



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. A-007-2025**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Benjamin Craig**, Applicant on behalf of **Simcoe County District School Board, Owner**, for a minor variance from Zoning By-law 080-13, pursuant to Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

The subject properties are described legally as **INNISFIL CON 7 N PT LOT 23** known municipally as **1206 Corm St** and is zoned **“Mixed Use (MU1)”**.

The applicant is seeking relief from Section 5.2b(3) of the Zoning By-Law which requires that any lot directly abutting Innisfil Beach Rd will be considered the front lot line (front yard). The applicant is seeking relief from this section, proposing Corm St to be considered the front lot line (front yard).

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, May 15, 2025, at 6:30 PM.**

To participate in the hearing and/or provide comments, you must register by following the link below or scanning the above QR code:

<https://innisfil.ca/en/building-and-development/committee-of-adjustment-hearings.aspx>

Requests can also be submitted in writing to: Town of Innisfil Committee of Adjustment, 2101 Innisfil Beach Road, Innisfil, Ontario, L9S 1A1 or by email to planning@innisfil.ca.

If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing a decision to the Ontario Land Tribunal (OLT).



Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **April 24, 2025**

Sarah Burton Hopkins,
Secretary Treasurer
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New Alcona Elementary School – Minor Variance

Planning Justification Report

1206 Corm Street, Alcona

Prepared by: Simcoe County District School Board

April 9, 2025

1.0 Introduction

The Simcoe County District School Board (SCDSB) is pleased to submit a Minor Variance (MV) application to facilitate the development of a new public elementary school located at 1206 Corm Street. The new public elementary school is proposed with 613 pupil places and will contain classrooms, kindergarten rooms, and gym facilities. The proposed development will enable the SCDSB to continue accommodating the community's existing and forecasted elementary student population in a timely manner.

The subject property is located at 1206 Corm Street in the Primary Settlement Area of Alcona and is owned by the Simcoe County District School Board (the Board). The proposed new public elementary school is required to address accommodation pressures within the Town of Innisfil. The SCDSB currently operates seven (7) public elementary schools and one (1) public secondary school within the Town of Innisfil. Nearly all of the public elementary schools within the Town of Innisfil are over capacity and unable to accommodate additional students occurring from new growth, while some of the schools also face limitations due to the lack of public water and wastewater servicing systems. The proposed new public elementary school is well located within the Primary Settlement Area with access to full municipal water and sanitary servicing, has good access by active transportation and vehicle, and will help assist with the current elementary student growth pressures in the greater Town of Innisfil area.

The purpose of the Minor Variance application is to seek relief from the following sections of the Zoning By-law:

1. Section 5.2b (3) regarding that any lot lone fronting Innisfil Beach Road will be considered the front lot line and shall have a maximum front yard setback of 4 metres shall not apply to a public elementary school use.
2. Section 5.2b regarding the minimum building height of 7.5 metres shall not apply to portable classroom structures.
3. Section 5.2b.1 (6) – In-ground waste storage containers for a public elementary school use will be located outside.

2.0 Subject Lands and Surrounding Uses

The subject property is municipally addressed as 1206 Corm Street and is located within the Primary Settlement Area of Alcona, as shown on Schedule B1 of the Town's Official Plan. The subject property is a through lot bounded by Innisfil Beach Road to the north and Corm Street to the south.

The surrounding land uses are described as follows:

- North: Innisfil Beach Road; low density residential uses
- East: general commercial retail and service uses
- South: Corm Street; low density residential uses and Environmental Protection lands
- West: general commercial retail and service uses; low density residential uses

The subject property is currently vacant. The property is approximately 2.34 hectares in area and is located in the Downtown Commercial Area in Alcona. The subject property is accessible by active

transportation with sidewalks abutting the property along Innisfil Beach Road and Corm Street and is also accessible by vehicle through both frontages.



