

File No: I-OPA-2003

Municipality: Town of Innisfil

Location: Part of Lot 25, Concession 11 (881 Mapleview Drive) & Part of Lots 21-24, Concession 8 (1187 9th Line, 1309 9th Line, 1321 9th Line 1335 9th Line, 1349 9th Line & 0 20th Sideroad)

Date of Decision: February 9, 2021

Date of Notice: March 1, 2021

Last Date of Appeal: March 22, 2021

AMENDED NOTICE OF DECISION

With Respect to an Official Plan Amendment Subsection 17(35) and 21 of the *Planning Act*

A decision was made by County of Simcoe Committee of the Whole on the date noted above to approve Amendment No. 3 to the Official Plan for the Town of Innisfil, as adopted by Town of Innisfil By-law No. 107-20 and as per Schedule 3 to Item CCW 2021-048.

Purpose and Effect of the Official Plan Amendment

The purpose and effect of the amendment is to redesignate a portion of the subject lands from Agricultural Area to Rural Area and Key Natural Heritage Feature and Key Hydrologic Feature Area to reflect existing conditions. The existing environmental designations will remain.

This decision is consistent with Provincial policy statements issued under the Planning Act and conforms with Provincial and County plans. A copy of the decision and Item CCW 2021-048 is attached.

Public Input in the form of oral and written submissions were received from the public and agencies. The effect of any comments have been incorporated into the Official Plan Amendment included as Schedule 3 to Item CCW 2021-048. The County is satisfied that these comments were considered prior to approval of Official Plan Amendment No. 3.

Associated File(s): Municipal File – D09-2020-004

When and How to File an Appeal

Any appeal to the Local Planning Appeal Tribunal must be filed with the Clerk of the County of Simcoe no later than 20 days from the date of this notice, shown above as the last date of appeal.

The notice of appeal should be sent to the attention of John Daly, County Clerk, at the address shown below and it must:

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies;
- (2) set out the reasons for the request for the appeal;
- (3) include a completed Tribunal Appellant Form (A1); and,
- (4) Be accompanied by the fee charged under the *Local Planning Appeal Tribunal Act 2017* in the amount of \$1,100.00, payable by certified cheque to the Minister of Finance, Province of Ontario.

Please refer to the Tribunal website for the Appellant Form (A1) and more information on filing an appeal (<https://olt.gov.on.ca/tribunals/lpat/about-lpat/>).

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal the decision of the County of Simcoe to the Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day for filing a notice of appeal (please refer to the Last Date of Appeal noted above).

Getting Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Simcoe at the address noted below, from the office of the municipality noted above, or by contacting the County of Simcoe Planning Department at (705) 726-9300.

Mailing Address for Filing a Notice of Appeal

County Clerk
County of Simcoe
Administration Centre,
1110 Highway 26, Midhurst, ON L9X 1N6

Attention: John Daly, County Clerk
Telephone: (705) 726-9300 - Ext. 1623



Ref. Item No: CCW 2021-048

Meeting Date: February 9, 2021

COUNTY OF SIMCOE

**COMMITTEE OF THE WHOLE
RESOLUTION**

Delegated under the Authority of the Planning Act

MOVED BY: **Councillor Lynn Dollin**

SECONDED BY: **Councillor Dan Davidson**

That Official Plan Amendment No. 3 to the Town of Innisfil Official Plan, as adopted by Town of Innisfil By-law 107-20, as per Schedule 3 to Item CCW 2021-048 dated February 9, 2021, be approved; and

That the Notice of Decision of Official Plan Amendment No. 3 to the Town Innisfil Official Plan be provided in accordance with the Planning Act.

Carried

Defeated

Richard Norcross
Corporate Services Business Section Chair



To: **Committee of the Whole**

Agenda Section: Corporate Services
Division: Engineering, Planning and Environment
Department: Planning – Delegated Authority

Item Number: CCW - 2021-048

Meeting Date: February 9, 2021

Subject: Request for Approval –
 Town of Innisfil Official Plan Amendment No. 3
 Pratt Lands / IMDL Lands

Recommendation

That Official Plan Amendment No. 3 to the Town of Innisfil Official Plan, as adopted by Town of Innisfil By-law 107-20, as per Schedule 3 to Item CCW 2021-048 dated February 9, 2021, be approved; and

That Notice of Decision of Official Plan Amendment No. 3 to the Town Innisfil Official Plan be provided in accordance with the *Planning Act*.

Executive Summary

The following provides a summary of the proposal:

Location: Two (2) site specific locations within the Town of Innisfil:
Innisfil Maplevew Development Ltd. (IMDL Lands)
 Part of Lot 25, Concession 11
 881 Maplevew Drive
D. G. Pratt Construction Ltd. (Pratt Lands)
 Part of Lots 21-24, Concession 8
 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line
 & 0 20 Sideroad

Applicant: Town of Innisfil - Municipally Initiated Official Plan Amendment (OPA)

Proposal: The purpose is to redesignate a portion of the subject lands from Agricultural Area to Rural Area and Key Natural Heritage Feature and Key Hydrologic Feature Area to reflect existing conditions. The existing environmental designations will remain.

County File: I-OPA-2003
Municipal File: D09-2020-004

Background/Analysis/Options

The subject lands referred to as the IMDL Lands are located at 881 Mapleview Drive at the south west corner of Mapleview Drive and 25 Sideroad. They are legally described as Part of North Half of Lot 25, Concession 11 in the Town of Innisfil. The total area of the IMDL Lands is 35.25 hectares and the approximate area subject to the proposed redesignation is 7.5 hectares. These lands are adjacent the Sandy Cove Settlement Area and are shown on *Schedule 1 to Item CCW 2021-048*. The lands have previously been used for aggregate extraction and environmental protection.

