ~~Lands that are not designated for agricultural uses or rural uses within a settlement area identified in the approved official plan for the municipality.~~

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23.3.71 ~~—~~ **Lands Not for Urban Uses:** ~~Lands that are designated for agricultural uses or rural uses within a settlement area identified in the approved official plan for the municipality.~~

23.3.742 ~~—~~ **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.

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23.3.753 **Low Impact Development (LID):** means a stormwater management strategy that is intended to mitigate the impacts of increased runoff and pollution by managing runoff as close to its source as possible. LID comprises a set of site design strategies that promote infiltration, filtration, evapotranspiration, rainwater harvesting, and stormwater detention. In doing so, the volume and intensity of stormwater flows are reduced while nutrients, pathogens, and metals are removed from runoff.



Innisfil Official Plan – Our Place
Draft – December 2017

- 23.3.764 **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.
- 23.3.775 **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 m² or more; or
 - iii) the establishment of a major recreational use.
- 23.3.786 **Major Transit Station Area:** 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 metre radius of a transit station, representing about a 10-minute walk.
- 23.3.797 **Mine hazard:** means any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated.
- 23.3.780 **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 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.
- 23.3.8179 ~~—~~ **Mineral mining operation:** means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.
- 23.3.820 **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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 23.3.8~~34~~³¹ **Municipal Comprehensive review:** means an official plan review, or an official amendment, initiated by an upper- or single-tier municipality under Section 26 of the Planning Act that comprehensively applies the policies and schedules of ~~this~~ the Growth Plan for the Greater Golden Horseshoe.
- 23.3.8~~42~~⁴² **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.
- 23.3.8~~53~~⁵³ **Municipal water services:** means a municipal drinking-water system within the meaning of the Safe Drinking Water Act, 2002.
- 23.3.8~~64~~⁶⁴ **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).
- 23.3.8~~75~~⁷⁵ **Natural heritage features and areas:** means features and areas, including significant wetlands, fish habitat, significant woodlands and significant valleylands, 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.
- 23.3.8~~85~~⁸⁵ **Natural heritage system:** means a system ~~made up of~~ mapped and issued by the Province in accordance with the Growth Plan for the Greater Golden Horseshoe, comprised 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 ~~key~~ natural heritage features and areas, key hydrologic features, federal and provincial parks and conservation reserves, other natural heritage features and areas, land that have been restored or have the potential to be restored to a natural state, associated areas that support **hydrologic functions**, and working landscapes that enable **ecological functions** to continue.
- 23.3.8~~96~~⁹⁶ **Natural Self-sustaining vegetation:** means vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending.
- 23.3.8~~987~~⁹⁸⁷ **Negative impacts** means:
- i) degradation to the **quality and quantity of water, sensitive surface water and groundwater features**, and their related **hydrologic**

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Innisfil Official Plan – Our Place
Draft – December 2017

functions, due to single, multiple or successive **development** or **site alteration** activities;

- ii) in regard to **fish habitat**, the harmful alteration, disruption or destruction of **fish habitat**, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity; and
- 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.

23.3.9188—**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.

23.3.892 **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 **farm 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.

23.3.930 **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.

23.3.944 **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.

23.3.952 **On-site sewage system**: means a **sewage** system to which the Building Code Act, 1992 applies.

23.3.963 **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).

23.3.974 **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.

23.3.985—**Partial services**: means:



Innisfil Official Plan – Our Place
Draft – December 2017

- i) **municipal sewage services** or private communal **sewage** services and individual on-site water services; or
- ii) **municipal water services** or private communal water services and individual on-site **sewage** services.

23.3.996 **Permanent stream**: means a **stream** that continually flows in an average year.

23.3.10097—**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.

23.3.10198—**Primary Settlement Area**: means a **settlement area**, as identified in the Growth Plan for the Greater Golden Horseshoe (2017~~3~~) and the County of Simcoe Official Plan, that shall accommodate a **significant** portion of forecast population growth. Alcona is the Town's only Primary **Settlement Area**.

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23.3.10299—**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 the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

23.3.1030—**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.

23.3.1044—**Private Park**: means a park used by a group or association for recreational purposes but does not include a campground;

23.3.1052—**Protected heritage property**: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

23.3.1063—**Protection works standards**: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to



Innisfil Official Plan – Our Place
Draft – December 2017

reduce the damage caused by **flooding hazards, erosion hazards and other water-related hazards**, and to allow access for their maintenance and repair.

