



PLANNING JUSTIFICATION REPORT

3523 25TH SIDEROAD

TOWNSHIP OF INNISFIL | COUNTY OF SIMCOE

PREPARED FOR:

AA1 Inc.

August 2025



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

3523 25th SIDEROAD

TOWN OF INNISFIL,
COUNTY OF SIMCOE

APPLICATION FOR

COUNTY OFFICIAL PLAN AMENDMENT, MUNICIPAL OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION

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ON BEHALF OF

“AA1 Inc.”

AUGUST 22 2025

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1.0 INTRODUCTION

Innovative Planning Solutions has been retained by AA1 Inc. to complete a Planning Justification Report relative to an application for a County of Simcoe Official Plan Amendment (COPA), Town of Innisfil Official Plan Amendment (OPA) and Town of Innisfil Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (DPS). The lands are located at 3523 25th Sideroad and 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 (hereby referred to as 'Subject Lands'). See Figure 1.

The intent of the proposed amendments is to permit a resort development on the subject lands that consists of a mix of recreational and amenity uses along with ancillary resort residential uses. The currently proposed list of resort recreational uses includes the following:

- Outdoor Sport Courts,
- Nordic Spa,
- Water Activities Centre (ie. Splash Pads, Lazy River, Activity Pool),
- Event Space,
- Dog Park,
- Outdoor Trampoline Park
- Axe Throwing,
- Crossbow Shooting zone,
- Tree Top Trekking,
- Passive Recreational Trails

This Report is to provide an overview of the proposed development context to demonstrate that the proposed development conforms to and is consistent with applicable policy and planning documents and represents good planning in the

public interest. This report also summarizes the technical drawings and reports prepared to support the proposed development.

This Report will review the proposed COPA, OPA, ZBA and DPS in the context of applicable Provincial and Municipal policies to provide necessary rationale for the approval of the proposed development. This Report will review the following documents to demonstrate consistency with the applicable planning policy framework:

- Planning Act (2018)
- Provincial Planning Statement (2024)
- County of Simcoe Official Plan (2023)
- Lake Simcoe Protection Plan (2009)
- Town of Innisfil Official Plan – Our place (2018)
- Town of Innisfil Comprehensive Zoning By-law 080-13 (2013)

2.0 SITE DESCRIPTION

The subject lands are municipally known as 3523 25th Sideroad and are located within the northwestern portion of the Township of Innisfil, within close proximity to the urban settlement of Sandy Cove and the Big Bay Point marina also known as Friday Harbour.

The subject lands include 530.2 m. of frontage along 25th Sideroad, 307m along 13th line and a depth of 619.96 m., with an approximate area of 26.3 ha.

The subject lands represent an L-shaped land holding located at the south-east corner of 25th Sideroad and 13th Line intersection 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. The remaining western portion of the property consists of open fields, interspersed with tree rows and a small, forested area in the southwest. The site generally slopes downward toward the southeast, with an overall elevation change of approximately 11 meters across the property.

The site also contains a feature of potential cultural heritage value (stone house). Following the passing of By-law 103-24 by the Town to Designate the Site under section 29 of the Ontario Heritage Act, the applicant filed an appeal to repeal By-law 103-24. Since then, the applicant and the Town have entered into Minutes of Settlement to address the appeal. Per the terms of this Settlement, a temporary heritage easement has been (or will be) registered on title to protect the cultural resource. It is anticipated that the easement will be lifted should the proposed development be approved and remaining terms of the Minutes of Settlement addressed. As part of the Settlement, a document and salvage report along with a commemorative strategy will be prepared and submitted as Conditions of Draft Plan approval.

As additional context, it should also be noted that the applicant is in discussions with Township staff regarding the transfer of an easement over a portion of the lands for a future multi-use trail proposed along 25th Sideroad. The lands subject to the easement for the multi-use trail are reflected on the proposed concept plan.

Figure 1 Aerial illustration of the subject lands.



LEGEND

 Subject Lands

Figure 1
Subject Lands

Source: Google Earth

Drawn By: IPS

File: 24-1417

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3.0 SURROUNDING LAND USES

Adjacent and surrounding uses include the Nest Golf Club to the north which is a part of the larger Friday Harbour Special Policy/Resort Recreation area, agricultural and environmental lands to the west across Side Road 25, and rural / environmental protection lands to the south and east. Friday Harbour Resort, which is a Key Place Making destination per Appendix 1 of the Innisfil Official Plan, is located adjacent to the subject lands to the north. Further south is the community of Sandy Cove Acres. As such, the subject lands are within a clustering of outdoor recreational facilities and establishments, catering towards tourists, vacationers and also individuals seeking an alternative lifestyle. 25th Sideroad serves as a clear demarcation between agricultural uses on one side (west) and rural, natural areas/open spaces and recreational/community uses on the other (east).

Immediately abutting lands uses of the subject lands are diverse are as follows:

North:

- Adjacent lands to the north belong to the Friday Harbour development and are used as a Golf Course.

East:

- Lands to the east contain extensive wooded areas, and a rural residential dwelling. A small area fronting onto 13th line is used as a Utility and Electricity Station. Further east is Lake Simcoe.

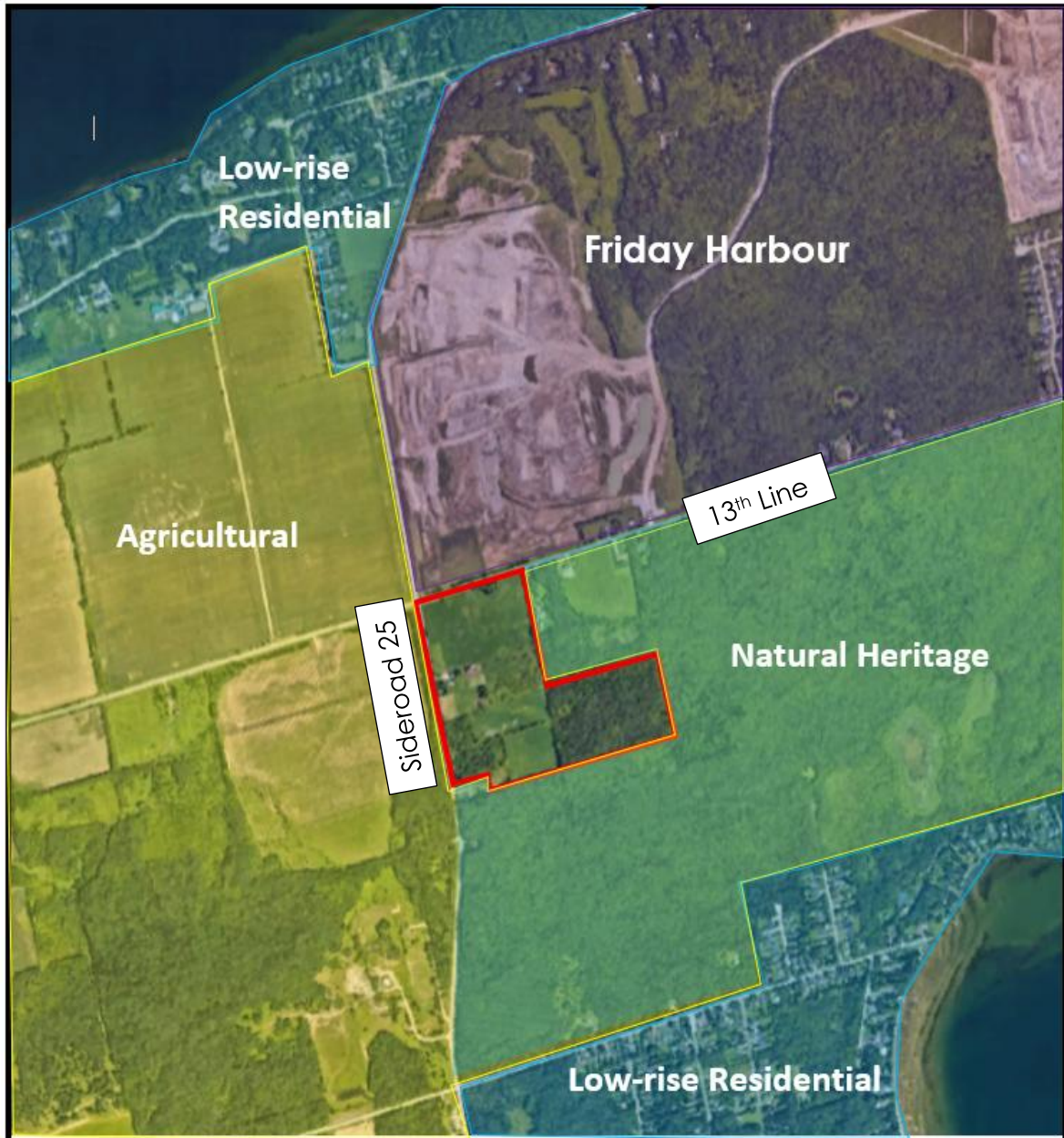
South:

- The majority of the lands to the south are currently vacant and contain a forested area. However, there is a one single detached house which fronts onto 25th Sideroad.

West:

- The lands across 25th sideroad are used primarily for agricultural purposes, interspersed with natural heritage features and limited rural uses.

Figure 2 Aerial illustration of the surrounding land uses.



LEGEND


 Subject Lands

Figure 2

Surrounding Area

Source: Google Earth

Drawn By: IPS

File: 24-1417



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4.0 PROPOSED DEVELOPMENT

Application for COPA, OPA, ZBA and DPS under S.22 (1) and S. 34(10) of the *Planning Act* are required to permit the proposed development of a Recreational Resort establishment. The Proposed Development will provide extensive resort recreational activities and amenities that compliment the surrounding area and cater to individuals seeking an alternative lifestyle, along with ancillary resort residential dwellings. The proposed development promotes an urban design and layout described as 'nodes' which seeks to create an interconnected system of different uses and activity levels. These nodes can be described as:

- Water Activities Centre & Nordic Spa,
- Forest Recreational Activity Areas,
- Indoor and Outdoor Sport, and
- Resort Residential Units.

4.1 WATER ACTIVITIES & NORDIC SPA

A key component of the proposed development is the central Water Activities and Nordic Spa component. The Proposed Development provides this activity to create a vibrant and unique resort experience which is oriented to attracting visitors, while not directly competing with surrounding areas and amenities. The activities located within these areas seek to provide a balance of play, relaxation, and scenic leisure opportunities. The activities included for more leisure and play contain Splash Pads, Activity Pools, and a Lazy River. Additionally, the Nordic Spa includes various plunge pools with various temperatures that will seek to provide a social relaxation area. This feature of the proposed development seeks to provide an attractive Resort Amenity feature that appeals to all age groups. Given the site's proximity to the Lake Simcoe shoreline, a boat parking area has also been proposed as a water-based amenity for future resort residents.

4.2 FOREST RECREATIONAL ACTIVITIES

In addition to the water-based activities noted above, consideration of the natural heritage features on the Subject Site have been integrated into a key feature of the

Resort Amenity activities. This integration includes both passive and active recreational uses, within and adjacent to the natural heritage area, such as:

- Axe Throwing
- Outdoor Trampoline Park
- Crossbow Shooting Zone
- Passive Recreation Trails
- Tree Top Trekking
- Dog Park
- Event Space

The intention of these activities is to provide access to the wooded areas for passive recreational purposes while at the same time maintaining the integrity of the features, while also including active recreational purposes adjacent to and nearby the wooded area. Activities that have been identified as being appropriate in this regard include Tree Top Trekking along with a network of trails for passive recreation extending further in the Natural Heritage area. Other outdoor recreational activities like the Crossbow Shooting Zone, Axe Throwing, and Trampoline Park are proposed in this vicinity and located adjacent to the natural heritage feature.

Together, these activities create a harmonious nature-based recreational node.