3.0 Proposal and Rationale

Despite any lot lines abutting Innisfil Beach Road always being considered the front yard of the lot, the new public elementary school on the subject property is proposed to be located with the primary access and entrance fronting Corm Street, on the south side of the subject property. The proposed footprint and layout is intended to maximize the use and efficiency of the site, ensuring that sufficient green play fields and play areas, parking, the bus loop and kiss and ride, and space for future portable classrooms can be accommodated on the site. Locating the primary bus and vehicular access off of Corm Street also focuses traffic away from Innisfil Beach Road, which reduces traffic impacts on Innisfil Beach Road, disperses vehicular traffic around the subject property, and improves safety for students accessing the site.

As such, a MV is required to permit the school building to recognize Corm Street as the front lot line and eliminate the maximum required setback, reduce the principle building height provision of the MU1 Zone for portable classrooms and recognize that the proposed in-ground waste storage containers for a school may be located outside of the building. The requested MVs will allow for the school to front onto the less busy Corm Street and allow for the busses to access the site without affecting the flow of traffic on Innisfil Beach Road. This will permit the development of the subject property with a new public elementary school that will accommodate student growth in the Town of Innisfil, ensuring that adequate school facilities are available in a timely manner.

4.0 Planning Analysis

4.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS), 2024, came into effect on October 20, 2024. This document provides policy direction on matters of provincial interest to ensure the appropriate

development of communities. The PPS has a housing-first focus but also includes language around creating opportunities for economic development and job creation, protecting the environment and other natural resources, and planning for appropriate infrastructure to accommodate current and future needs. The policies support the development of healthy, livable, and complete communities to enhance the quality of life of Ontarians.

Chapter 1 of the PPS includes a vision for Ontario's Land Use Planning System. It identifies that the land use planning framework will shape how our communities grow and prosper, and notes that optimizing investments in public service facilities, "will support convenient access to housing quality employment, services and recreation for all Ontarians."

Policy 2.1.6 of the PPS states that,

Planning authorities should support the achievement of *complete communities* by:

- a) Accommodating an appropriate range and mix of land uses, *housing options*, transportation options with *multimodal access*, employment, *public service facilities* and other institutional uses (including schools...), recreation, parks and open space, and other uses to meet long term needs;

Schools, which are considered public service facilities under the PPS, are to be accommodated for to support the achievement of complete communities and are to be designed to accommodate long term needs. The proposed Minor Variance will facilitate the construction of a new public elementary school that will contribute to the progress of Alcona into a complete community and will alleviate some of the existing accommodation pressures on existing schools in the area in order to meet long term school accommodation needs.

Section 2.3.1 of the PPS discusses general policies for settlement areas, with policy 2.3.1.1 specifically noting that settlement areas are to be the focus of growth and development. The PPS also calls for prioritizing planning and investment in necessary public service facilities to support the achievement of complete communities in policy 2.3.1.3. The proposed development is on an existing lot of record within the Primary Settlement Area of Alcona and will contribute to Alcona's development into a complete community.

The PPS provides direction regarding strategic growth areas in Section 2.4. Planning authorities are encouraged to identify and focus growth and development in strategic growth areas under policy 2.4.1.1. In order to support the achievement of complete communities, strategic growth areas are to be planned as focal areas for education and other uses under policy 2.4.1.2.b). Policy 2.3.1.3.a) also notes that planning authorities should prioritize planning and investment for public service facilities in strategic growth areas. The subject property at 1206 Corm Street is located within a strategic growth area as identified on Schedule A of the Town of Innisfil's Official Plan. The development of a new public elementary school on the subject property would support the strategic growth area in becoming a complete community and aligns with the direction found in policy 2.3.1.3.a) regarding prioritizing planning and investment in public service facilities within the strategic growth area.