- 23.3.1074—**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.
- 23.3.1085—**Provincial plan**: means a provincial plan with the meaning of section 1 of the Planning Act.
- 23.3.1096—**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.
- 23.3.1107—**Public service facility(ies)**: means land, buildings and structures 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, and cultural services. Public service facilities do not include **infrastructure**.
- 23.3.1108—**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.
- 23.3.11209—**Rated capacity**: means the average daily flow for which a **sewage treatment plant** is approved to handle.
- 23.3.1130—**Redevelopment**: means the creation of new units, uses or lots on previously developed land in existing communities, including **brownfield sites**.
- 23.3.1141—**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.
- 23.3.1152—**Renewable energy system**: means the production of electrical power from an energy source that is renewed by natural processes including but not limited to wind, water, biomass resource or product, or solar and geothermal energy.
- 23.3.1163—**Reserve sewage system capacity**: means design or planned capacity in a centralized wastewater treatment facility, which is not yet committed to existing or approved **development**.
- 23.3.1174—**Residence surplus to a farming operation**: means an existing habitable



Innisfil Official Plan – Our Place
Draft – December 2017

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**).

- 23.3.11~~85~~**85**—**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.
- 23.3.11~~96~~**96**—**Riparian area**: means the area of land adjacent to a **stream, river, lake or wetland**.
- 23.3.12~~017~~**017**—**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.
- 23.3.12~~18~~**18**—**Rural areas**: means lands in the rural area which are located outside **settlement areas** and which are outside **prime agricultural areas**.
- ~~23.3.110 **Second dwelling unit, Accessory**: 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.~~
- 23.3.12~~20~~**20**—**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.
- 23.3.12~~31~~**31**—**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.
- 23.3.12~~42~~**42**—**Settlement area and Settlement**: means urban areas and rural **settlement areas** within municipalities (such as cities, towns, villages and hamlets) where:
- i) **development** is concentrated and which have a mix of land uses; and

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Innisfil Official Plan – Our Place
Draft – December 2017

- ii) lands have been designated in an official plan for **development** over the long-term planning horizon provided for in the Provincial Policy Statement. Where there are no lands that have been designated over the long-term, the **settlement area** may be no larger than the area where **development** is concentrated.

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23.3.1253—**Sewage**: includes drainage, stormwater, commercial wastes and industrial wastes and such other matter or substance as is specified by the regulations under the Ontario Water Resources Act.

23.3.1264—**Sewage treatment plant**: means a **sewage** works for which an approval is required under section 53 of the Ontario Water Resources Act and that,

- i) treats **sewage** from one or more buildings within the meaning of the Building Code Act, 1992;
- ii) disposes of the treated **sewage** in a surface water body in the **Lake Simcoe watershed**; and
- iii) phosphorus is present in the treated **sewage**.

23.3.1275—**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 for concentrated **development**, as of the date the Lake Simcoe Protection Plan came into effect.

23.3.1286—**Significant**: means

- i) in regard to **wetlands**, coastal **wetlands** and **areas of natural and scientific interest**, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- ii) in regard to all other features and areas referred to in this Plan, the County of Simcoe Official Plan and the Provincial Policy Statement, as those features and areas are defined in the Provincial Policy Statement unless otherwise defined in this Plan; and
- iii) in regard to **cultural heritage** and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

23.3.1297—**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



Innisfil Official Plan – Our Place
Draft – December 2017

understanding of the history of people or place. The identification and evaluation of this resource is based upon an archaeological assessment.

23.3.1~~3028~~—**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 10 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.

23.3.1~~3129~~—**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.