4.3 *RESORT RESIDENTIAL*

The proposed development will include a variety of amenity uses designed to support tourism and enhance the Town of Innisfil's appeal as a destination. To further attract visitors and support site activity, the development will also incorporate resort residential uses.

The resort residential typologies and the number of units proposed are provided below:

- 4 storey Apartment Units – 390
- Townhouse Units – 114
- Semi-Detached Units – 48
- Single Detached Units – 41

The proposed tenure of the resort residential units is to be in in form of condominium ownership with opportunities for short-term rental. The intent of the Resort Residential units is to support site activity and preserve the sustainability of the resort as a whole.

As this development provides tourism-based economic uses, the resort residential units maintain the character of the surrounding areas as a clustering of recreational and tourism related uses.

4.4 SITE DESIGN AND LAYOUT

The site has been designed to provide 8 four-storey buildings along 25th Sideroad and Concession Road 3. These buildings have been strategically placed along the roadways to frame the street and provide an attractive streetscape. Remaining dwelling types have been clustered around the key resort recreational activities described above.

In terms of circulation and connectivity, three points of access are proposed, one from 13th Line and two from Sideroad 25. It is anticipated that active transportation (bicycles, walking, etc.)_will be utilized within the site by patrons between activities after having parked their vehicle either in the proposed parking lot or within the individual unit parking. To further facilitate active transportation activity, a number of paved and non-paved trails are proposed throughout.

The portion of the site extending east has been identified as a forested area, to be protected and preserved. The development limit was established by Envision using aerial imagery and further verified through field visits to create vegetation inventories. Activities within this area are limited to passive trails and activities (eg. tree top trekking).

The concept plan also illustrates the extent of the easement for the multi-use trail and future road widening along 25th Sideroad.

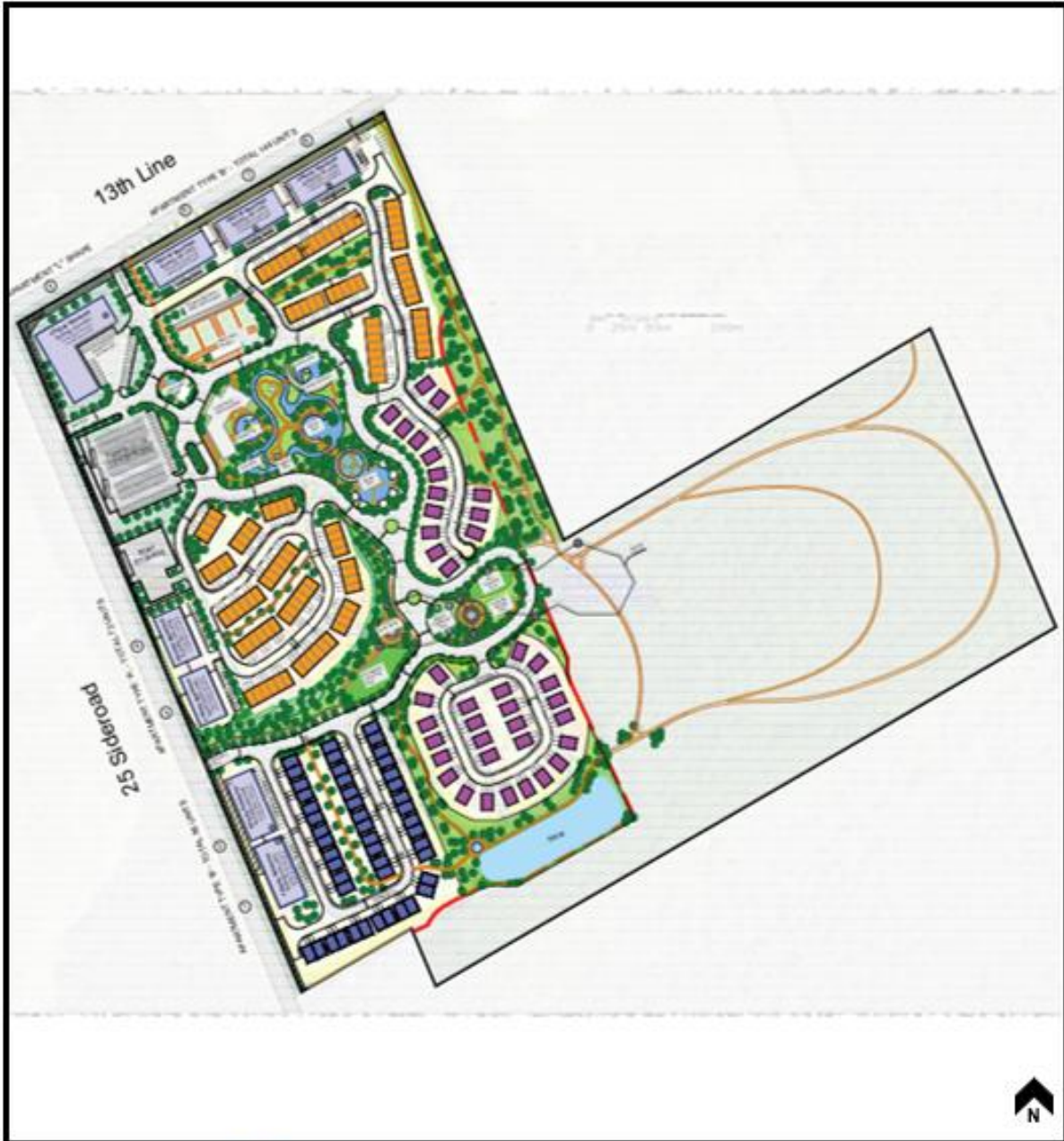
4.5 PARKING

Parking for residents and overnight visitors will be provided in private garages, surface parking, and on individual driveways. For the 4-storey apartment buildings, parking will be provided on paved areas along the building edges and within the ground floor of each building. Two parking spaces are proposed for the single, semi and townhouse units and 1 space for each apartment unit.

Parking for visitors is provided in a surface parking lot along 25th Sideroad and interspersed in smaller pockets throughout the development. A total of 146 visitor parking spaces are proposed out of which 119 are within the larger parking lot and the remaining spread throughout the development. Additionally, provisions have been made for shuttle buses to serve a diversity of visitors. To implement this, the parking lot has been designed to include bus bays for convenient passenger pick-up/drop-off. Immediately south is a boat parking lot intended to provide future

owners with easy access to Lake Simcoe for additional amenity while visiting the development.

Figure 3 Concept Plan.



LEGEND	
	Subject Lands (± 24.38 ha)
	Developable Area (± 14.72 ha)
	Road Widening
	4 Storey Apartment Building (8 buildings - 350 units)
	Standard Townhouse (21 buildings - 114 units)
	Semi-Detached Dwelling Unit (24 Buildings - 48 units)
	Individual Dwelling Units (41 Building - 41 units)
	Storm Water Management (SWM - 3,161.95 m ²)
	Easement
	Road Widening
	Area Devoted to Recreational Use (22,166.68 m ²)
	Trails

Figure 3
Concept Plan

Source: IPS

Drawn By: IPS

File: 24-1417



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5.0 EXISTING DESIGNATIONS AND PROPOSED AMENDMENTS

This section of the Report provides an overview of existing land use designations that apply to the Subject Lands. It includes consideration of:

- County of Simcoe Official Plan
- Town of Innisfil Official Plan
- Town of Innisfil Zoning By-law

5.1 COUNTY OFFICIAL PLAN AMENDMENT

The County of Simcoe Official Plan dated 2016 and consolidated 2023, provides the following for the Subject Lands:

- Schedule 5.1: Land Use Designations – ‘**Rural**’ with limited “**Greenlands**”
- Schedule 5.2.6: Significant Groundwater Recharge Areas – ‘**Significant Ground Water Recharge Area**’
- Schedule 5.5.1: County Transportation Systems – ‘**Local Roads**’

Policy 3.7.4 lists the permitted uses in the “Rural” designation and stated the following:

The following are permitted in the Rural designation:

- a) those land uses permitted in the Agricultural designation;*
- b) development related to the management or use of resources (subject to section 4.4 and other policies of this Plan as applicable);*
- c) resource-based recreational activities (including recreational dwellings);*
- d) limited residential development, subject to Section 3.7.11;*
- e) home occupations and home industries;*
- f) cemeteries; and,*
- g) other rural land uses.*

Uses permitted in the Rural designation include resource-based recreational activities and recreational dwellings. Hence a redesignation of the lands from “Rural” to an alternative category is not deemed necessary and therefore not proposed. For the lands currently designated “Greenlands”, passive recreational uses are permitted. The proposed trails and tree-top trekking are a passive

recreational use and therefore contemplated within this designation as a permitted use.

To support the proposed development, an amendment is requested to Section 3.7.9 of the County Official Plan to recognize the subject lands as a recreational district.

Policy 3.7.9, as currently provided, states the following:

Within the Rural designation there are three 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 November 25, 2008, being: Devil's Glen Recreational District, Osler Bluffs Recreation District, and Mt. St. Louis/Moonstone Special Policy Area.

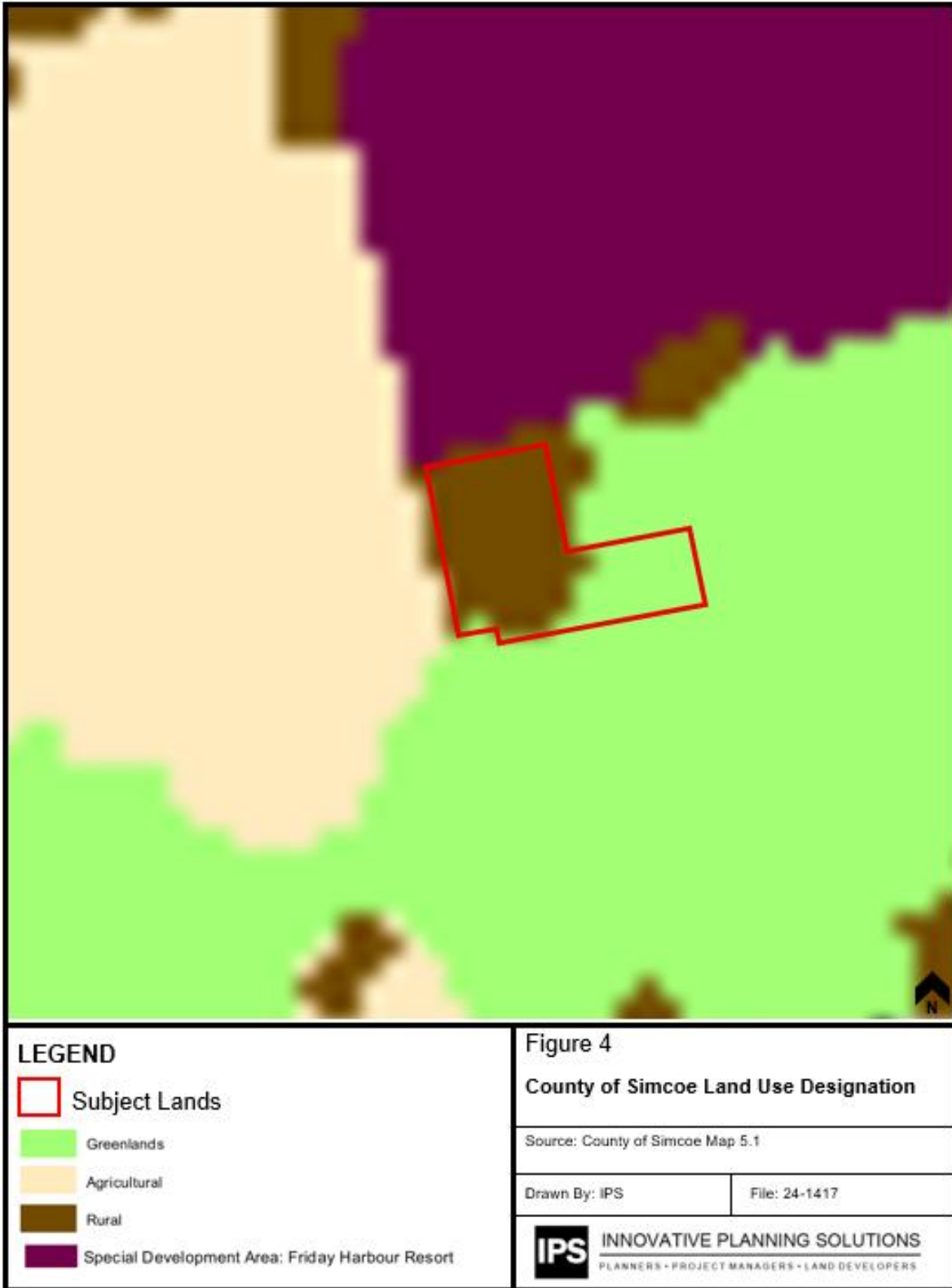
Development of existing recreational districts shall be compatible with the environment, protect the visual, landform and rural character, and ensure the effective, efficient and environmentally sustainable delivery of services and infrastructure.