Chapter 3 of the PPS deals with Infrastructure and Facilities, with 3.1 specific to Infrastructure and Public Service Facilities. Policies within this section include requiring the provision of public service

facilities in an efficient manner that accommodates current and projected needs and that schools should be considered and encouraged in strategic growth areas. The proposed MVs will permit the subject property, which is located within a strategic growth area, to be developed with a new public elementary school that will alleviate some current and future accommodation pressures in the Town of Innisfil.

The proposed Minor Variance is consistent with the Provincial Planning Statement.

4.3 Simcoe County Official Plan (2016)

The Simcoe County Official Plan (SCOP) was adopted in 2008 and approved by the Ontario Municipal Board in 2016. The SCOP provides guiding policies for development and land use planning decisions which consider economic, social, and environmental impacts. The subject property is located within the Settlement Area of Alcona, as identified on Schedule 5.1 of the SCOP. As shown on the various schedules of the SCOP, the subject property does not contain: aggregate resources; streams, watercourses or wetlands; any Areas of Natural and Scientific Interest (ANSI); Wellhead Protection Areas or Surface Water Intake Protection Zones; Highly Vulnerable Aquifers; Significant Groundwater Recharge Areas; and is not located in the Greenbelt or Oak Ridges Moraine.

Schools are considered Community Facilities as outlined in Section 4.2 of the Simcoe County Official Plan. Section 4.2.1 directs most community facilities to settlements, with the exception of public service facilities, which may be located outside of settlements. In addition to being a community facility, a school is also considered a public service facility. Policy 4.2.2 states that community facilities shall be connected to municipal sewage and water services, where available. The subject property is located in the Primary Settlement Area of Alcona and has access to full municipal sewage and water services.

Section 3.2 of the Official Plan describes Population and Employment Projections/Allocations. Policies 3.2.3 through 3.2.14 specifically discuss the growth management framework for the County. Local municipalities are required to incorporate policies for Settlements that include strategies to, “ensure the logical and orderly progression of development... and time the provision of infrastructure and public services facilities required to meet current and projected needs.” Policy 3.5.16 mirrors this requirement. The proposed MV’s will facilitate the development of a new public elementary school which is required to meet the current and future projected accommodation needs within the Town of Innisfil.

The proposed MVs confirms with the policies of the County of Simcoe Official Plan.

4.4. Town of Innisfil Official Plan (2018)

The Town of Innisfil Official Plan was adopted by Innisfil Council on January 17, 2018. The Council for the County of Simcoe approved the Official Plan on October 9, 2018. The Official Plan combines land use planning direction with policies supporting placemaking, community character, and social connections while managing growth and development in the municipality.

The subject property is designated Downtown Commercial Area on Schedule B1 of the Official Plan. Specific policies regarding the Downtown Commercial Area are found in Section 11.2 and

generally emphasize that the Downtown Commercial Area is to be the “commercial heart” of the settlement where people come to shop, work and gather. The designation is intended to provide the “broadest range of retail and services”. Permitted uses in the Downtown Commercial Area include community and institutional uses under policy 11.2.2 x), which includes a public school use. The proposed MVs would permit the development of a new public elementary school that is a permitted use within the Downtown Commercial Area.

Section 11 of the Official Plan outlines more general policies for Urban Commercial Areas, which includes Downtown Commercial Areas. Objectives for Urban Commercial Areas include planning for successful and vibrant commercial areas that are key place making destinations, with recognition that Downtown Commercial Areas shall be developed as central focal points and include safe and convenient pedestrian, transit, and vehicular connections. The proposed development of the new public elementary school at 1206 Corm Street creates a key destination for residents that is nearby to other services and amenities, and is well connected with existing pedestrian, cyclist, and vehicular accesses from both Innisfil Beach Road and Corm Street.

