



# **INNOVATIVE PLANNING SOLUTIONS**

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August 17, 2025

Town of Innisfil – Planning Department  
2101 Innisfil Beach Road  
Innisfil, ON L9S 1A1  
Attention: Keirsten Morris – Senior Planner

**Re: Applications For Proposed Resort Residential Development  
(First Submission)  
County OPA, Local OPA, DPS and ZBA  
3523 Sideroad 25, Innisfil  
Township Project No: D14-2024-018**

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On behalf of AA1 Inc., managers for the owners of the property at 3523 Sideroad Rd., Innovative Planning Solutions (agent for the applicant) is pleased to submit a comprehensive planning application for a proposed resort residential development at , in the 3523 Sideroad 25, in the Town of Innisfil, Ontario (the 'Subject Land').

The subject lands are vacant lands currently zoned AG-Agricultural, with a portion of the lands being forested. The lands are approximately 24.33 ha in size. The proposed development entails a 4-seasons resort recreational establishment with resort residential dwellings and resort recreational facilities. A total of 593 resort residential dwellings are proposed in the form of single, semis, townhouses and apartments, with appropriate parking. Resort recreational facilities include a Nordic Spa, treetop trekking, clubhouse, water activities and other passive and active uses. A clubhouse for indoor recreational uses is also proposed.

The applications being submitted at this time include a County Official Plan Amendment, Local Official Plan Amendment, Draft Plan of Subdivision and Zoning By-Law Amendment

We trust the information provided meets your requirements. The materials enclosed in this application are outlined in the attached table. A cheque in the amount of \$59,915.10 (\$31,940.30 for OPA plus \$27,974.80 for ZBA) payable to the Town of Innisfil to cover the

required application fees will be couriered to the Town office by the applicant. Should you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,  
**Innovative Planning Solutions**



**Cameron Sellers, BBA**  
*Partner*



**Alfiya Kakal,**  
*Senior Planner*



**Ray Budiwarman**  
*Planner*

#	Document or Report and Plans	Prepared	Dated
1.	Cover Letter	IPS	August 17, 2025
2.	Planning Justification Report	IPS	August 22, 2025
3.	Urban Design Report and Placemaking Brief	IPS	August 22, 2025
4.	Concept Plan	IPS	August 06, 2025
5.	Parking Plan	IPS	August 11, 2025
6.	Draft County Official Plan Amendment	IPS	na
7.	Draft Town Official Plan Amendment	IPS	na
8.	Draft Zoning By-Law Amendment	IPS	na
9.	Draft Plan of Subdivision	IPS	July 15, 2025
10.	Phase One ESA	Envision Consultants Ltd	June 19, 2023
11.	Phase Two ESA	Envision Consultants Ltd	June 29, 2023
12.	Resort Amenities Study	FORREC	August 12, 2025
13.	Hydrogeological Assessment and Water Balane	Soil Engineers Ltd.	August 13, 2025
14.	Trails Management Concept Plan	Crozier	July 28, 2025
15.	Transportation Impact Study with Syncro Data	Crozier	August 2025
16.	Functional Servicing and Stormwater Management Report	Greenland Consulting Engineers	August 07, 2025
17.	Preliminary Grading and Storm Drainage Plan (GR1 and GR2)	Greenland Consulting Engineers	August 15, 2025
18.	Sanitary Servicing Plan	Greenland Consulting Engineers	August 15, 2025
19.	Stormwater Management Facility	Greenland Consulting Engineers	August 15, 2025
20.	Water Servicing Plan	Greenland Consulting Engineers	August 15, 2025
21.	Environmental Impact Study	Envision Consultants Ltd	August 08, 2025
22.	Stage 1 and 2 Archaeological Assessment	Archaeological Consultants Canada	September 20, 2023
24	Ministry of Culture Clearance Letter	Ministry of Culture	November 03, 2023
25	Noise Study	Hurlburt Environmental Engineering	August 21, 2025