It is proposed that Policy 3.7.9 be amended as follows:

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 November 25, 2008, being: Devil's Glen Recreational District, Osler Bluffs Recreation District, Mt. St. Louis/Moonstone Special Policy Area and the Innisfil Sideroad 25 Recreational District.

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.

Figure 4. County of Simcoe land use designation for the Subject Lands.



5.2 MUNICIPAL OFFICIAL PLAN AMENDMENT

The Town of Innisfil Official Plan (TIOP) dated November 2018, provides the following designations for the Subject Lands:

Table 1: Applicable Designations for the Subject Lands.

Schedule Letter	Schedule Name	Designations (existing)	Designations (proposed)
A	Municipal Strategy	Countryside	No change proposed
B	Land Use	Rural Area with KNHF* and KHF*	Resort Recreational with KNHF and KHF
C	Transportation Networks	Sideroad 25: Major Collector (26 m ROW) 13 th Line: Minor Collection (23 m ROW)	No change proposed
Appendix 1	Key Place Making Destination	Currently not identified	Proposed to be identified
Appendix 3A	Active Transportation Facilities	Recommended Multi Use Trail (medium term)	No change proposed
Appendix 10	Natural Areas	Significant Woodlands	Delineation revised based on findings of EIS

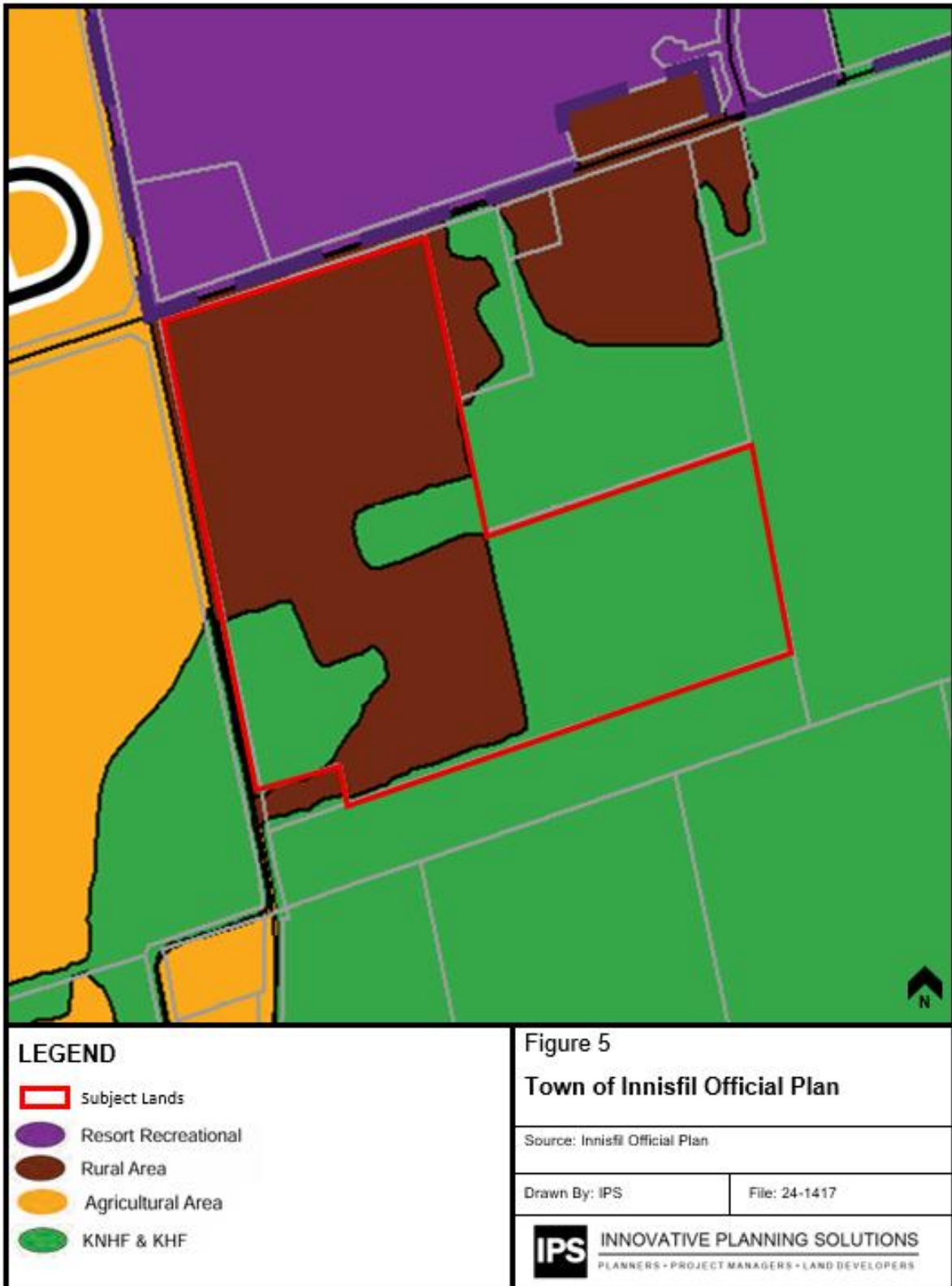
*KNHF denoted Key Natural Heritage Features

*KHF denotes Key Hydrologic Features

The Subject Application intends to amend the Schedule B, of the TIOP to redesignate the portions of the Subject Lands as *Resort Recreational* with portions remaining as KNHF and KHF. Subject to further engagement with Town staff we believe the following would be appropriate:

- a) the subject lands be identified as a Key Place Making Destination on Appendix 1;
- b) portions of the subject lands shown as Significant Woodlots be refined based on findings of the EIS within Appendix 10 – Natural Areas.

Figure 5. Town of Innisfil land use designation (Schedule B) for the Subject Lands.



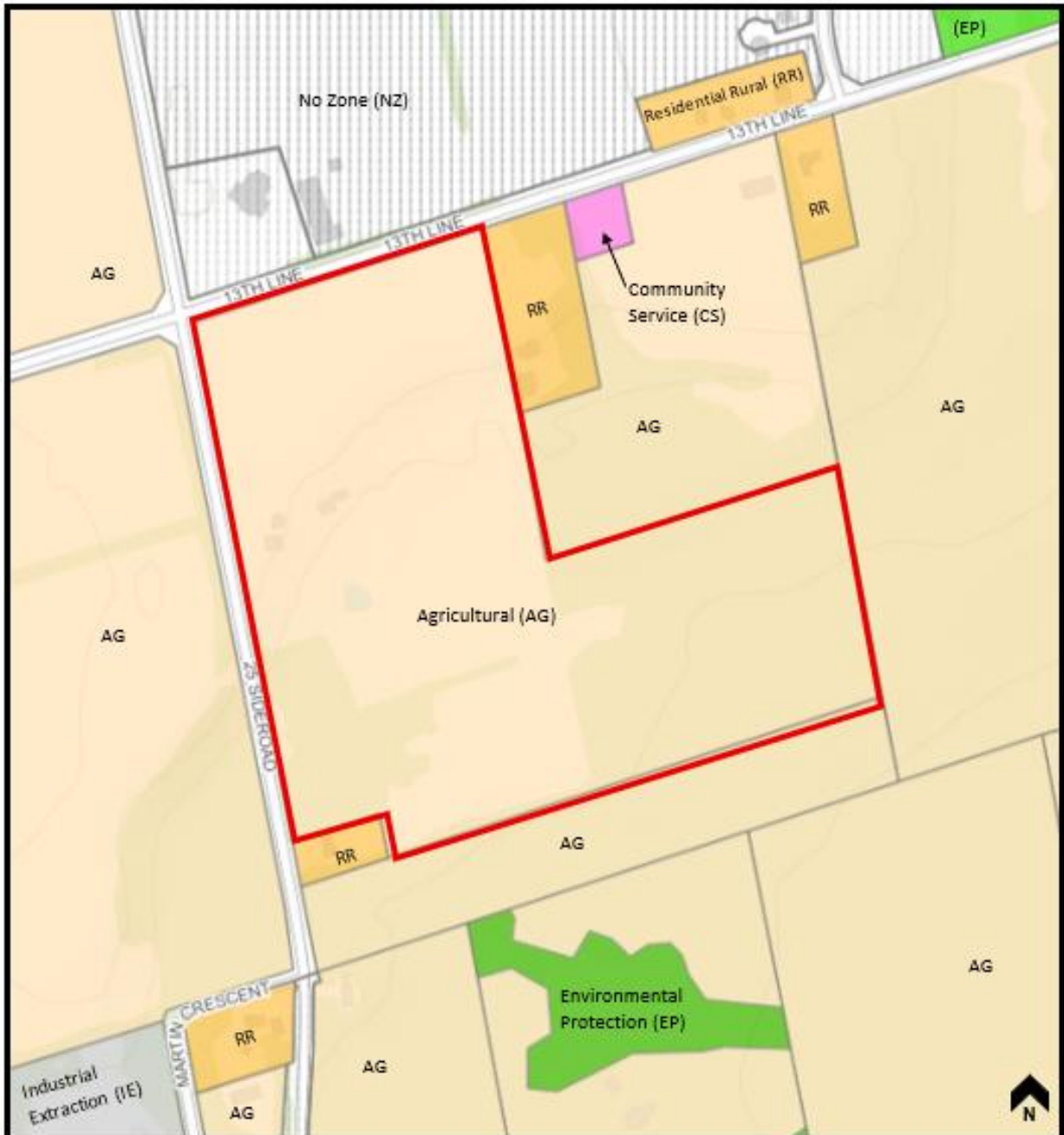
5.3 ZONING BY-LAW AMENDMENT

The Subject Lands are zoned AG – *Agricultural General Zone* in the Town of Innisfil Zoning By-law 080-13. The Subject Lands under the AG Zone are permitted a range of uses such as; *Agricultural Use, Riding and Racing Stable, Nursery, and Supportive Accessory Uses.*

The Application intends to amend Zoning By-law 080-13 to rezone the Subject Lands into the following zones:

- *Environmental Protection Area (EPA) to preserve and protect woodlot to the east*
- *Low Density Resort Residential Zone (LDRR-X) to permit proposed single and semi detached resort recreational dwellings*
- *Medium Density Resort Residential Zone (MDRR-X) to permit townhouse and apartment resort recreational dwellings*
- *Resort Recreational Commercial Zone (HRRR3) to permit proposed active/structured/covered recreational uses*
- *Rural Open Space Zone (ROS) to permit proposed stormwater management pond, passive recreational uses and asphalt trail*
- *Request appropriate site-specific exceptions for parking.*

Figure 6. Town of Innisfil zoning for the Subject Lands.