Policy 11.1.14 states that within Downtown Commercial Areas, “no parking, driveways, lanes or aisles should be permitted between buildings and the street.” In relation to the subject property, it is understood that based on Table 5.2b (3) the intent of this policy is to ensure that parking, driveways, lanes and aisles are not located in the main front yard between buildings and Innisfil Beach Road. The proposed elementary school will not have any parking area or driveway located directly between the school building and Innisfil Beach Road as the SCDSB is proposing a bus loop and some parking spaces between the proposed new school building and Corm Street. This configuration is required to ensure that buses and private vehicles are located as far away from school play fields and play areas as possible, which increases safety for students on site. The configuration also ensures a functional site that includes all necessary components on site, including play fields and play areas, parking, the bus loop and kiss and ride, and space for future portable classrooms.

The Official Plan also includes policies in Urban Commercial Areas related to built form. Policy 11.1.17 requires that development incorporate sustainability, including energy and resource efficiency, while policy 11.1.18 notes the importance of ensuring interesting and active building facades. Policy 11.1.22 encourages a consistent minimal and maximum setback to promote a pedestrian scale. The SCDSB is supportive of sustainability efforts, and as owner/operator of our school buildings is heavily invested in optimizing building system efficiency to improve the sustainability and cost-effectiveness of our schools and facilities. The proposal recognizes this by containing active building facades, ample landscaped open spaces and modern building materials to ensure sustainability. However, the proposed footprint of the school is also required to ensure that the site functions safely for students and efficiently and that all required components, such as play fields and play areas, parking, the bus loop and kiss and ride, and space for future portable classrooms, can be provided on site.

The Official Plan also requires off-street parking in the Downtown Commercial Areas in policy 11.1.23 and that parking should be located to the rear, side, or interior of the lot in policy 11.1.25. Policy 11.1.29 speaks to locating accesses to off-street parking where interference with street traffic is minimized and not close to major intersections, and policy 11.1.30 requires dedicated

vehicle stopping areas for pick-up/drop-off. The proposed MVs permits the development of the new public elementary school at 1206 Corm Street with parking spaces located in the side and rear yards, and a dedicated bus loop and private vehicle kiss and ride have been provided on site to serve the school. A single, right in right out entrance is proposed at Innisfil Beach Road, while two accesses are located at Corm Street. The proposed off-street parking spaces and on site bus and vehicle loading areas minimize traffic impacts along Innisfil Beach Road and disperse traffic around the subject property. This increases safety for students and families accessing the school as well as those using the surrounding road network.

The Official Plan requires that all development in the commercial designations be subject to Site Plan Control as per policy 11.1.34. A Site Plan Control application is currently being completed for the proposed new public elementary school and is anticipated to be processed concurrently with the Minor Variance.

Section 9 of the Official Plan describes policy related to settlements and growth management. This includes directing the vast majority of growth and development to strategic growth areas and the Primary Settlement Area that has existing municipal water and wastewater systems, to ensure that growth in settlement areas contributes to enhancing place making and a sense of place within each community, and to strengthen the role of settlement areas in providing social services for residents. The subject property is located within the Primary Settlement Area of Alcona and is also within a strategic growth area as illustrated on Schedule A. The proposed MVs would permit the construction of a new public elementary school within the Alcona Primary Settlement Area, on an existing lot that will be serviced with municipal water and wastewater systems. Specific policies for the Primary Settlement Area of Alcona are outlined in Section 9.2. Policy 9.2.2 directs a significant portion of population and employment growth to the strategic growth areas in Alcona. Policy 9.2.3 provides that Alcona develop as a complete community that promotes the efficient use of land, while policy 9.2.5 speaks to Alcona consisting of a vibrant mixed use downtown that functions as a key place making destination. The proposed MVs would facilitate the development of a new public elementary within a strategic growth area of Alcona. It will enhance the community of Alcona as a complete community by providing a new required educational facility on an existing vacant lot within the Downtown Commercial Area.