23.3.1~~320~~—**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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 23.3.1334—**Specialty Crop Areas:** means areas designated using ~~evaluation procedures established~~ guidelines developed by the Province, as amended from time to time. ~~In these areas, where~~ specialty crops such as 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 ~~are predominantly grown~~, 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) ~~a combination of~~ farmers skilled in the production of specialty crops, and
 - iii) ~~of a long-term investment of~~ capital ~~investment in~~ areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.
- 23.3.1342—**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 urban growth centres, **major transit station areas**, and other major opportunities that may include infill, **redevelopment**, 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.
- 23.3.1353—**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.
- 23.3.1364—**Strip Development:** means lots along arterial, collector and local roads in the ~~rural designation countryside~~, 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.
- 23.3.1375—**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.
- 23.3.1386—**Surface water feature:** refers to water-related features on the earth's surface, including headwaters, **rivers, stream** channels, inland **lakes**, seepage areas, recharge/discharge areas, springs, **wetlands**, and associated



Innisfil Official Plan – Our Place
Draft – December 2017

riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics. It is not intended to include small surface water features such as farm ponds or stormwater management ponds, which would have limited **ecological function**.

- 23.3.13~~97~~⁹⁷—**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.
- 23.3.14~~038~~⁰³⁸—**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.
- 23.3.14~~139~~¹³⁹—**Transit-supportive:** in regards to land use patterns, means **development** that makes transit viable and improves the quality of the user’s experience. It often refers to compact, mixed use **development** that has a high level of employment and residential densities. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.
- 23.3.14~~20~~²⁰—**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.
- 23.3.14~~34~~³⁴—**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.
- 23.3.14~~42~~⁴²—**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.
- 23.3.14~~53~~⁵³—**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.



Innisfil Official Plan – Our Place
Draft – December 2017

- 23.3.14~~64~~⁶⁴—**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.
- 23.3.14~~75~~⁷⁵—**Watercourse:** means a body of water flowing in a reasonably definite channel with bed and banks.
- 23.3.14~~86~~⁸⁶—**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 soil 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.
- 22.3.14~~97~~⁹⁷—**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**.
- 23.3.1~~5048~~⁵⁰⁴⁸—**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.
- 23.3.1~~5148~~⁵¹⁴⁸—**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. 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.



Innisfil Official Plan – Our Place
Draft – December 2017

PART F: AREA SPECIFIC POLICIES

SECTION TWENTY-FOUR: AREA SPECIFIC POLICIES

- 24.1 A range and variety of dwelling unit types shall accommodate the various household types expected in Lefroy. In the Greenfield Lands, 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.
- 24.2 Areas identified on Schedule E as 24.2 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.
- a) **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.
 - b) 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.
- 24.3 Notwithstanding the land use designations shown on Schedule B3, within the area identified as Policy 24.3 on Schedule E, a maximum of 245 residential units shall be permitted provided the maximum densities within each designation are respected and the policy of Section 25.3 is achieved.
- a) Within the area shown as Policy 24.3, 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.
 - b) 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

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Innisfil Official Plan – Our Place
Draft – December 2017

Density 2 designated area as Townhouse, semi-detached and small lot single detached units within Lefroy provided that no more than half of the transferred units are transferred to any one designated RD2 area.

- 24.4 On the south side of Killarney Beach Road, within the area identified as Policy 24.4, 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.
- 24.5 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** about 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.
- 24.6 To ensure that property owners in the Lefroy **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 14 and interested in developing their lands, shall be required to enter into a cost sharing agreement, for the Appendix 14 lands, 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.
- a) Prior to the approval of a **development** application within the Lefroy, 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.
 - b) The cost sharing agreement shall be prepared to the Town's satisfaction and circulated to the Town prior to finalization.
 - c) It is recognized that the cost sharing agreement will establish rights for landowners to connect to the services within Lefroy provided such landowners pay their fair share of the expenses. Furthermore, it is

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Innisfil Official Plan – Our Place
Draft – December 2017

recognized that landowners may seek to secure easement rights across adjacent properties in Lefroy in order to provide the necessary municipal services to **adjacent lands**.

- d) 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.
- e) 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.
- f) 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.

24.7

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



Innisfil Official Plan – Our Place
Draft – December 2017

- 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 24.7
- (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



Innisfil Official Plan – Our Place
Draft – December 2017

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 Forestry](#) 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 B11, 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 9.4.
- 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



Innisfil Official Plan – Our Place
Draft – December 2017

undertaken by a licensed archaeological consultant to the satisfaction of the Ministry of ~~Culture, Tourism, Culture and Sport~~ ~~Recreation~~.

- 24.8 Despite the policies of this Section, within the area south of Innisfil Beach Park shown as Policy 24.8 on Schedule E, the buildings shall be a minimum of two storeys and a maximum of four storeys in height. 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.