LEGEND

Subject Lands

Figure 6
Zone Category

Source: Zoning Bylaw 080-13

Drawn By: IPS

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6.0 CONSULTATION HISTORY

A Pre-Consultation Application was held with the Town of Innisfil on 15th January 2025, followed by a Pre-consultation meeting with the County of Simcoe on April 29th, 2025. Since the pre-consultation meetings, continued consultation has occurred with Town & County staff on the proposed development and significant changes were made to the Concept Plan to augment the resort recreational component of the development.

7.0 SUPPORTING STUDIES

To support the subject applications, a number of technical reports/documents have been prepared for submission which include the following:

Functional Servicing and Stormwater Management Report, July 2025, Greenland Consulting Engineers

This above report concludes that the proposed development can be serviced through municipal servicing for water supply and wastewater treatment. In addition, adequate stormwater management controls can be implemented to meet regulatory guidelines and requirements (Town of Innisfil, LSRCA, MECP).

Water will be supplied to the development via the 400mm diameter trunk main along 25th Sideroad and 13th Line that services Friday Harbour Resort with water supply from the Lakeshore Water Treatment Plant which currently has significant residual capacity (i.e. available capacity post allocation). The available capacity and pressure of existing external watermains will need to be confirmed by InnServices through water system modelling. Additional discussions with InnServices are also required to confirm sufficient water storage/water pressure. Pending the outcome of these discussions, it is anticipated that on-site water storage in the form a standpipe system may be required.

Wastewater from the development will drain to the existing 525mm diameter gravity sewer along 25th Sideroad that flows to SPS #8, and ultimately to the Lakeshore Water Pollution Control Plant for treatment, which currently has significant residual

capacity. The available capacity of the collection system appears to support the addition of this development but will need to be confirmed by InnServices, through wastewater system modelling. Construction for an expansion to the WPCP was initiated in spring 2025 and is anticipated to be complete by 2027. Upgrades to SPS #8 are required to support the proposed development. This upgrade is anticipated in the Town's MSP.

Stormwater runoff will be managed by low impact development features (infiltration galleries), and an internal sewer system that direct all flows to an on-site SWM facility. The stormwater management plan will achieve enhanced water quality treatment and control post development peak flows exiting the Site to existing condition levels for the 2 through 100-year storm events. In addition, pre-development infiltration volumes and phosphorus loading will be achieved for the post-development condition.

Environmental Impact Study, July 2025, Envision Consultants Ltd.

Based on the review of available background data, field investigations, and analysis, the EIS identified the presence of significant woodland areas on Site. While refinement of the limits of this feature is proposed, the EIS concludes that the portions proposed for removal represent a highly disturbed vegetation community relative to the larger significant woodland to the south. The portion proposed for removal is also an isolated feature, physically separated from the larger significant woodland to the south by a rural residential property and small hayfield.

Through proposed compensation and mitigation measures it is anticipated that the function of the broader woodland system and in turn the NHS will remain intact, and no negative impact to this feature or its ecological function is anticipated.

Several small wetland features were identified and are proposed for removal. One of these features, an excavated farm pond, was determined to meet the criteria for classification as SWH Amphibian Breeding Habitat (Woodland) in accordance with Significant Wildlife Habitat Ecoregion 6E Criteria Schedules (MNR, 2015), but its retention on the landscape is not considered viable and the feature is proposed for removal with compensation. With compensation, and removal of this feature

during recommended timing windows, is not anticipated to adversely impact amphibian populations on the broader landscape.

Finally, the report identified the potential presence and/or habitat of Endangered and Threatened species protected under the ESA including Endangered Bats, Barn Owls, Bobolink, Eastern Meadowlarks and Butternut. Requirements for these species will be identified and implemented in consultation with the MECP. SWH habitat features for Special Concern species include Barn Swallows and Eastern Wood-pewee, protected in accordance with the SWH provision of the PPS was also identified, however no specific mitigation is proposed due to the abundance of suitable habitat for these species in the broader Study Area.

Additionally, the report indicates that the proposed trail within the 30 m vegetation protection zone is a low-impact passive recreational activity permitted under the Lake Simcoe Protection Plan policies and the Town of Innisfil Official Plan. The report also recommends that vegetation enhancement incorporating native species be undertaken within the 30 m buffer. To mitigate the potential impacts of the proposed trail network on retained portions of the significant woodland located on site, it is recommended that trail alignments and surface treatment be reviewed by a qualified arborist or biologist to minimize the impact of trees and ground vegetation.

Lastly, the report provides a preliminary ecological off-setting strategy to compensate for the removal of features. If feature replacement is unable to be undertaken, it is estimated that cash-in-lieu in the amount of \$285,577 be provided. It is anticipated that additional consultation with the planning authorities will be required to confirm this amount.

Transportation Impact Study, August 2025, Crozier

The Transportation Impact Study reviews the potential impact of development on the boundary road network. The multi-use residential and recreational development is forecasted to generate 328 a.m., 378 p.m. and 415 Saturday two-way peak hour vehicle trips. With the proposed background improvements of signalization and turn lanes at the intersection of Big Bay Point Road/13th line and 25th Sideroad, the

intersection is forecasted to operate with a Level of Service "B" with minimal delay and additional capacity for growth. As the design of the intersection has not been finalized at the time of this report, it is recommended that the finalized design account for storage to support all future traffic volumes and confirm there is no conflict with the proposed accesses. The site accesses are anticipated to operate at a Level of Service "D" or better during the a.m. and p.m. weekday peak hours and a Level of Service "E" or better during the Saturday peak hour. Less than 42 seconds of delay are forecasted with excess capacity for future growth.

The Town of Innisfil's Zoning By-Law 080-13 does not provide parking requirements for the amenities proposed to be open to the public. The by-law provides parking rates for indoor uses under Place of Entertainment and Indoor Recreational Centre, however the rates are based on design capacity and gross floor area of buildings, while the proposed uses are integrated into the environment and do not fully match the by-law defined uses. It is recommended that the proponent monitor the parking

demand and work with the Town of Innisfil to determine appropriate parking reduction strategies.

Other reports and studies prepared to support this application include the following:

- 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

8.0 PLANNING POLICY & ANALYSIS

This Section will outline the applicable policies guiding the development of the subject lands. Each section will outline applicable plans and policies with a planning rationale on conformity and development principles.

8.1 THE PLANNING ACT – PROVINCIAL INTEREST

The Planning Act (The Act) is provincial legislation that establishes the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Act promotes sustainable development while balancing factors such as economic development, preservation of the natural environment and the creation of healthy communities, within a provincial framework focused on provincial interests and fairness.

Section 2 of the *Planning Act* requires that all land use planning activities under the Act shall have regard for matters of Provincial Interest. In our assessment, relevant interests include:

- a) *The protection of ecological systems, including natural areas, features and functions.*
- d) *The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- e) *The supply, efficient use and conservation of energy and water.*
- f) *The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- k) *The adequate provision of employment opportunities;*
- o) *The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.*
- p) *The promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.*

The proposed applications contribute have regard to s.2 of the Planning Act in that:

- The proposal provides designated appropriate setbacks to provide for the protection of surrounding uses and areas. The site includes wooded areas to the east which are part of a larger natural heritage system. The proposed development will preserve this feature and aim to enhance ecological systems where necessary and possible.
- An engineering review has confirmed that the Proposed Development can be serviced through the extension of existing water and wastewater services. It is recognized that the municipal servicing capacity is currently not available and will require expansion to service the Proposed Development.
- A traffic engineering study has confirmed the existing road network has available capacity to safely accommodate the Proposed Development.
- Environmental studies have identified natural areas and features and provided for their retention as appropriate.
- The Proposed Development will be serviced with municipal water and sanitary services and appropriate storm water management control providing for the efficient use of water and wastewater infrastructure.
- The Proposed Development is well design meets appropriate urban design and development standards encouraging a sense of place which aids in the creation of a vibrant and diverse resort destination.
- The Proposed Development provides employment opportunities to aid in a competitive and vibrant economy. Specifically, employment will be generated through the construction of the resort facilities, its operation and maintenance and the management of on-site facilities, amenities and programs.
- The Proposed Development provides sustainable development that compliments the surrounding areas as a resort recreation destination and does not create urban sprawl. The proposed development is not a bedroom community that would necessitate daily commute and contribute to global climate change

- The Proposed Development protects the cultural heritage through the integration and preservation of the 'Stone House' into the Resort through commemorative strategies such as salvaged materials, public art, and plaques.

In our professional opinion, the proposed development aligns with the Province's Interest in land use planning and the Planning Act.

8.2 PROVINCIAL PLANNING STATEMENT

Section 3(1) of The Act provides the Province with authority to issue policy statements which relate to matters of provincial interest.

The Provincial Planning Statement, 2024 (PPS) articulates the Province's interests with regards to land use planning and development policy. It provides a policy foundation by: "regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians" (PPS, pg. 2). The Proposed Development has been reviewed against PPS policy to confirm consistency with policy direction in matters of provincial interest in land use planning and development. Per the PPS, the subject lands are located on *rural lands* within *rural areas* as they are not on prime agricultural lands. Policy 2.5.3 provides that growth and development may be directed to *rural lands* in accordance with policy 2.6, including where a municipality does not have a *settlement area*.



2.6.1 *On rural lands located in municipalities, permitted uses are:*

- a) the management or use of resources;*
- b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*

- 2.6.3 *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*
- 2.6.4. *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses*

The proposed development is consistent with section 2.6 of the PPS as it addresses Rural Lands in Municipalities by:

- Promoting a diversified economic base and new employment opportunities within the rural lands in the Town of Innisfil.
- Providing sustainable Tourism while integrating and leveraging the surrounding natural areas as an aspect of the resort.
- Promoting development that is locally supportive and is respectful in scale and compatible with the existing rural-recreational character of the area.
- Promoting opportunities to increase quality of life for all Ontarians by providing a year-around resort destination that is open to the public.
- Providing *resource-based recreational uses, including recreational dwellings not intended as permanent residences.*

2.8.1.1 *Planning authorities shall promote economic development and competitiveness by:*

- a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*

The proposed development is consistent with section 2.8 (a) and (b) of the PPS as it addresses Employment in Municipalities by:

- Providing a mix and range of employment that is compatible to the surrounding area.

- Further diversifying the economic base by providing resort amenity options that will be unique to the area which will provide competitive and diversified activities to contribute to the surrounding area.
- Developing underutilized lands to create a destination setting for tourists and visitors and contribute to the clustering of rural resort recreational opportunities in the area.
- Providing transition from surrounding areas such as Friday Harbour to the sensitive Natural Heritage and Rural areas.

8.3 COUNTY OF SIMCOE OFFICIAL PLAN

The County of Simcoe Official Plan provides policy context for land use planning taking into consideration the economic, social, and environmental impacts of land use and development decisions.

The Official Plan designates the subject lands as the following:

- Schedule 5.1 – Land Use Designations: **'Rural' and 'Greenlands'**
- Schedule 5.1.2 – Simcoe Sub Area: **'Simcoe Sub Area'**

8.3.1 GROWTH MANAGEMENT

Section 3 of the Official Plan outlines the Growth Management Strategy for the County of Simcoe. This section addresses the principles and policies that manage and direct growth in the Town of Innisfil.

3.1.2 **Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation.**

The resources of the land are some of the key elements in the economic development of the County. Planning for these areas includes (1) managing the use of these resources so that we achieve the economic and environmental benefits balanced with attractive living environments, (2) managing the resources so they do not conflict with one another, and (3) wise use of the land base which spawns the resources.

Tourism and recreation development can take advantage of specific Simcoe County landforms which include topography suited to the

development of ski facilities and shorelines which host marinas and other water-related businesses. Within guidelines outlined in this Plan, the development of such recreation uses and related development can provide settings which enhance the tourism economic sector in the County, and attract visitors from around the world.