The subject lands referred to as the Pratt Lands are located at 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad at the south east corner of 20 Sideroad and 9th Line. They are legally described as Part of Lots 21-24, Concession 8 in the Town of Innisfil. The total area of the Pratt Lands is 134.85 hectares and the approximate area subject to the proposed redesignation is 96 hectares. These lands are adjacent to the Alcona Primary Settlement Area and are shown on *Schedule 2 to Item CCW 2021-048*. The lands have previously been used for agricultural purposes, rural residential uses and environmental protection.

The 2008 Town Official Plan is currently in-force on these subject lands due to outstanding appeals of the 2018 Town Official Plan. Therefore, the subject lands are designated Agricultural Area and Key Natural Heritage Feature and Key Hydrologic Feature Area.

Due to outstanding appeals by IMDL and Pratt of the 2008 adopted County Official Plan, the 1997 County OP applies to the subject lands and a combined "Rural and Agricultural" designation is in place.

The Province identifies these lands as part of the Provincial Agricultural System as per the 2017 Growth Plan. This system is made up of lands identified as Specialty Crop Area, Prime Agricultural Area and Rural land.

The purpose of this Town initiated Official Plan Amendment No. 3 is to redesignate a portion of the subject lands from Agricultural Area to Rural Area and Key Natural Heritage Feature and Key Hydrologic Feature Area to reflect existing conditions. The existing Key Natural Heritage Feature and Key Hydrologic Feature Area designated lands will remain. This Official Plan Amendment No. 3 will redesignate the subject lands from Agricultural Area to Rural Area on Schedule B of the Town of Innisfil's Official Plan.

The proposed Official Plan Amendment No. 3, (By-law No. 107-20) was adopted by Town of Innisfil Council on November 25, 2020 pursuant to Section 17(22) of the *Planning Act*. The Official Plan Amendment record received from the Town of Innisfil was deemed complete by County planning staff on January 15, 2021.

As a result of the combined Rural and Agricultural County Official Plan designation on the subject lands and specifically the ability for local municipalities to determine which of

the Agricultural or Rural policies and mapping are to apply as per policy 3.6.4 of the 1997 County Official Plan, the subject lands can be designated as Rural Area by the Town. Therefore, the Town of Innisfil's Official Plan Amendment conforms with the in-force County designation and Growth Plan 2020.

Public Consultation

The Town of Innisfil held the Statutory Public Meeting on October 7, 2020 pursuant to Section 17(15) (d) of the *Planning Act*. Prescribed agencies, including the Lake Simcoe Region Conservation Authority, the County of Simcoe, the School Boards, the Ontario Ministry of Agriculture, Food and Rural Affairs, and the public were notified of the Statutory Public Meeting as per the requirements of the *Planning Act*.

Comments Received

Various members of Innisfil Council provided comments and asked clarification questions during the Statutory Public Meeting. No other oral comments were presented at that time. Written comments were received from the County of Simcoe, Lake Simcoe Region Conservation Authority, and the Simcoe County District School Board.

The majority of the comments received had no concerns with the Official Plan Amendment and any questions were clarified throughout the process. As a result, County planning staff are satisfied that any submissions received were considered and/or addressed prior to the adoption of Official Plan Amendment No. 3.

Official Plan Amendment

The Town Official Plan Amendment seeks to implement the Rural Area designation on the subject lands to be consistent with the Town's adopted 2018 'Our Place' Official Plan and the in-force County land use policies. In addition, approximately 0.92 hectares of land on the IMDL lands will be redesignated to Key Natural Heritage Features and Key Hydrological Features to provide additional protection of the Natural Heritage System. The existing Key Natural Heritage Feature and Key Hydrologic Feature Area designation on the IMDL and Pratt lands will remain.

The Official Plan Amendment takes the form of textual changes in Section 18.4 – 'Rural Area,' to include these subject lands, and mapped changes within Schedule B of the Town of Innisfil's Official Plan. Please refer to *Schedule 3 to Item CCW 2021-048* to review the adopted Official Plan Amendment.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS 2020) provides policy direction on matters of provincial interest related to land use planning and development.

Sections 1.1.4 and 1.1.5 of the PPS 2020 support strong, healthy, integrated, viable and appropriately managed rural areas, which are important for economic success and quality of life. Section 1.1.4 reflects that rural areas are a system of lands which may include rural lands and prime agricultural areas.

Section 2.1 protects natural features and areas for the long term, which is supported in the redesignation of some IMDL lands to Key Natural Heritage Features and Key Hydrologic Feature Area.

Section 2.3 relates to the protection of prime agricultural areas. It is considered in the circumstance of this Official Plan Amendment that the intent and objectives of these policies are met.

The Rural Area redesignation permits a range of agricultural, agricultural-related and rural land uses to support the agricultural and rural community. Any other future development rights would need to be considered as part of the County of Simcoe's Municipal Comprehensive Review.

The Town of Innisfil Official Plan Amendment No. 3 is consistent with the PPS 2020.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) manages growth and development that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

The Growth Plan identifies these subject lands as part of the Provincial Agricultural System. This System is made up of lands identified as Specialty Crop Area, Prime Agricultural Area and Rural land. Given that we are working with Official Plans that predate the 2017 Growth Plan which introduced this Provincial Agricultural System map and given there are outstanding appeals on the subject lands of both the County and local Town Official Plan's, there is an ability for the local municipality to determine whether Agricultural or Rural policies apply (County OP policy 3.6.4). In this case, a Rural Area designation can be supported. As noted above, this rural designation allows the rural lands to remain part of the Provincial Agricultural System.