Various intensification policies are included in Section 9.9. Policy 9.9.2 encourages infill and intensification in the built-up areas of Alcona; the new public elementary school will intensify an existing vacant lot within the built up area of Alcona. The new public elementary school is a two storey building located on a large lot in the Downtown Commercial Area that meets all setbacks from abutting residential development. Policy 9.9.7 also requires that traffic, noise and parking impacts be mitigated to avoid negative impacts on adjacent neighbourhood streets. The site plan for the proposed new public elementary school provides parking and driveways away from existing residential development on the west side of the subject property and provides the required number of parking spaces as per the Zoning By-law on site, which ensures school generated traffic and noise will have minimal impacts on nearby residential uses and residential streets.

The Official Plan describes creating social connections through key place making destinations in Section 3. It notes that key destinations include the downtown and commercial areas of each settlement area. The proposed new public elementary school is located in the Downtown

Commercial Area of Alcona and will contribute to the development of the Innisfil Beach Road corridor as a destination for area residents that enhances social connections. A Placemaking Brief has been submitted as part of the concurrent Site Plan Approval Application.

The Official Plan includes multiple policies for public service facilities within Section 23, including that existing and future public service facilities in settlement areas be prioritized (policy 23.1.14), and that public service facilities are directed towards settlement areas and shall be permitted in any settlement area designation (policy 23.1.16). The proposed MVs would permit the development of a new public service facility, a public elementary school, within the Primary Settlement Area of Alcona and specifically within the Downtown Commercial Area.

The proposed MVs conforms with the policies of the Town of Innisfil Official Plan.

4.5 Town of Innisfil Zoning By-law 080-13

A Zoning By-law is the main tool for a municipality to implement the policies in the Official Plan. The subject property is zoned Mixed Use 1 (Alcona) Zone (MU1) in Comprehensive Zoning By-law 080-13. A school is a permitted use in the MU1 Zone, as per Table 5.1.

The proposal is seeking relief from Section 5.2b (3) of the Zoning By-law to allow a public elementary school to utilize the frontage on Corm Street as the front lot line. This will allow Corm Street to function as the front yard of the property and remove the maximum required front yard setback of 4.0 metres for Innisfil Beach Road as it will not be considered the front lot line. Secondly, the proposal is seeking relief from Section 5.2b regarding minimum principle building height for portable classroom structures. This will allow the school site to add any future portable classrooms to the property as part of the principal site use. Lastly, the SCDSB is seeking to vary Section 5.2b.1 (6) to allow for proposed in-ground waste storage containers to be located outside of the school building.

The requested MV's are to recognize the unique nature of the site and the proposed institutional use. To ensure student safety and prevent major increases to traffic flows onto Innisfil Beach Road, the proposed elementary school building has been sited to face onto Corm Street. The bus loop and main parking lot entrance and exit have also been designed to flow from Corm Street in order to reduce any impacts on a major Town road such as Innisfil Beach Road. The resulting design allows for the play yard and field area to be visible from Innisfil Beach Road while also being properly screened and safe for future students at the school. All other provisions of the Zoning By-law are satisfied.

By utilizing Corm Street as the front lot line and eliminating the maximum required setback, it will permit the development of a new public elementary school on the site and will ensure the site can function safely and efficiently with all components that need to be provided on site, including play fields and play areas, parking, the bus loop and kiss and ride, and space for future portable classrooms. The proposed layout reduces traffic impacts and potential conflict points on Innisfil Beach Road by providing primary access to the school from Corm Street. This improves safety for students and families accessing the school as well as for other users on the surrounding transportation network.

5.0 Four Tests of a Minor Variance

When considering an application for Minor Variance, the Committee of Adjustment must be satisfied that the proposal satisfies the “four tests” of a Minor Variance, as outlined in Section 45(1) of the *Planning Act*. The following evaluates the proposal against the four tests:

5.1 Is the proposal in keeping with the general intent of the Official Plan?

The subject property is identified as being within the Primary Settlement Area of Alcona and is designated Downtown Commercial Area under Schedule B1 of the Official Plan. The subject property is also located within a strategic growth areas as per Schedule A of the Official Plan. The Downtown Commercial Area includes institutional use, which includes a school, as a permitted use on the subject property. The intent of the designation is to provide a broad range of commercial and community service uses, while emphasizing the development of place making destinations and safe access through a variety of transportation modes, including active transportation. The MVs would permit the development of a new public elementary school, which is a permitted use in the Downtown Commercial Area designation, on the subject property. The requested variances are concluded to be in keeping with the general intent and purpose of the Official Plan.