3.1.3 **Protection and enhancement of the County's natural heritage system and cultural features and heritage resources**

The natural heritage system and cultural features and heritage resources of the County is an important part of its economic base and its lifestyle quality. The key features and functional elements of the natural heritage system of the County have been identified and mapped as "Greenlands". (...) The rich cultural heritage of the County has been partially documented at the Provincial and local levels and is to be protected through the requirements for appropriate archaeological and cultural heritage assessments. The Plan also contains provisions for gathering additional cultural heritage resource information and maintaining a registry. (...)

The rich cultural heritage of the County has been partially documented at the Provincial and local levels and is to be protected through the requirements for appropriate archaeological and cultural heritage assessments. The Plan also contains provisions for gathering additional cultural heritage resource information and maintaining a registry. (...)

The growth and settlement strategy and the conservation strategies for economic and natural heritage resources are closely linked. Development at higher densities in settlements will conserve greater land areas for resource development and natural heritage systems protection. Avoidance of scattered development which could and should go to settlement areas is a complementary strategy.

3.1.4 **Development of communities with diversified economic functions and opportunities and a diverse range of housing options**

The Plan recognizes the need to enable and encourage the development of a wide range of business and employment opportunities to meet the needs of a growing and aging population and changing global economics.

The land use policies of this Plan provide for and encourage multi-use development and expansion of employment opportunities, the continuation and potential expansion of existing rural employment areas, the development of home-based businesses, tourism and resource-based recreational uses, and the wise management and use of agricultural, aggregate, forestry and other resource lands.

Specialized employment opportunities are provided for in the Strategic Settlement Employment Areas and Economic Employment Districts.

The growth of locally sponsored businesses is particularly encouraged as it provides a more stable and secure employment base developed with local involvement. Encouraging more businesses within the County providing jobs to County residents helps achieve an overall complete community within Simcoe County and supports environmental objectives such as reducing distances travelled to work thus setting up the basis of future transit supportive employment nodes.

The proposed development conforms to the vision for growth management in the Town of Innisfil by:

- Providing tourism and recreation development while considering the existing natural features and surrounding context characterised by the site's proximity to the Lake Simcoe shoreline.
- Preserving and managing resources through tourism-based uses that intend to maintain, preserve, utilize the lands for economic development.
- By including commemoration strategies such as salvaged materials, and plaques from the 'Stone House' located on the property.
- Recognizing and potentially enhancing the natural heritage features on site through naturalized resort amenity activities.
- Providing employment opportunities for the residents of the Town of Innisfil through the construction of the resort development, management of resort amenities and overall operation and maintenance of the facilities.
- Promoting multi-use development in the form of a 4 seasons resort with resort residential uses to support the needs of a growing and ageing population.

8.3.2 DEVELOPMENT AND GROWTH

3.2.5 *This Plan recognizes that certain types of development will occur outside of settlement areas.*

The proposed development conforms to the policy outlined in section 3.2.5 as it relates to the County and their intention for where and how growth will be coordinated. It is

recognized that development outside of settlements, similar to the Subject Lands, is permitted under specific circumstances. The proposed development provides a unique opportunity to permit a resort development in an area that can be characterized as a clustering of rural, resource-based recreational uses.

8.3.3 ENVIRONMENTAL & TECHNICAL REVIEW

3.3.16 *It is a goal of this Plan to, where possible, restore and maintain the connectivity and linkages between natural heritage features and areas. As such, the County's Greenlands mapping includes potential linkage areas which the County has identified as an area in which it would be desirable to restore lost or severed natural corridors through natural succession and/or supplementary planting. Linkage area policies shall be contained in the local municipal official plans. The local official plan linkage area policies should consider the following criteria:*

- i) *The nature and type of natural features which could serve a linkage function;*
- ii) *Whether it is feasible to maintain, restore or where possible improve ecological linkages which connect natural heritage features and areas given the function of the linkage and the nature of adjoining lands;*
- iii) *The ecological function of the linkage and the types of flora and fauna that may use the linkage;*
- iv) *The size and extent of linkage necessary to achieve the function; and*
- v) *The ability to realize the necessary size along the extent of the linkage.*

Refinement of the limits of the linkage areas may be achieved through approved planning applications supported by appropriate technical studies as required by the approval authority. Such studies may include an EIS, master environmental servicing studies or sub watershed studies. If the technical study concludes to the satisfaction of the approval authority, in consultation with any agency having jurisdiction, that the linkage, or lands adjacent to the linkage does not serve an ecological function or will be maintained, restored or where possible improved, then development within or adjacent to the linkage may proceed without an Amendment to this Plan. The land use designation abutting the linkage area shall apply unless otherwise determined through the planning application process.

3.3.17 *Subject to the findings and recommendations of an EIS, satisfactory to the appropriate authorities, the County encourages an area of*

environmental constraint and buffer areas to be maintained as single ownership, where appropriate. Notwithstanding this policy, local municipalities may utilize alternative implementation measures to ensure the integrity of the environmental features and its buffers.

- 3.3.18 *Natural heritage conservation and forestry uses are permitted in all designations of this Plan, subject to Section 3.8 and County and local municipal bylaws.*

The Proposed Development conforms to the policies above as it relates to Natural Heritage as it:

- Provides connectivity to the surrounding Greenlands areas with the intent to provide linkages to the natural environment.
- Seeks to maintain a portion of the Ecological features on the site, and provide adequate transition between the proposed uses and existing wooded areas.
- An Environmental Impact Study Prepared by Envision Consulting, dated July 2025, has been prepared to address any ecological mitigation and restoration efforts.

8.3.4 LAND USE DESIGNATIONS: RURAL

3.7.1 *To recognize, preserve and protect the rural character and promote long-term diversity and viability of rural economic activities.*

3.7.2 *To encourage maintenance, protection, and restoration of significant natural heritage features and functions and to conserve the built heritage resources and cultural heritage landscapes associated with rural and agricultural areas.*

3.7.4 *The following are permitted in the Rural designation:*

- a) *those land uses permitted in the Agricultural designation;*
- b) *development related to the management or use of resources (subject to section 4.4 and other policies of this Plan as applicable);*
- c) *resource-based recreational activities (including recreational dwellings);*
- d) *limited residential development, subject to Section 3.7.11;*
- e) *home occupations and home industries;*
- f) *cemeteries; and,*

g) *other rural land uses.*

The proposed development is consistent with section 3.7 of the CSOP as it proposes a use permitted under policy 3.7.4 (c)- resource-based recreational activities including recreational dwellings. Additionally, the development integrates and maintain the Natural Heritage areas into the proposed development through passive recreational uses.

3.7.9 *Within the rural designation there are three existing recreational districts intended as recreation destination that provide for significant seasonal and permanent residential development. The purpose of the recreational district are to develop the economic potential of the existing tourism and recreation resources. These districts are identified in local municipal official plan, as of November 25, 2008, being: Devil's Glen Recreational District, Osler Bluffs Recreation District, and Mt. St. Louis/Moonstone Special Policy Area.*

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

The proposed development would request to be considered a Recreational District and be listed within this policy. A red-lined version of the proposed policy amendment is included in section 5.1 of this PJR. The inclusion of the site as a recreational district is appropriate and auportable as it will achieve the following:

- Enhancing the tourism and economic potential of lands through the proposed recreational activities outlined in the Amenity Plan Prepared by Forrec dated June 2025.
- Providing a Resort that integrates a portion of the existing environment, and provides passive recreational uses that will enhance and highlight the Natural Heritage Features on the Subject Lands.
- Providing a Resort within an area in which similar uses have been proposed to help supplement and maintain the character of the surrounding areas.

8.3.5 LAND USE DESIGNATIONS: GREENLANDS

- 3.8.1 *To protect and restore the natural character, form, function, and connectivity of the natural heritage system of the County of Simcoe, and to sustain the natural heritage features and areas and ecological functions of the Greenlands designation and local natural heritage systems for future generations.*
- 3.8.3 *To improve the quality, connectivity and amount of woodlands and wetlands cover across the County.*
- 3.8.5 *To contribute to the protection, improvement, and restoration of the quality and quantity of surface water and ground water and the function of sensitive surface water features and sensitive ground water features within the County.*
- 3.8.8 *To provide opportunities for natural heritage enjoyment and appreciation and for recreational and tourism uses in keeping with the Greenlands objectives, that foster healthy and liveable communities and enhance the sense of place and quality of life that characterize the County.*
- 3.8.10 *The County's natural heritage system primarily includes the following natural heritage features and areas, wherever they occur in the County:*
 - c) *Significant woodlands;*
- 3.8.11 *The mapping of the Greenlands designation on Schedule 5.1 is approximate, and does not reflect certain features such as habitat of endangered species and threatened species, or new or more accurate information identifying natural heritage features and areas. Any minor adjustment to the Greenlands designation as determined through more detailed mapping, field surveys, the results of an EIS, information received from the Ministry of Natural Resources and Forestry or conservation authorities or local municipal official plans will not require an amendment to this Plan.*

The Proposed Development conforms to the intent of the Greenlands designation as it:

- Will maintain the current woodlot and enhance the ecological features as a linkages and integrate it into the proposed development as a Resort/Natural Amenity area.
- As previously mentioned, an EIS has been prepared by Envision, dated July 2025. This Study identifies the impact and extent of ecological features. The

findings of the EIS indicate that the cultural woodland community located at the southwest corner of the Site is a highly disturbed vegetation community relative to the larger significant woodland to the south. The community is largely populated by Ash (*Fraxinus sp.*) trees that are rapidly declining due to the invasive Emerald Ash Borer (*Agrilus planipennis*). The canopy largely consists of regenerating species, that differs in species composition to the larger woodland. Further, the understory of this community is also dominated by non-native and invasive species including Common Buckthorn (*Rhamnus cathartica*), Tatarian Honeysuckle (*Lonicera tatarica*) and Hawthorn (*Crataegus sp.*). The woodland community is also an isolated feature, physically separated from the larger significant woodland to the south by a rural residential property and small hayfield by a distance of approximately 20 m. Based on the forgoing, the removal of the feature to the southwest will not impact the integrity of the natural heritage system and is appropriate for removal.

- 3.8.15 *Outside of settlement areas, and subject to Section 3.3.15 (other than for 3.8.15 vi. which is subject to policy 4.4.1), the following uses may be permitted in the Greenlands designation or on adjacent lands as described in Section 3.3.15:*
- i. Agricultural uses;*
 - ii) Agriculture-related uses;*
 - iii) On-farm diversified uses;*
 - iv) Forestry on public lands or in County forests in accordance with an approved management plan and sustainable forest practices;*
 - v) Forestry on private lands as permitted by the County's Forest Conservation Bylaw or by a local municipality's tree bylaw under the Municipal Act, 2001;*
 - vi) Mineral aggregate operations, if approved through a local Official Plan amendment;*
 - vii) Outdoor passive recreational uses; and*
 - viii) Subject to demonstrating that the lands are not within a prime agricultural area, residential dwelling units on lots which were approved prior to the approval date of this policy (May 9, 2016).*
- 3.8.22 *Proposals to re-designate lands in the Greenlands designation shall not be permitted unless an EIS is submitted to the satisfaction of the County*

demonstrating that the policies of Section 3.3.15, 3.3.16, 3.8.15, 3.8.16 or 4.4.1 as applicable, and the relevant policies of the local municipal official plan are satisfied. Policies 3.3.15 iii to vi) and 3.3.16 are not applicable to settlement area expansions.

The proposed development conforms with the development policies for the *Greenland* designation outlined as it:

- Seeks to maintain a of the larger woodlot to the east with permissions for outdoor passive recreation activities, such as a recreational trail and tree top trekking. These uses are permitted under policy 3.8.15 (vii) as outdoor passive recreational uses.
- Provides an EIS to support the removal of the smaller western woodlot from the *Greenlands* designation.