Therefore, the Town of Innisfil's Official Plan Amendment No. 3 incorporates the policy objectives of and conforms to the Growth Plan 2020.

County of Simcoe Official Plan (1997)

Due to the outstanding appeal by IMDL (October 1, 2014) and by Pratt (April 18, 2013) of the 2008 adopted County Official Plan, the 1997 County OP policy 3.6.4 applies to these lands. Therefore, a combined "Rural and Agricultural" County Official Plan designation is in place on these lands.

Policy Section 3.6.4 of the 1997 County Official Plan indicates that local municipalities shall determine, and map lands designated as Rural and Agricultural in their Official Plans.

As a result of the combined Rural and Agricultural County Official Plan designation on the subject lands and specifically the ability for local municipalities to determine which of the Agricultural or Rural policies and mapping are to apply as per policy 3.6.4 of the 1997 County Official Plan, the subject lands can be designated as Rural Area by the Town.

The Town of Innisfil Official Plan Amendment No. 3 conforms to the County of Simcoe Official Plan policies.

Lake Simcoe Protection Plan (LSPP)

The LSPP seeks to protect and restore the ecological health of Lake Simcoe and its watershed. The redesignation of the lands promotes this protection, especially given that there are no new development rights.

The Town of Innisfil Official Plan Amendment No. 3 meets the objectives of the LSPP.

Town of Innisfil (2008) & (2018)

The Town of Innisfil Schedule B - Land Use designates the subject lands as Agricultural in the 2008 Official Plan and Rural in the 2018 Official Plan. Due to the outstanding appeals, the 2008 Official Plan designation of Agricultural Area is in-force.

Official Plan Amendment No. 3 seeks to implement the Rural Area designation on the subject lands to be consistent with the Town's adopted 2018 'Our Place' Official Plan and the in-force County land use policies. In addition, approximately 0.92 hectares of land on the IMDL lands will be redesignated to Key Natural Heritage Features and Key Hydrological Features to provide additional protection of the Natural Heritage System. The existing Key Natural Heritage Feature and Key Hydrologic Feature Area designated lands on the IMDL and Pratt lands will remain.

The Town of Innisfil Official Plan Amendment No. 3 conforms to the Town Official Plan policies.

Summary

In summary, it is County planning staff's opinion that the Town of Innisfil's adopted Official Plan Amendment No. 3 as identified by *Schedule 3 to Item CCW 2021-048* is consistent with the Provincial Policy Statement, 2020; and conforms to the Growth Plan 2020, the Lake Simcoe Protection Plan, the County of Simcoe Official Plan, and the Town of Innisfil Official Plan.

County planning staff can support these redesignations to Rural Area, and therefore recommends that Official Plan Amendment No. 3, as adopted by the Town of Innisfil By-law No. 107-20 and identified by *Schedule 3 to Item CCW-2021-048*, dated February 9, 2021, be approved.

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County’s decision is appealed to the Local Planning Appeal Tribunal (LPAT) there may be legal costs associated with that process. In the event of an appeal, staff will report back seeking authority to proceed with involvement in related LPAT proceedings.

Relationship to Corporate Strategic Plan

No direct relationship to corporate strategies.

Reference Documents

There are no reference documents associated with this Item.

Attachments

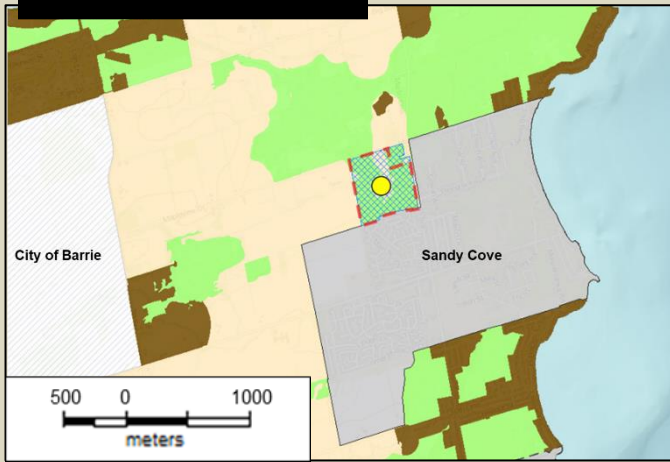
- Schedule 1 – OPA 3 – IMDL Lands Location Map
- Schedule 2 – OPA 3 – Pratt lands Location Map
- Schedule 3 – OPA 3 – Town of Innisfil Official Plan Amendment No. 3 as adopted

Prepared By Kristin D. Pechkovsky, MCIP, RPP, Senior Policy Advisor

Approvals	Date
David Parks, Director of Planning, Economic Development and Transit	January 28, 2021
Debbie Korolnek, General Manager, Environment, Planning and Environment	January 28, 2021
Trevor Wilcox, General Manager, Corporate Performance	February 1, 2021
Mark Aitken, Chief Administrative Officer	February 2, 2021

Location Map

Municipal Context



County File Number: I-OPA-2003

Address: 881 Mapleview Drive

INNISFIL

County Official Plan Legend

- | | |
|--------------------|-------------------------------------------|
| Agricultural Lands | Lands Not Subject To Plan |
| Settlements | Niagara Escarpment Plan Area |
| Economic District | Greenbelt Plan - Protected Countryside |
| Greenlands | Oak Ridges Moraine Conservation Plan Area |
| Rural Lands | Special Development Area Big Bay Point |
| Secondary Plan | Subject Property |



