

**AMENDMENT No. \_\_\_\_**  
**TO THE**  
**OFFICIAL PLAN FOR THE**  
**COUNTY OF SIMCOE**

**3523 25TH SIDEROAD**

**Part of North half of Lot 25, Part of North half of Lot 26, and Part of North half of Lot 27  
Concession 12, Township of Innisfil, County of Simcoe**

The attached explanatory text and Schedule 'A' constituting Amendment No. \_\_\_\_\_ to the Official Plan for the County of Simcoe has been approved in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990 c.P. 13 as amended.

## **THE CONSTITUTIONAL STATEMENT**

The following Amendment to the Official Plan for the County of Simcoe consists of three parts:

### **PART A – THE PREAMBLE**

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

### **PART B – THE AMENDMENT**

Consisting of the following text and Schedule 'A' constitute Amendment No. \_\_\_\_ to the Official Plan of the County of Simcoe.

### **PART C – THE APPENDICES**

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

## **PART A – THE PREAMBLE**

### **1.0 PURPOSE**

The purpose of this Official Plan Amendment is to amend Section 3.7.9 to recognize the subject lands as a recreational district.

### **2.0 LOCATION**

The lands affected by this Amendment are municipally known as 3523 25th Sideroad, in the Town of Innisfil, legally described as Part of North half of Lot 25, Part of North half of Lot 26, and Part of North half of Lot 27 Concession 12, Township of Innisfil, County of Simcoe.

The subject lands represent a 26.3 hectare (60.3 acres), L-shaped land holding located at the south-east corner of 25th Sideroad and 13th Line in the Town of Innisfil. The lands currently have direct access to 25th Sideroad. The lands currently possess two single-detached dwellings, along with accessory structures. The south-east portion of the site is forested and considered part of the natural heritage system.

Currently, the western portion of the subject property along 25th Sideroad possesses two outbuildings and two dwellings. The remaining western portion of the property consists of open fields, interspersed with tree rows and a small forested area in the southwest. The eastern portion of the property is fully forested. The site generally slopes downward toward the southeast, with an overall elevation change of approximately 11 meters across the property.

### **3.0 BASIS**

The intent of this Official Plan Amendment is to amend Section 3.7.9 to recognize the subject lands as a recreational district. The Amendment would permit the development of a recreational destination resort.

Recreational districts are intended to provide economic benefits through existing tourism and recreational resources. Development within these districts are to be compatible with the environment, protect the visual, landform and rural character, and ensure the effective, efficient and environmentally sustainable delivery of services and infrastructure.

The subject lands are currently designated by the Official Plan as Rural. The surrounding lands, Friday Harbour, and the existing natural heritage areas contribute to the compatibility for recreational tourism activities such as a resort.

The subject lands and surrounding area have been evaluated for natural heritage features, areas, and linkages. It has been demonstrated that the development of these lands can proceed without negative impacts to any features or their related ecological functions.

Cultural heritage has been assessed for the lands and the inclusion of historical elements of the 'stone house' are to be incorporated within the design.

**Commented [CS1]:** This sentence doesn't make sense to me. Is it copied from a policy?

The proposed recreational resort development will be serviced by municipal sewage and water services. This form of servicing is rarely afforded to Rural lands outside of settlement areas, and further supports the proposed resort development as it will efficiently utilize readily available municipal services.

This development will assist in making Innisfil and the surrounding area a more vibrant, economically diverse and resilient community while providing significant tourism and economic benefit to the Town of Innisfil and the greater County of Simcoe. The Amendment conforms to the applicable policies and represents good planning.

## **PART B – THE AMENDMENT**

### **1.0 PURPOSE**

The Official Plan of the County of Simcoe, as amended is hereby further amended as follows:

Section 3.7.9, of the Official Plan, as amended, is hereby further amended with respect to lands described as Part of North half of Lot 27 Concession 12, Township of Innisfil, County of Simcoe:

3.7.9 *Within the Rural designation there are ~~three~~-four existing recreational districts intended as recreation destinations that provide for significant seasonal and permanent residential development. The purpose of the recreational districts are to develop the economic potential of the existing tourism and recreation resources. These recreational districts are identified in local municipal official plans, as of (future date), being: Devil's Glen Recreational District, Osler Bluffs Recreation District, Mt. St. Louis/Moonstone Special Policy Area, and 3523 25<sup>th</sup> Sideroad Resort.*

*Development of existing recreational districts shall be compatible with the environment, protect the visual, landform and rural character, and ensure the effective, efficient and environmentally sustainable delivery of services and infrastructure.*

### **2.0 IMPLEMENTATION**

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

### **3.0 INTERPRETATION**

The provisions of the Official Plan as amended from time to time shall apply in regard to this Amendment.

## **PART C - THE APPENDICES**

- Planning Justification Report, August 2025, prepared by IPS Consulting Inc.
- Concept Plan, dated August 6 2025, prepared by IPS Consulting Inc
- Parking Plan, dated August 11 2025, prepared by IPS Consulting Inc.
- Functional Servicing and Stormwater Management Report, July 2025, Greenland Consulting Engineers
- Environmental Impact Study, July 2025, Envision Consultants Ltd.
- Transportation Impact Study, August 2025, Crozier
- Preliminary Resort Amenity Plan, prepared by FORREC dated June 2025
- Urban Design and Placemaking Brief prepared by IPS Consulting dated August 2025
- Stage 1&2 Archaeological Assessment prepared by ACC, dated September 2023
- Phase 1 and Phase 2 Environmental Site Assessment, prepared by Envision Consulting dated June 2023
- Preliminary Hydrogeological Assessment, prepared by Soil Engineers Ltd. dated August 2025
- Preliminary Geotechnical Investigation, prepared by Soil Engineers Ltd. dated February 2024
- Trails Management Concept Plan, prepared by Crozier, dated July 2025
- Noise Study, prepared by Envision, dated August 2025