8.3.6 SITE SERVICING

4.7.1 *To promote the development of sewage and water service systems that facilitate the conservation and protection of ground and surface water quality and quantity and natural heritage features and ecological functions.*

4.7.9 *Planning for sewage and water services shall:*

- a) *direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing services;*
- b) *ensure that the systems are provided in a manner that can be sustained by the water resources upon which such services rely; is feasible, financially viable and complies with all regulatory requirements; and protects human health and the natural environment;*
- c) *promote water conservation and water use efficiency;*
- d) *integrate servicing and land use consideration at all stages of the planning process; and*
- e) *be in accordance with the servicing hierarchy outlined in the policies above.*

The proposed development conforms to the policies set out in 4.7 and 4.8 as it relates to servicing and wastewater management by:

- Providing efficient stormwater management and wastewater management strategies with the recommendations provided by Greenland Engineering in the FS and SWM report, prepared July, 2025.
- Details of the connections and design of these systems will be addressed in detailed design.

4.8.39 *Major development proposals that are likely to significantly impact on the County's multimodal transportation system shall include a Transportation Study/Traffic Impact Study so that their impact on the County transportation system and surrounding land uses can be assessed. In addition to determining the impact of private vehicles, the Transportation Study shall examine ways of encouraging all other forms of transportation such as transit, walking and cycling, and recommend necessary improvements. The County may request modifications to development proposals if it is found to have an adverse impact on the efficiency of a planned multimodal transportation system.*

The proposed application conforms to the policies set out in 4.8 as it relates to transportation systems by:

- Providing a Traffic Impact Study (TIS) prepared by Crozier, dated July 2025. This TIS outlines the impact on the surrounding transportation system and finds that with the proposed background improvements of signalization and turn lanes at the intersection of Big Bay Road/13th line and 25th Sideroad, the intersection is forecasted to operate with a Level of Service "B" with minimal delay and additional capacity for growth. The TIS further indicates the proposed development provides active transportation and does not cause significant impact on the existing system.

Collectively, the proposed development aligns with the policy direction provided by the County of Simcoe Official Plan to support the creation of a resort facility with accessory resort recreational swellings. The proposed resort use is a resource -based recreational use that is permitted in the Rural designation through policy 3.7.4. Additionally, policy 3.7.9 recognizes select recreational districts in the Rural designation, setting precedence for the proposed application to be recognized in a similar manner.

The development will preserve and protect the rural character of the area and promotes the diversity and vitality of rural economic generating activities. The proposed development maintains and protects the primary natural heritage features on the site which is the woodlot located to the east. Lastly, the proposed development does not negatively impact the existing farming potential of the surrounding agrarian lands and community as long-term farming potential is concentrated on lands west of Sideroad 25 whereas the subject lands are to the east. Therefore, the proposal conforms to the County of Simcoe Official Plan.

8.4 TOWN OF INNISFIL OFFICIAL PLAN

The Town of Innisfil Official Plan (Our Place, November 2018) provides general policy direction for the municipality. The Plan outlines that *“Our Place” 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 Official Plan designates the subject lands as the following:

- Schedule A – Municipal Strategy: **‘Countryside’**
- Schedule B Land Use: **‘Rural Area’**
- Schedule BB Agricultural Land Base: **‘Agricultural Area’**
- Schedule C – Transportation Network: **‘Town of Innisfil Arterial’ & ‘Minor Collector’ road**

The current Town Official Plan land use designation is shown on **Figure 5**.

8.4.1 PLACEMAKING

- 2.2.1 *Plan for people first and create destinations for people to gather.*
- 2.2.2 *Plan for a mix of uses and activities*
- 2.2.3 *Build and Strengthen partnership to empower individual, and community groups*
- 2.2.4 *Good Urban Design creates a sense of place*

The Proposed Development aligns with the concept of *Placemaking* in the Town of Innisfil as it achieves the four principles outlined in Section 2.2 as it:

- Provides a development that will create destinations for people to gather as a resort and recreational facility.
- Provides a development with a broad range of uses within the *Resort Residential* designation which include both water-based recreational activities and forest-based recreational activating with resort residential dwellings surrounding them.
- Provides a development and use that contributes to recreation and a provides meeting spaces within the development for users of the resort. These include programmed spaces such as an event spaces, pet walking areas and a club house.
- Implements good urban design policies within the buildings and recreational space to enhance and create an enjoyable space.
- Prepares a Placemaking Brief within this Report indicating how the development aligns with the policies for creating Places.

8.4.2 CURRENT LAND USE DESIGNATION: RURAL AREA

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*

18.4.5 *The minimum farm size shall be 40 hectares.*

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;*
- 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.*

Per the *Rural Area* policies, the subject lands are not appropriate for agricultural and farming-related uses as they are less than 40 hectares and therefore undersized. The lands represent isolated pockets of rural designated land within areas that are largely characterized by resource-based uses such as natural heritage systems and shoreline uses. Given their isolation from other rural areas, the lands are not able to thrive and meaningfully contribute to the local farming community. Hence, it is appropriate to redesignate them on Schedule B-Land Use to and remove them from Schedule BB- Agricultural Land Base.

8.4.3 PROPOSED LAND USE DESIGNATION: RESORT RECREATIONAL

- 13.1 *Big Bay Point (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 Friday Harbour development.*

The Proposed Development seeks to redesignate the lands into the Resort Residential designation. Therefore, the above policy is proposed to be amended to allow for multiple Resort Recreational designations.

The area around the Sideroad 25 and 13th Line intersection including Friday Harbour and up until the Big Bay Point Shoreline has and continues to evolve into a destination area with a focus on resort recreational activities. It is identified as a Key Place Making Destination and draws a significant portion of Innisfil's seasonal and permanent residents, along with many visitors. As such, this area represents a clustering of outdoor recreational facilities and establishments, along with year-round living, catering towards individuals seeking an alternative lifestyle.

Redesignating the proposed lands to Resort Recreational is appropriate and

supported based on the evolution of the area into a resource-based recreational district. The figure below identified the major outdoor recreational establishments within the site's proximity.

Figure 7. contains Recreational Development nearby the Subject Lands.



- **Subject Lands**
 - **Surrounding Recreational Development**
1. Friday Harbour Resort and Marina
 2. The Nest Golf Course
 3. Big Bay Point Golf and Country Club
 4. Bee Happy Family Campground
 5. Allandale Golf Course
 6. Sandy Cove Acres – Adult Lifestyle Community

Figure 7 Surrounding Recreational Developments

Source: Google Earth

Drawn by IPS

File 24-1417

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8.4.3 NATURAL HERITAGE SYSTEM

- 17.1 *To maintain, restore and enhance the ecological function of natural features and where possible improve their functional connections.*
- 17.2 *To consider the cumulative effects of new development and site alteration on ecological features and functions of natural features and identify appropriate mitigation measures.*
- 17.1.15 *Development and site alteration shall not be permitted on adjacent lands to Key Natural Heritage Features and Key Hydrologic Features unless the ecological function of the adjacent lands have been evaluated through a Natural Heritage Evaluation, and it is demonstrated that there will be no negative impacts on the Key Natural Heritage Features and Key Hydrologic Features or their ecological functions and identifies a vegetation protection zone. Within the Natural Heritage System overlay, the vegetation protection zone shall be no less than 30 metres from the outside boundary of key hydrologic features, fish habitat and significant woodlands.*
- 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.*
- 17.1.35 *Landowners shall be encouraged to respect and protect natural heritage features including woodlots and stream corridors through the use of recognized conservation and land stewardship techniques and farm practices.*

The proposed development conforms to the policies in section 17 as it relates to the portion of lands designated as KNHF and KHF on Schedule B and Significant Woodlands on Appendix 10 by:

- By restricting development to be outside of the eastern KNHF and KHF and associated 30 m buffer to ensure the ecological function of these areas is maintained
- An Environmental Site Assessment has been prepared by Envision, dated July 2025, which identified the natural heritage features and identified buffer areas and protection zones. As part of the EIS, mitigative measures were recommended for the developable areas on site and with justification provided to support the removal of the KNHF and KHF to the west.
- Directing all development outside of the 30 m Vegetative protected zones along the eastern KNHF and KHF.

- Seek to protect and enhance the naturalized areas and integrate the resort amenity areas by providing minimal to low impact recreational activities such as a trail and tree top trekking within the eastern KNHF and KHF.

Based on the foregoing, it is appropriate to redesignate certain lands on the western portion of the site that are currently designated KNHF and KHF as Resort Recreational on Schedule B-Land Use to and remove the same lands from Appendix 10 – Significant Woodlands. Lands on the eastern portion of the site will remain designated as KNHF and KHF on Schedule B-Land Use and will remain as a Significant Woodland on Appendix 10.

8.4.4 HOUSING

The proposed development will not be providing housing as it will only include seasonal or resort dwelling units. However, the following policies as it relates to residential design shall apply.

- 10.1.2 *As focal areas, parks, and parkettes should be located and designed within a neighbourhood to maximize pedestrian access and opportunity for social interaction.*
- 10.1.5 *Open spaces should provide meeting spaces that include elements such as community mailboxes, kiosks, tables, benches, street furniture etc.*
- 10.1.6 *Neighborhoods should be structured with higher densities around neighborhood focal areas and lower densities at rural/agricultural edges to promote walkability and transit efficiency*
- 10.1.7 *Sidewalks are required on all new public and private roads*
- 10.1.8 *Outdoor community gathering spaces in new multi-unit residential developments are encouraged and should be designed to address the four principles of place set out in Policy 2.3*
- 10.1.17 *Reverse lotting should not be provided, ensure no rear yards backing onto streets, eyes on street.*
- 10.1.22 *urban design guidelines shall require a diversity of design to avoid predominance of a single home model within a block*
- 10.1.25 *connectivity and visibility of parks and the natural heritage system should be considered*
- 10.1.26 *settlement edges adjoining agricultural/rural areas shall provide a compatible interface and transition which may be characterized by a combination of boundary roads, window streets, landscaped buffers, natural environmental features, parkland, stormwater management facilities*

- 10.1.37 *front facades of buildings will align with development on neighboring lots to define a continuous streetscape*
- 10.1.40 *building height, massing and architectural features shall respect and fit into the context of the local character of the settlement in which they are located*
- 10.1.43 *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*

The proposed development conforms to the standards for community and residential design by:

- Providing various amenity spaces that will act as the focal point for activities and uses within the resort residential areas. Open spaces will be programmed to provide meeting spaces. Programmed open-air activities and spaces include axe-throwing, cross bow, event space and pet walking area. As well, an event centre has been proposed to draw day-users and provide opportunity for themed-events.
- A modified grid network has not been proposed as it would not be in keeping with a resort destination, sidewalks have been provided throughout the concept and reverse lotting eliminated to improve walkability and offer an enhanced pedestrian realm.
- Providing appropriately scaled buildings consisting of low to medium-density built forms with generous setbacks to maintain openness within the resort.
- Providing a diversity of built forms to cater to all ages and lifestyles. The provision of apartment units is appropriate for an aging population and the provision of townhomes appropriate for young families. Single/semi detached dwellings have also been provided to complete the mixing.
- The edge of the development has been designed to provide a high quality pedestrian-oriented environment which will include a future multi-purpose trail. The proposed 4 storey apartment buildings will provide a continuous streetscape and animate the multi-use trail. Options to aid in providing walkable community have been contemplated through the provision of a bus-shuttle system. Appropriate linkages between the amenities and resort

residential areas through trails and walkways have also been provided. The trails provide connectivity within and outside the report as seen on the Trails Concept Plan prepared by Crozier.