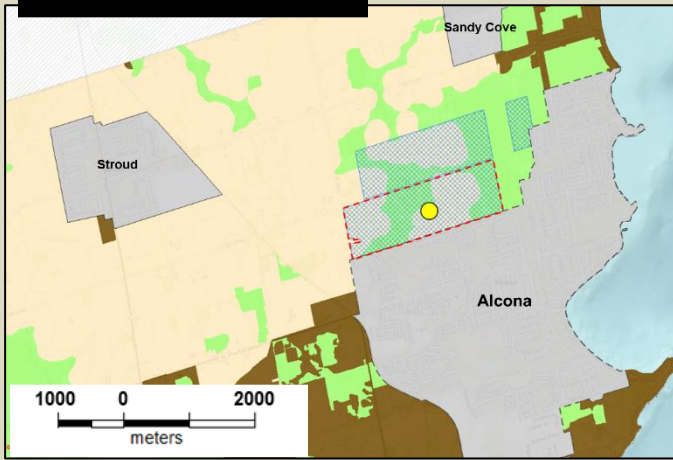
Map Legend

- | | | | |
|------------------|-----------------|----------------|------|
| Subject Property | Settlement Area | Built Boundary | 2016 |
|------------------|-----------------|----------------|------|

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Location Map

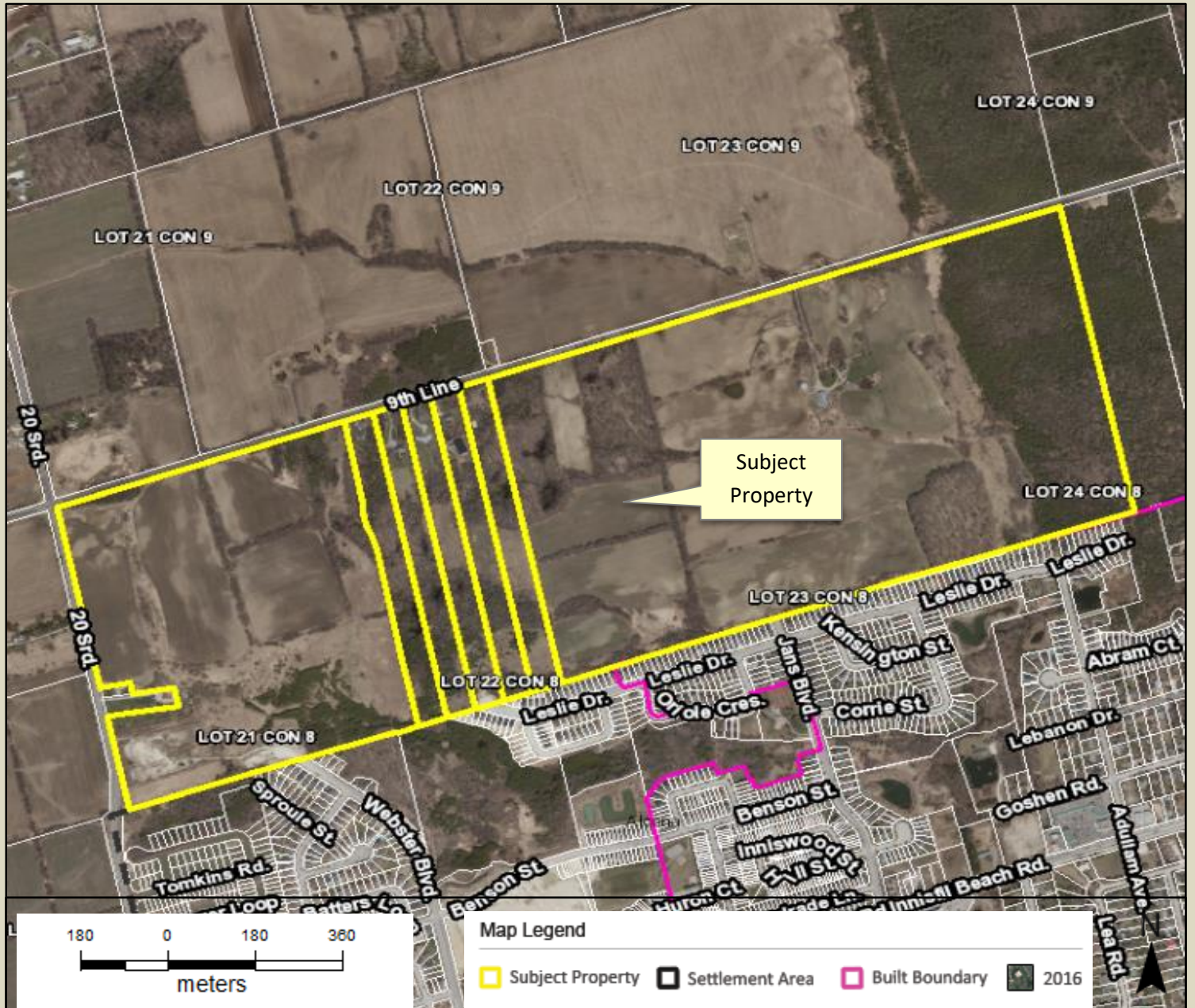
Municipal Context



County File Number: I-OPA-2003
 Address: 1187 9Th Line, 1309 9Th Line, 1321 9Th Line, 1335 9Th Line, 1349 9Th Line