5.2 Is the proposal in keeping with the general intent of the Zoning By-law?

The subject property is zoned Mixed Use 1 (Alcona) (MU1) under the Town of Innisfil’s Comprehensive Zoning By-law 080-13. As previously noted, an elementary school is a permitted use on the subject property. Section 5.2b of the Zoning By-law contains the required provisions for uses in the MU1 Zone, which includes maximum yard requirements for lots that front onto Innisfil Beach Road. Maximum yard requirements are designed to develop a particular kind of streetscape, generally to ensure that buildings are located very close to the public realm on the sidewalk and to avoid the development of uses that are hostile to pedestrians, such as surface parking lots. The proposed Minor Variance will allow for Corm Street to serve as the front yard of the site and eliminate the maximum required setback, allowing the school to front onto Corm Street. The proposed green play field and play spaces contribute to the pedestrian friendly streetscape and retain green space along Innisfil Beach Road as the area becomes further developed. This also results in primary vehicular access coming from Corm Street, a local road, rather than Innisfil Beach Road, an arterial road. Additional variances for portable classroom height and the location of waste storage bins will support the development of the site as a school property. The requested variances are concluded to maintain the general intent and purpose of the Zoning By-law.

5.3 Is the proposal desirable development of the lands?

The subject property is currently vacant and was previously developed with derelict, overgrown residential structures. The subject property is located in the Primary Settlement Area of Alcona on a large, existing, municipally serviced parcel of land and is accessible by active transportation and by vehicle. The proposed new public elementary school will intensify the land appropriately and alleviate some of the school accommodation pressures at existing schools in the area. The proposed MVs will permit the site to function efficiently with all of the required components on site, including play fields and play areas, parking, the bus loop and kiss and ride, and space for future portable classrooms, while minimizing traffic and safety impacts along Innisfil Beach Road. The

area along Innisfil Beach Road will be maintained and landscaped as green play fields and play areas with trees and an outdoor learning space. Thus, a pedestrian friendly streetscape along Innisfil Beach Road is maintained. Overall, the use of the land as an elementary school site is considered desirable development of the lands.

5.4 Is the proposal minor in nature?

The Minor Variance application seeks relief from Section 5.2b of the Zoning By-law. The proposed variances would permit an exemption for requiring Innisfil Beach Road to be the front yard of the site with a 4.0 metre maximum setback, would allow future portable classrooms to be exempt from the principal building height provisions and would allow for in-ground waste storage containers to be located outside. Given the scale of the subject property and the institutional use proposed, the proposed variances would permit the construction of a new public elementary school site in an efficient manner that incorporates all required components, including play fields and play areas, parking, the bus loop and kiss and ride, and space for future portable classrooms, on site. The yard abutting Innisfil Beach Road would be maintained as green place fields and play areas, including trees and an outdoor classroom, which contributes to the desired pedestrian friendly streetscape along Innisfil Beach Road. As such, the proposed Minor Variances are considered minor in nature.

6.0 Conclusion

In conclusion, the Simcoe County District School Board is requesting a Minor Variance for the above noted MU1 Zone provisions in order to develop the subject property at 1206 Corm Street with a new public elementary school facility. The proposed development will intensify an existing lot of record within the Primary Settlement Area of Alcona that is connected to municipal water and sewer and provide needed elementary school accommodation for Alcona and the Town of Innisfil. The board is of the opinion that the submitted Minor Variances conform to all relevant planning policies contained in the above noted documents and represents good planning by serving the public interest by providing needed school accommodation within the Town of Innisfil.