- Integrating the natural heritage features and areas into the development and providing attractive and natural views from open space and resort residential areas.
- Low Impact Development to improve permeability has been proposed. Runoff from residential lots is proposed to be conveyed to infiltration galleries along rear lots to provide water volume control post development, per LSCRA SWM Guidelines.
- Other design features such as energy conservation techniques and sustainability, sympathetic architectural elements, design guidelines for a diversity of model types will be developed through downstream planning approvals.

8.4.7 SERVICING

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) measure to minimize surface water runoff, such as drain sale and permeable surfaces. In this regard, an LID Evaluation shall be included within the Stormwater Management Plan.*

16.2.16 *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 subwater 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 measure including source controls, lot-level controls and conveyance techniques, such as grass swales.*
- 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 phosphorous loadings between pre-development and post-development, how the loadings shall be minimized.*

The Proposed Development aligns with the policies outlined in section 16.2 as it relates to servicing and stormwater management:

- Water and wastewater infrastructure runs along Sideroad 25. The proposed development will be able to connect to these existing services and will therefore result in the wise use of resources and not trigger unnecessary service expansions.
- A Functional Servicing and Stormwater Management Report has been prepared by Greenland Engineering dated July 2025, to confirm capacity within the system and discuss developer-initiated improvements required.
- In terms of stormwater management, a stormwater management pond is proposed along the southern property limit which will drain off-site through adjacent lands to the nearby receiving hydrological system. This strategy has been determined to be the most feasible environmentally appropriate as it closely mimics existing flow patterns on-site.
- The reporting also demonstrates that all required MECP and LSRCA standards will be met and permits will be secured through downstream approvals.
- As the site is located on a Highly Vulnerable Aquifer, no stormwater from unclean surfaces (e.g. roads) is proposed to be infiltrated. The size, type and location of the infiltration galleries will be confirmed through preliminary and detailed design.

The Proposed Development conforms to section 22 of the Official Plan as it relates to the amendments to the Official Plan and Zoning By-law by:

- Providing in this PJR the community need, benefit, and impact for the Proposed Development.

- Providing a Placemaking Brief located in Section 10 of this report detailing the conformity to the strategies and principles,
- Outlining the Proposed Development and functionality of the site through various studies and reports.

8.5 LAKE SIMCOE PROTECTION PLAN

The Lake Simcoe Protection Plan ("LSPP") establishes policies aimed at protecting, improving or restoring the elements that contribute to the ecological health of the Lake Simcoe watershed, including, water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions, managing the effects of climate change and the impacts of invasive species, and reducing loadings of phosphorus and other nutrients of concern among others. Decisions under the Planning Act are required to conform to the designated policies 25th and have regard to the other policies in the Lake Simcoe Protection Plan.

3523 Sideroad is located within the regulated area of the LSPP. The proposed development constitutes major development under the LSPP. Major developments are required to provide reports and studies which must satisfy different criteria within the plan. As part of the PS-SWM report prepared by Greenland Consulting, a hydrologic model for the study area was developed in VO6, to simulate synthetic storm events.

Chapter 4 of the LSPP contains policies regarding water quality intended to identify and address sources that cause water quality impairment and to enhance existing water quality. The plan imposes strict controls with respect to sewage treatment plants, stormwater management, and construction activities. Policy 4.8 and 4.9 states that:

- 4.8 *An application for major development shall be accompanied by a stormwater management plan that demonstrates:*
- a. consistency with stormwater management master plans prepared under policy 4.5, when completed;*
 - b. consistency with subwatershed evaluations prepared under policy 8.3 and water budgets prepared under policy 5.2, when completed;*
 - c. 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;*

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

4.9 *Stormwater management works that are established to serve new major development in the Lake Simcoe watershed shall not be permitted unless the works have been designed to satisfy the Enhanced Protection level specified in Chapter 3 of the MOE's "Stormwater Management Planning and Design Manual 2003", as amended from time to time.*

The proposed development is consistent with the policies stated above in the LSPP by:

- As described in section 7 of this report and further within the Functional Serving Report prepared by Greenland Engineering submitted with this application, the proposed development has considered and implemented the Ministry of Environment's *"Stormwater Management Planning and Design Manual 2003", as amended from time to time.*
- Runoff generated on the property is to be treated to a target of 80% reduction in overall phosphorus loading. A phosphorus budget has been developed as part of the proposed SWM strategy to determine target phosphorus removal requirements.
- Through the FS-SWM report a Low Impact Development Treatment Train Tool has been used to assess the existing and proposed site conditions. Two (2) water quality controls are proposed to meet the phosphorus loading criteria: i) infiltration galleries with a phosphorus removal efficiency of 60% and ii) wet pond with a phosphorus removal efficiency of 60%, resulting in a 65% reduction in the annual post-development phosphorus loading.

Chapter 5 of the LSPP provides guidance for conservation and efficiency. The proposed development aims to establish major recreational use and adheres to the following policy:

- 5.6 *An application to establish or expand a major recreational use shall be accompanied by a recreation water use plan that demonstrates:*
- a. *water use for maintenance or snow-making or both are kept to a minimum;*

- b. *grassed, watered and manicured areas are limited to sports fields surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures; grass mixtures that require minimal watering and upkeep will be used for sports fields and golf fairways where applicable;*
- c. *crossings of intermittent and permanent streams are kept to a minimum;*
- d. *water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable;*
- e. *water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable;*
- f. *other water conservation technologies (such as rainwater harvesting or reuse of stormwater) will be used to reduce water use; and*
- g. *stormwater treatment facilities are used to capture and treat runoff from areas with impervious surfaces.*

The proposed development is consistent with the policies stated above in the LSPP by:

- Considering water conservation methods and technologies where applicable to ensure efficient use of water to enhance conservation efforts towards water resources.
- The proposed development will connect with municipal servicing to be able to efficiently treat and capture stormwater runoff.
- Further information pertaining to recreation water useage will be provided through detailed design and downstream approval processes.

A Hydrogeological Assessment prepared by Soil Engineers has been submitted in conjunction with these applications. The report includes a water balance and details the mitigation and compensation measures of the proposed development. The proposed development, with the recommended mitigation and compensation measures, is in conformity with the applicable policies of the LSPP. Additionally, the FSSWM Report prepared by Greenland Engineering details the efficient use and movement of water and waste-water to ensure the impact on the natural resources are mitigated to the furthest extent possible.

9.0 TOWN OF INNISFIL ZONING BY-LAW

Township of Innisfil Zoning By-law 080-13 identifies the subject lands as 'Agricultural General Zone (AG)'

The Subject Application seeks to amend Zoning By-law 080-13 to permit the proposed development. A Draft Zoning By-Law Amendment and associated schedule has been prepared and submitted as part of the complete application. The Draft Zoning By-Law proposed the following zones:

- *Environmental Protection Area (EPA)* to preserve and protect the woodlot to the east and permit limited passive recreational uses such as non-paved trails and treetop trekking.
- *Low Density Resort Residential Zone (LDRR-X)* to permit single and semi-detached resort residential dwellings
- *Medium Density Resort Residential Zone (MDRR-X)* to permit townhouse and apartment resort residential dwellings
- *Resort Recreational Commercial Zone (RRC)* to permit proposed active/structured/covered recreational uses
- *Rural Open Space Zone (ROS)* to permit proposed stormwater management pond, passive recreational uses, EPA buffer and asphalt trail

Parking

The table below outlines the required and provided parking for the proposed development. As indicated earlier in this report, parking for the single, semi-detached and townhouse units will be provided in individual garages and on driveways (2 spaces). No visitor parking is required for these units, including the townhouse units since they are street facing. The Draft By-Law introduces a site-specific clause to define streets a public and private right of ways.

A site-specific rate is proposed for apartment buildings and visitor parking for resort recreational uses. By-law 080-13 provides a rate of 1.5 parking spaces to be provided for apartment units. The Draft By-law proposes a rate of 1.0 for apartment units. This

rate is justified on the basis that the apartment units are resort residential units not intended to be occupied year-round. As such, they are akin to tourist cabins for which the By-law rate is 1.0 spaces. Therefore, a proposed rate of 1.0 spaces per apartment units is considered appropriate and justified.

The Draft By-law also proposed a site-specific rate for resort recreational uses. The rate required through By-law 080-13 for Places of Entertainment (3.35.1.1(u)) is one space per 23 sq. m of gross floor area. A rate of 1 space per 100 sq. m of gross floor area of resort recreational uses is requested through the Draft By-law, consistent with other nearby resort developments. It is anticipated that this rate will be applied to the club house building. For remaining outdoor/uncovered recreational spaces such as the proposed water activities, Nordic Spa and tree-top trekking, there is no specific rate proposed through By-law 080-13. As such, it is understood that there is no parking requirement for these areas, and none can be proposed as there will be no covered area (GFA) associated with these activities. It is anticipated that the visitor parking provided through the site plan to support the apartment buildings (98 spaces required/ proposed) plus the additional 48 spaces provided in smaller pockets throughout the site will be sufficient to ensure parking is well managed and appropriate for day-users. Remaining/primary users will be residents of the resort who will have their own dedicated parking spaces and will be able to walk over to the recreational activities. Lastly, it should be noted that the site plan proposes two bus bays for private shuttles. This can be used to further manage parking, should there be increased demand.

Table 2: Parking Statistics for the Proposed Development

PARKING STATISTICS						
Unit Type	No of Units/GFA	By-Law Rate	Required Per By-Law	Proposed Rate	Required per Rate Proposed	Provided
Singles	41	2.0	82	2.0	82	82 ¹
Semis	48	2.0	96	2.0	96	96 ¹
Street Towns	114	2.0	228	2.0	228	228 ¹
Apartments	390	1.5	585	1.0	390	390 ²
Visitor Parking (Apartment Units)	390	0.25	98	0.25	98	146 ³
Visitor Parking (Clubhouse)	1608.08 sq.m ⁴	One (1.0) space per 23 square metres of gross floor area.	70	One (1.0) space per 100 square metres of gross floor area.	17	
Total	593		1,159			942

¹individual driveways and within garages-tandem permitted

²within ground floor of buildings and on paved areas adjacent to apartment buildings

³parking lot and adjacent to apartment buildings

⁴clubhouse building footprint-2 storeys

Overall, By-law 080-13 required 1,159 parking whereas a total of 942 are provided. Of the 942 parking spaces, 406 are located in private garages/driveway to serve the residents of the single, semi and townhouse units. The remaining are provided in the larger surface parking lot, within the ground floor of the apartment buildings and within paved areas/pockets located around each apartment building (536).

Property Standards

The Draft By-Law proposes site specific regulations/property standards based on current development trends. It is anticipated that relief, if required may be sought at a later date through Minor Variance applications closer to Building Permit stage.

10.0 CONCLUSION

This application explored the merit of the proposed development of the 26.3 ha. site for resort recreational uses under applicable planning policy. The surrounding land uses of the subject site indicate that the proposed development would provide for an adequate transition of uses. An established resort area, known as Friday Harbour, is located directly north of the subject site which contains a similar intent, but differing uses from the Proposed Development.

The Proposed Development establishes a new resort community including a mix of resort dwelling units in various densities and built forms. Additional buildings will provide for passive and active recreation, and entertainment areas. The development can be serviced by municipal services located on 25th Sideroad and 13th Line.

The proposed development will utilize the land in an efficient manner and will be compatible with the uses in the immediate vicinity. The proposed development will provide additional resort options and commercial opportunities to Town of Innisfil.

The proposed County Official Plan Amendment is appropriate and supportable as the Rural designation permits resource-based recreational activities (including recreational dwellings under policy 3.7.4 (c)). Lands designated Greenland are intended to be preserved and protected from future development through the amending by-law.

The proposed Township of Innisfil Official Plan Amendment is appropriate and supportable. The lands are not prime agricultural lands, undersized to be viable for farming operations and cut off from the larger farmland base that exists west of Sideroad 25. As such, the lands have limited potential being Rural and are appropriate to be redesignated as Resort Recreational.