County Official Plan Legend

- | | |
|--------------------|-------------------------------------------|
| Agricultural Lands | Lands Not Subject To Plan |
| Settlements | Niagara Escarpment Plan Area |
| Economic District | Greenbelt Plan - Protected Countryside |
| Greenlands | Oak Ridges Moraine Conservation Plan Area |
| Rural Lands | Special Development Area Big Bay Point |
| Secondary Plan | Subject Property |



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ORIGINAL

THE CORPORATION OF THE TOWN OF INNISFIL BY-LAW 107-20

A By-law of the Corporation of the Town of Innisfil to adopt Amendment No. 3 to the Official Plan of the Town of Innisfil for Part of Lot 25, Concession 11 known municipally as 881 Mapleview Drive and for Part of Lots 21 - 24, Concession 8 known municipally as 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad.

The Council of The Corporation of the Town of Innisfil, in accordance with Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, hereby **ENACTS AS FOLLOWS:**

1. Amendment No. 3 to the Official Plan of the Town of Innisfil for Part of Lot 25, Concession 11 known municipally as 881 Mapleview Drive and for Part of Lots 21 -24, Concession 8 known municipally as 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad in the Town of Innisfil, and the County of Simcoe constituting the attached explanatory text, and Schedule "A" is hereby adopted.
2. The Corporation of the Town of Innisfil makes application to the County of Simcoe for approval of said Amendment.
3. The Clerk is hereby authorized, and directed to make such application on behalf of the Corporation, and to execute under the Corporate Seal such documents as may be required for the above purposes.

PASSED THIS 25TH DAY OF NOVEMBER, 2020



Lynn Dollin,

Mayor



Lee Parkin,

Clerk

**AMENDMENT NO. 3
TO THE
OFFICIAL PLAN FOR THE
TOWN OF INNISFIL**

Part of Lot 25, Concession 11 – 881 Maplevue Drive

&

Part of Lots 21 - 24, Concession 8 - 1187 9TH Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad

The attached explanatory text, and Schedule "A" constitutes Amendment No. 3 to the Official Plan of the Town of Innisfil for (IMDL) Part of Lot 25, Concession 11 known municipally as 881 Maplevue Drive and (Pratt) for Part of Lots 21 -24, Concession 8 known municipally as 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad in the Town of Innisfil, and the County of Simcoe, which was adopted by the Council of the Corporation of the Town of Innisfil by By-law No. 107-20 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, as amended on this 25th day of November, 2020.



Lynn Dollin, Mayor



Lee Parkin, Clerk

**AMENDMENT NO. 3
TO THE
OFFICIAL PLAN FOR THE
TOWN OF INNISFIL**

Part of Lot 25, Concession 11 – 881 Mapleview Drive

&

Part Of Lots 21 - 24, Concession 8 - 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Town of Innisfil consists of three (3) parts:

- PART A – THE PREAMBLE** - Consists of the purpose, location and basis for the Amendment, and does not constitute part of the actual Amendment

- PART B – THE AMENDMENT** - Which sets out the actual Amendment consisting of the text and Schedule “A” which constitutes Amendment No. XX to the Official Plan for the Town of Innisfil

- PART C – THE APPENDICES** - Consists of information pertinent to this Amendment in the form of background information. This Section does not constitute part of the actual Amendment

AMENDMENT NO. 3
TO THE
OFFICIAL PLAN FOR THE
TOWN OF INNISFIL
Part of Lot 25, Concession 11 – 881 Maplevue Drive
&
Part of Lots 21 - 24, Concession 8 - 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad

<u>INDEX</u>	<u>PAGE</u>
The Constitutional Statement	(i)
<u>PART A – THE PREAMBLE</u>	
1. PURPOSE.....	1
2. LOCATION.....	1
3. BACKGROUND.....	1
4. BASIS.....	1
<u>PART B – THE AMENDMENT</u>	
1. INTRODUCTION.....	4
2. PURPOSE.....	4
3. SCOPE.....	4
4. DETAILS OF AMENDMENT.....	4
5. IMPLEMENTATION.....	4
6. INTERPRETATION.....	6
Schedule “A”.....	7
<u>PART C – THE APPENDICES</u>	

PART A – THE PREAMBLE

1. PURPOSE

The purpose of this Official Plan Amendment is described as follows:

To redesignate a portion of the subject lands from “Agricultural Area” to “Rural Area”, shown on Schedule A and attached hereto. No changes are proposed the Key Natural Heritage and Key Hydrological Features.

2. LOCATION

The lands affected by this Amendment are located (IMDL) south west corner of Maplevue Drive and 25 Sideroad and 9th Line, and are legally described as Part of Lot 25, Concession 11 in the Town of Innisfil and known municipally as 881 Maplevue Drive and (Pratt) at the south-east corner of 20 Sideroad and 9th Line, and are legally described as Part of Lots 21 -24, Concession 8 in the Town of Innisfil and known municipally as 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad.. The lands are shown more precisely on Schedule “A” attached to this Amendment. The subject lands contain environmentally designated lands and those designations will remain intact.

3. BACKGROUND

The subject lands (IMDL) are located at Part of Lot 25, Concession 11, at the south west corner of Maplevue Drive and 25 Sideroad, and are known municipally as 881 Maplevue Drive. The total area of the subject lands is 35.25 hectares.

The subject lands (Pratt) are located at Part of Lots 21 -24, Concession 8, at the south east corner of 20 Sideroad and 9th Line, and are known municipally as 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad. The parcels total approximately 134.85 hectares in size.

The purpose of the Official Plan Amendment is to redesignate a portion of the subject lands from “Agricultural Area” to “Rural Area”. All environmental designations to remain the same.

4. BASIS

IMDL Lands

On January 17, 2018, the Town of Innisfil passed By-law No. 007-18 to adopt the Town of Innisfil's new “Our Place” Official Plan under Section 26 of the Planning Act, as amended. The Town adopted new Official Plan designates the IMDL lands as Rural Area on Schedule “B”, Land Use. Through discussions with the landowner the site has been previously used as an aggregate extraction area and therefore, not capable of agricultural

production. Through the viewing of historical aerial imagery and site walk with Town staff and the Lake Simcoe Region Conservation Authority it can be confirmed that this was the previous use of the area of lands to be redesignated as “Rural Area”.

The County Staff report (Item CCW-2018-482) to Committee of the Whole dated September 25, 2018 recommended the Town of Innisfil Official Plan, as adopted by the Town of Innisfil By-law No. 007-18 on January 17, 2018, as modified by Schedule 3 to Item CCW-2018-482, be approved.

Policy 4.2.6.8 of the 2019 Growth Plan policy provides that “... provincial mapping of the agricultural land base does not apply until it has been implemented in the upper-or single-tier official plan. Until that time, prime agricultural areas identified in upper and single-tier official plans that were approved and in effect as of July 1, 2017 will be considered the agricultural land base for the purposes of this Plan”. Policy 4.2.6.9 further states that upper and single-tier municipalities may refine the provincial agricultural land base through a municipal comprehensive review. While the provincial Agricultural System land base mapping identifies the IMDL lands as Prime Agricultural Area, the 2019 Growth Plan policy 4.2.6.8 specifically states that the provincial mapping does not apply until it has been implemented into the County’s Official Plan. The provincial agricultural system mapping has not yet been implemented into the County’s Official Plan.

Therefore, (as a result of this combined “Rural and Agricultural” County OP designation and 1997 County OP policy 3.6.4,) a designation of Rural Area in the Town’s Official Plan conforms with the in-force County designation as required by 2019 Growth Plan policy 4.2.6.8.

The Growth Plan policy 4.2.6.8 recognizes prime agricultural areas in effect as of July 1, 2017 in upper- and single-tier Official Plans. There is no reference to lower-tier Official Plans, nor is there any Growth Plan policy that would restrict or prevent new or amended lower-tier Official Plans from redefining the limits of agricultural and rural areas where such redefinition is in accordance science, and is consistent with the PPS, conforms to the Growth Plan and the in-effect County Official Plan. This is what the Town of Innisfil has done, based on the historical use of the subject lands for aggregate extraction, by redesignating the IMDL lands from “Agricultural Area” (in the “old” Town Official Plan) to “Rural Area” (in the new Town Official Plan), which has been approved by the County.

The Town Official Plan Amendment seeks to implement the “Rural Area” designation on the subject lands to be consistent with the Town’s adopted ‘Our Place’ Official Plan and the in force County land use policies.

Additionally, as shown on the Town’s adopted ‘Our Place’ Official Plan on Schedule B: Land Use; there is approximately 0.92 hectares of the subject lands that is designated “Agricultural Area”. These lands contain a permanent stream which could provide for fish habitat which by definition meets the criteria for classifying those areas of the subject lands as part of the Natural Heritage System. It is an objective of the Town’s ‘Our Place’ Official Plan in Section 17 to maintain, restore and enhance the ecological function of natural heritage features and where possible, improve their functional connections (e.g. improve

the ability for flora and fauna to move within the Natural Heritage System) and to identify surface water features, ground water features, hydrologic functions, Key Natural Heritage Features and Key Hydrologic Features, and the linkages and related functions among them, which are necessary for the ecological and hydrological integrity of the Town's watersheds. Therefore, included in this Amendment these lands will be redesignated to "Key Natural Heritage Features and Key Hydrological Features" as shown on Schedule 'A' of this Amendment.

Pratt Lands

On January 17, 2018, the Town of Innisfil passed By-law No. 007-18 to adopt the Town of Innisfil's new "Our Place" Official Plan under Section 26 of the Planning Act, as amended. The Town adopted new Official Plan designates the Pratt lands as Rural Area on Schedule "B", Land Use. The Agricultural Assessment Report prepared by AgPlan Limited, dated May 2017, that was submitted to the Town as part of the process leading up to the Town's adoption of the Official Plan, and which supports the designation of the Pratt lands as "Rural Area". The County Staff report (Item CCW-2018-482) to Committee of the Whole dated September 25, 2018 recommended the Town of Innisfil Official Plan, as adopted by the Town of Innisfil By-law No. 007-18 on January 17, 2018, as modified by Schedule 3 to Item CCW-2018-482, be approved.

Policy 4.2.6.8 of the 2019 Growth Plan policy provides that "... provincial mapping of the agricultural land base does not apply until it has been implemented in the upper-or single-tier official plan. Until that time, prime agricultural areas identified in upper and single-tier official plans that were approved and in effect as of July 1, 2017 will be considered the agricultural land base for the purposes of this Plan". Policy 4.2.6.9 further states that upper and single-tier municipalities may refine the provincial agricultural land base through a municipal comprehensive review. While the provincial Agricultural System land base mapping identifies the Pratt lands as Prime Agricultural Area, the 2019 Growth Plan policy 4.2.6.8 specifically states that the provincial mapping does not apply until it has been implemented into the County's Official Plan. The provincial agricultural system mapping has not yet been implemented into the County's Official Plan.