It is also appropriate to remove portions of the lands from Appendix 10 - Natural Areas, as the significant woodlands located to the south and west of the property corner have been assessed to be lacking in ecological value and integrity. The EIS prepared by Crozier has found the feature to be a highly disturbed vegetation community relative to the larger significant woodland to the south. The trees are

rapidly declining due to the invasive Emerald Ash Borer and the understory of this community is also dominated by non-native and invasive species.

Lastly, the lands are appropriate to be designated Resort Recreational/Key Place Making Destination as they are located within a clustering of significant recreational developments such as Friday Harbour and Sandy Cove. Other recreational establishments abound the site making this an area within Innisfil well-suited for the proposed land use change.

Based on the above, the proposed Zoning By-Law amendment is appropriate and will implement the development of the lands.

Overall, the proposed development is good planning as there are significant infrastructure improvements slated for this area which include the reconstruction of the 13th Line and Sideroad 25 intersection, expansion of the wastewater treatment plan that was initiated in spring 2025 and is anticipated to be complete by 2027 and upgrades to SPS #8. As well a multi-use path is proposed along Sideroad 25 for which the applicant has agreed to provide a permanent easement. Based on these planned improvements, the proposed development is considered good planning as it will maximize investment in this infrastructure and support the vision for this area as a tourist and recreational hub.

Based on an evaluation of Provincial, County of Simcoe and Town of Innisfil planning policies, as well as the results of the associated technical reports, the proposed development applications:

- align with the Province's Interest in land use planning and the Planning Act.
- are consistent with the applicable policies of the Provincial Planning Statement 2024;
- conform with the applicable policies of the County of Simcoe Official Plan 2016;
- conform with the applicable policies of the Town of Innisfil "Our Place" Official Plan 2018;
- complies with Town of Innisfil Comprehensive Zoning By-law No. 080-13, subject to the amendments proposed

Respectfully submitted,

Innovative Planning Solutions



Cameron Sellers, BBA
Partner



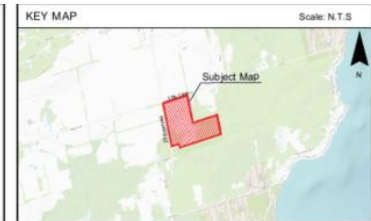
Alfiya Kakal, RPP
Senior Planner



Ray Budiwarman
Planner

APPENDICES

APPENDIX 1: CONCEPT PLAN



CONCEPTUAL SITE PLAN

3523 25 Sideroad
Innisfil

- LEGEND**
- Subject Lands (± 24.33 ha)
 - Developable Area (± 15.08 ha)
 - 4 Storey Apartment Building (8 buildings - 390 units)
 - Townhouse (21 buildings - 114 units)
 - Semi-Detached Unit (24 Buildings - 48 units)
 - Individual Units (41 Building - 41 units)
 - Storm Water Management (SWM - 6,956.98 m²)
 - Limit of lands impacted by MUP Easement
 - 3.0 m Road Widening
 - Areas Devoted to Recreational Use (22,166.68 m²)
 - Trails

TYPE OF BUILDING	Number of Buildings	Number of units per Building	Total of Units
Apartment Buildings - Type 'A'	2	36	72
Apartment Buildings - Type 'B'	5	48	240
Apartment Buildings - 'L' shape	1	78	78
Townhouse	21	4,5,6 & 8	114
Semi Detached Units	24	2	48
Individual Units	41	1	41
TOTAL	94		593

Source: Survey from J.D. Barnes Limited - Land Information Specialists Ref. Number 23-11-090-00 - Draw by MDW/ACR

INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

847 DELMAR ROAD, UNIT 8, MARKHAM, ON L3R 9V7 Tel: 708-812-5301

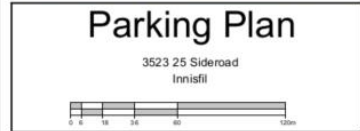
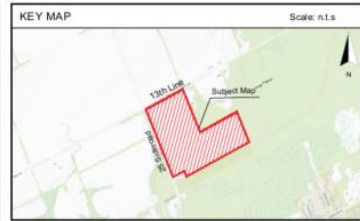
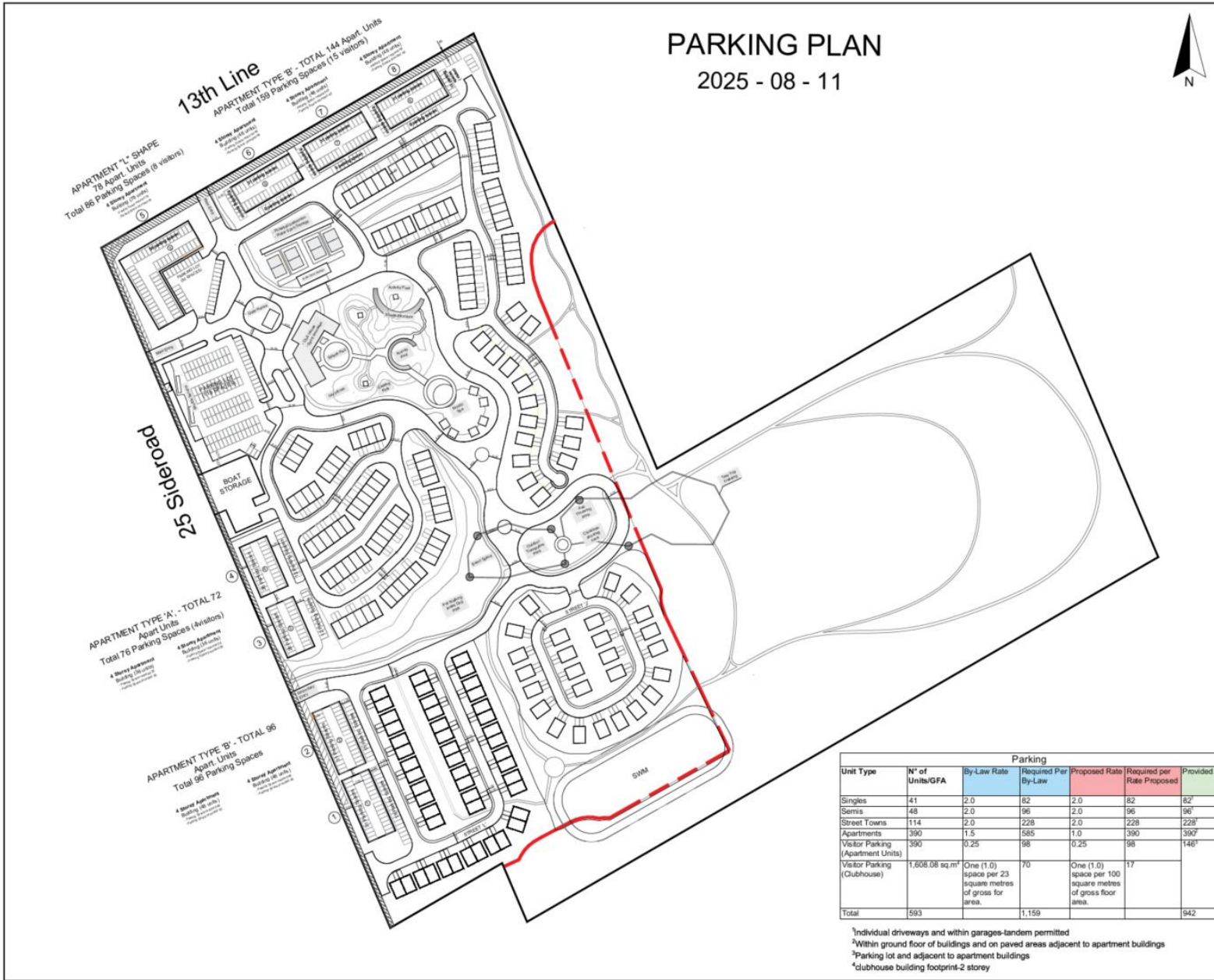
1000 STEELES AVE. W. SUITE 2000B, VANCOUVER, BC V6K 4J6 Tel: 604-261-7025

info@innovativeps.com | www.innovativeps.com

Date: August 6, 2025 Drawn By: A.G.

File: 24-1417 Checked: A.K.

APPENDIX 2: PARKING PLAN



LEGEND

- Subject Lands (± 24.38 ha)
- Developable Area (± 14.72 ha)
- 4 Storey Apartment Building (8 buildings - 390 units)
- Standard Townhouse (21 buildings - 114 units)
- Semi-Detached Dwelling Unit (24 Buildings - 48 units)
- Individual Dwelling Units (41 Building - 41 units)
- Storm Water Management (SWM - 6,956.98 m²)
- Easement
- Road Widening
- Areas Devoted to Recreational Use (22,166.68 m²)
- Trails

TYPE OF BUILDING	Number of Buildings	Number of units per Building	Total of Units
Apartment Buildings - Type 'A'	2	36	72
Apartment Buildings - Type 'B'	5	48	240
Apartment Buildings - 'L' shape	1	78	78
Standard Townhouse	21	4, 5, 6 & 8	114
Semi Detached Dwelling Units	24	2	48
Individual Dwelling Units	41	1	41
TOTAL	94		593

Parking						
Unit Type	N ^o of Units/GFA	By-Law Rate	Required Per By-Law	Proposed Rate	Required per Rate Proposed	Provided
Singles	41	2.0	82	2.0	82	82 ¹
Semis	48	2.0	96	2.0	96	96 ¹
Street Towns	114	2.0	228	2.0	228	228 ²
Apartments	390	1.5	585	1.0	390	390 ³
Visitor Parking (Apartment Units)	390	0.25	98	0.25	98	140 ⁴
Visitor Parking (Clubhouse)	1,608.08 sq.m ²	One (1.0) space per 23 square metres of gross floor area.	70	One (1.0) space per 100 square metres of gross floor area.	17	
Total	593		1,159			942

¹Individual driveways and within garages-landem permitted
²Within ground floor of buildings and on paved areas adjacent to apartment buildings
³Parking lot and adjacent to apartment buildings
⁴clubhouse building footprint-2 storey

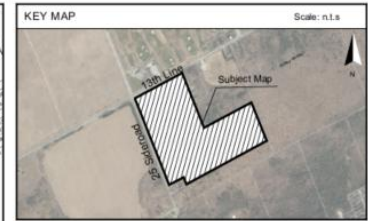
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Date: August 11, 2025
 File: 24-1417

Drawn By: A.G.
 Checked: T.F.C.S.

APPENDIX 3: DRAFT PLAN OF SUBDIVISION



DRAFT PLAN OF SUBDIVISION

PLAN OF SURVEY OF
PART OF THE NORTH HALF OF
LOT 28
CONCESSION 12
(MUNICIPALITY OF BRANT)
TOWN OF BRANT

Scale

LEGEND

▭ SUBJECT LANDS (± 24.38 ha)

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: _____ OWNER'S NAME: _____

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: _____ SURVEYOR'S NAME: _____

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**
- | | |
|------------------|-----------------------------|
| a) SHOWN ON PLAN | g) SHOWN ON PLAN |
| b) SHOWN ON PLAN | h) MUNICIPAL WATER |
| c) SEE KEY PLAN | i) SAND, SILT, GLACIAL TILL |
| d) RESIDENTIAL | j) SHOWN ON PLAN |
| e) SHOWN ON PLAN | k) MUNICIPAL WATER & SEWAGE |
| f) SHOWN ON PLAN | l) NONE |

LAND USE STATISTICS			
LAND USE	BLK. No.	UNITS	AREA (ha)
MIXED USE	1	583	24.38 ha

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 TEL: 783-923-2881 FAX: 783-923-2888 • info@innovativeplanning.com

Date: July 15, 2025
 File: 24-1417

Drawn By: A.G.
 Checked: A.K.