Therefore, (as a result of the combined "Rural and Agricultural" County OP designation and 1997 County OP policy 3.6.4,) a designation of Rural Area in the Town's Official Plan conforms with the in-force County designation as required by 2019 Growth Plan policy 4.2.6.8.

The Growth Plan policy 4.2.6.8 recognizes prime agricultural areas in effect as of July 1, 2017 in upper- and single-tier Official Plans. There is no reference to lower-tier Official Plans, nor is there any Growth Plan policy that would restrict or prevent new or amended lower-tier Official Plans from redefining the limits of agricultural and rural areas where such redefinition is in accordance with science, and is consistent with the PPS, conforms to the Growth Plan and the in-effect County Official Plan. This is what the Town of Innisfil has done, based on the scientific analysis contained in the AgPlan Report, by redesignating the Pratt lands from "Agricultural Area" (in the "old" Town Official Plan) to "Rural Area" (in the new Town Official Plan), which has been approved by the County.

The Town Official Plan Amendment seeks to implement the “Rural Area” designation on the subject lands to be consistent with the Town’s adopted ‘Our Place’ Official Plan and the in force County land use policies.

PART B – THE AMENDMENT

1. INTRODUCTION

Part B – The Amendment, consisting of the following text and the attached Schedule “A”, constitutes Amendment No. XX to the Official Plan of the Town of Innisfil.

2. PURPOSE

The purpose of the Official Plan Amendment is described as follows:

To redesignate part of the subject lands from “Agricultural Area” to “Rural Area”, shown on Schedule “A” attached hereto to facilitate the future development of this portion of the lands for residential uses.

3. SCOPE

The lands subject to this Amendment are legally known as Part of Lot 25, Concession 11, in the Town of Innisfil, and known municipally as 881 Mapleview Drive and Part of Lots 21 – 24, Concession 8, in the Town of Innisfil, and known municipally as 1187 9th Line, 1309 9th Line, 1321 9th Line, 1335 9th Line, 1349 9th Line and 0 20 Sideroad.

The subject lands (IMDL) have frontage on Mapleview Drive and 25 Sideroad, and an area of approximately 35.25 hectares. The subject lands have previously been used for aggregate extraction and environmental protection. The subject lands (Pratt) have frontage on 9th Line and 20 Sideroad, with a total area of approximately 134.85 hectares. The subject lands have previously been used for agricultural purposes, rural residential uses and environmental protection.

4. DETAILS OF THE AMENDMENT

The Town of Innisfil Official Plan is hereby amended as follows:

a) That the subject lands be redesignated to 18.4 – Rural Area

- i) That all the provisions in Section 18.4 – Rural Area; apply to the subject lands.

5. IMPLEMENTATION

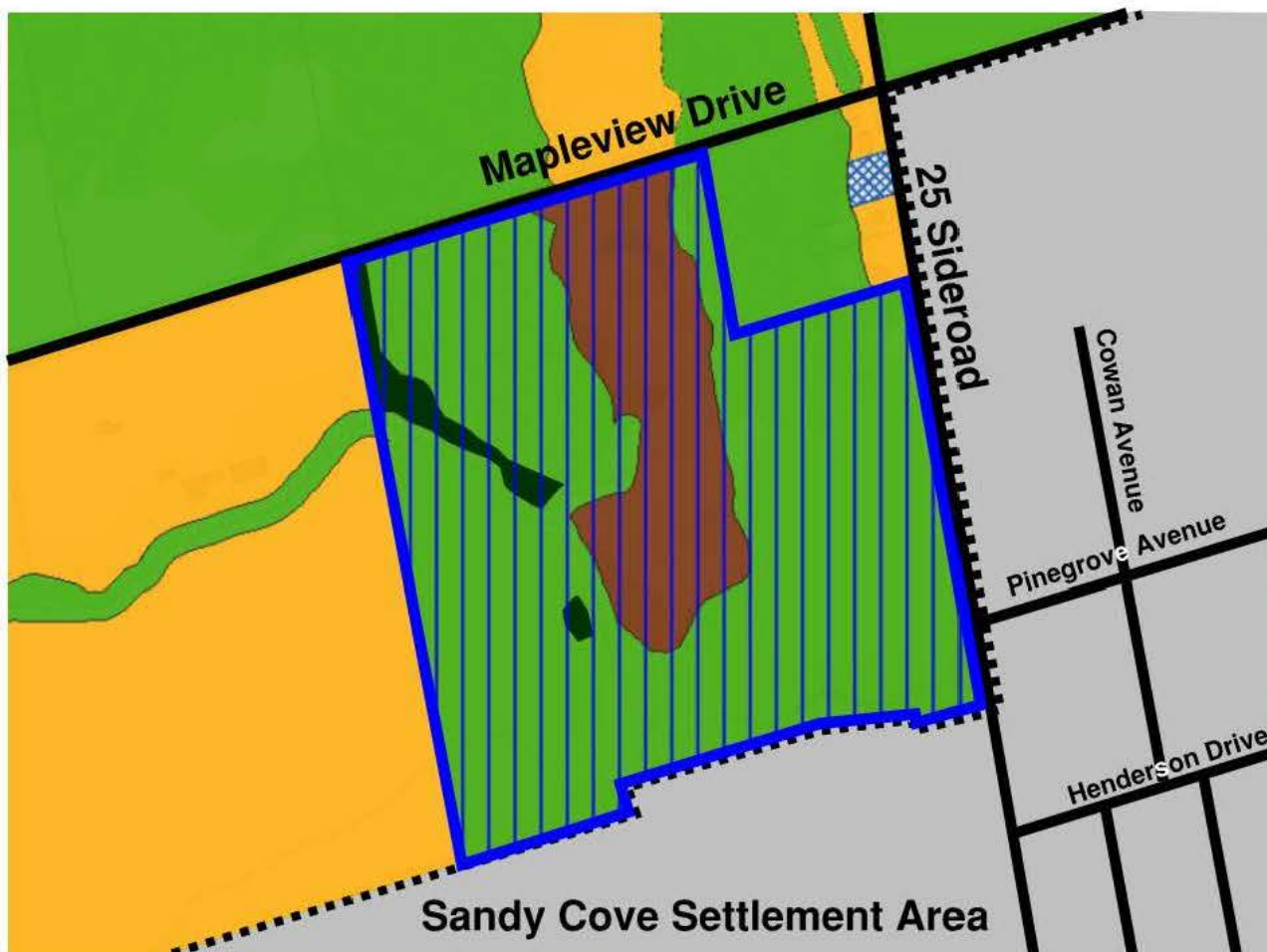
This Amendment to the Official Plan for the Town of Innisfil shall be implemented by Section 22 of the Town's 'Our Place' Official Plan.

6. INTERPREATION

The provisions set forth in the Official Plan of the Town of Innisfil, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment, and may more specifically be set out or implied within policies contained herein.

Unless precluded, altered or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule "A".

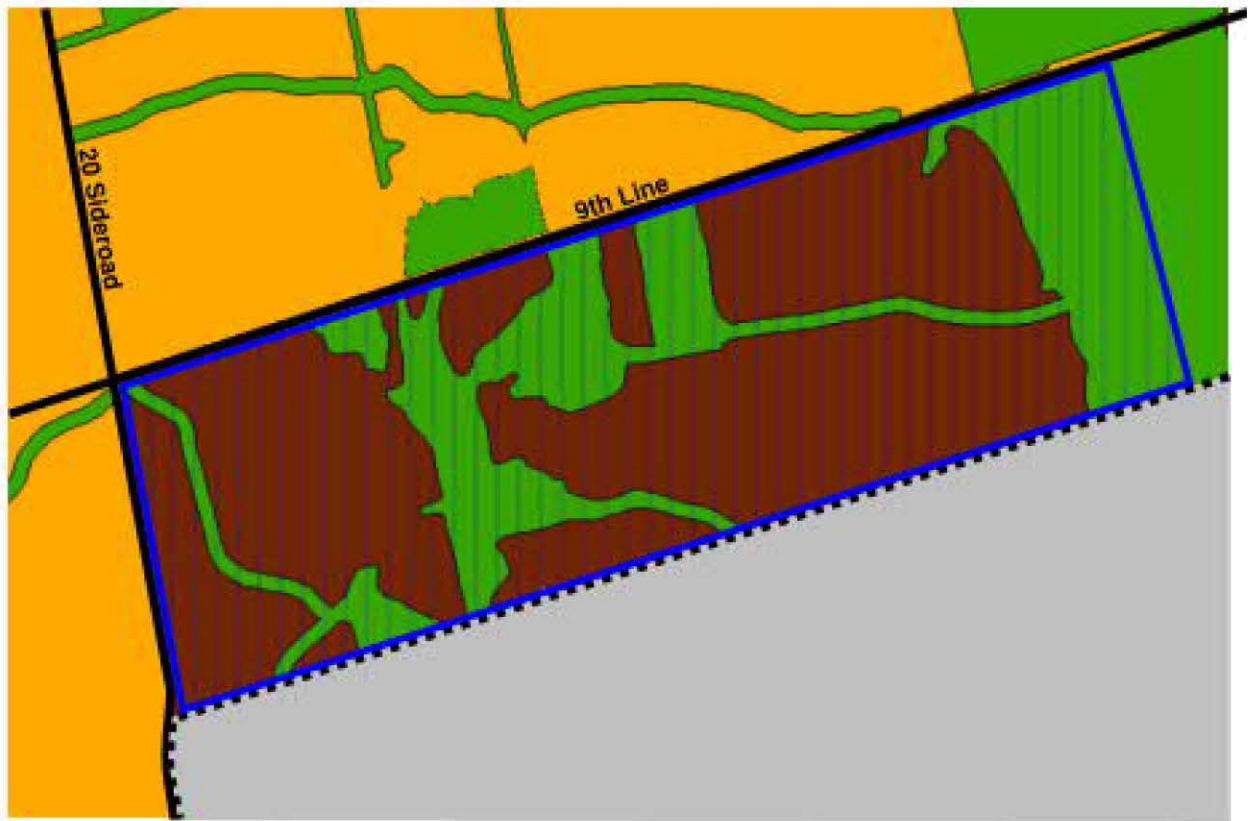
Schedule "A" – Official Plan Amendment No. 3:



-  Lands subject to the Official Plan Amendment
-  Agricultural Area to be designated Rural Area
-  Agricultural Area to be designated Key Natural Heritage Feature and Key Hydrologic Feature Area
-  Lands to remain Key Natural Heritage Feature and Key Hydrologic Feature Area
-  Lands to remain Agricultural Area
-  Sandy Cove Settlement Area



Schedule "A" – Official Plan Amendment No. 3 (continued):



Lands subject to the Official Plan Amendment



Agricultural Areas to be designated Rural Area



Lands to remain Key Natural Heritage Feature and Key Hydrologic Feature Area



Alcona Settlement Area

