



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. B-019-2021**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Jonathan Pauk, agent**, on behalf of **Sucession Financial Group Inc., Owner**, for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended for a consent to a conveyance of property for commercial purposes.

The subject property is described legally as **CON 1 N PT LOT 7**, known municipally as **239 Reive Boulevard**, and is zoned “**Environmental Protection (EP) and Commercial Tourist (CT)**”.

**The applicant is proposing to sever a portion of the lot for the purpose of creating a new residential lot. The severed lot will have a proposed lot area of 10.1 hectares. The retained lands will have a proposed lot area of 24 hectares.**

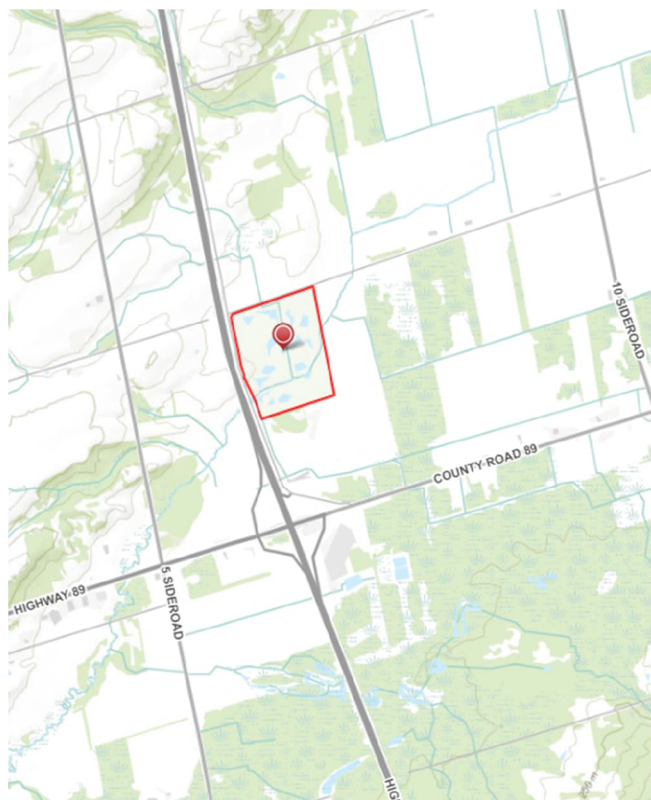
The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, September 21 2023, at 6:30 PM.**

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](mailto: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 Local Planning Appeal Tribunal.



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](mailto:planning@innisfil.ca).

Dated: **September 5, 2023**

Toomaj Haghshenas,  
Secretary Treasurer  
[thaghsheenas@innisfil.ca](mailto:thaghsheenas@innisfil.ca)  
705-436-3710 ext. 3316





# PLANNING JUSTIFICATION **REPORT**

CONSENT APPLICATION

239 REIVE BOULEVARD  
Town of Innisfil

Date:

**May 2021**

Prepared for:

**Succession Financial Group Inc. & Nick Torkos**

Prepared by:

Jamie Robinson, Partner

**MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC)**

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Our File 1404A



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# 1.0 INTRODUCTION

MacNaughton Hermesen Britton Clarkson Planning Limited (“MHBC”) has been retained by Succession Financial Group Inc. and Nick Torkos and to seek approval for the creation of one new lot and one retained lot for the subject property at 239 Reive Boulevard in the Town of Innisfil through the submission of this application for Provisional Consent. The application would facilitate the establishment of a six-hole par three golf course and accessory driving range. The existing golf course would have the number of championship holes decreased accordingly.

The change is proposed to address changing golfer demographic, increase the variety of golf products available and address market conditions.

The subject site is located in the Town of Innisfil, generally northeast of the Highway 400 and Highway 89 interchange. The subject site is north of the Cookstown Tanger Outlets (formerly the Cookstown Outlet Mall), the RV Warehouse, and the Cookstown KOA campground. **(Figure 1)**. The subject site is currently known as the Innisfil Creek Golf Club.

The subject property is designated “Parks and Open Space” and “Key Natural Heritage Features” in accordance with Schedule B: Land Use in the Town’s Official Plan and the majority of the property is subject to a Hazard Overlay. The subject site is zoned “Commercial Tourist (CT)” and “Environmental Protection (EP)” and also subject to a Hazard Overlay in accordance the Town’s Zoning By-law 080-13, as amended.

Access for Severed Lot is proposed to be shared with the existing golf course in the short term, but there is sufficient opportunity for an individual driveway to be established to the lot in the future and this would be subject to the Town’s entrance permit process.

# 2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject site is currently known as the Innisfil Creek Golf Club, an 18 hole championship golf course. The golf course was originally built in 1997, and was subsequently acquired by the current owner in 2004. Since 2004 a clubhouse and full service restaurant have been established on the property. The course is open to both members and the general public. The current use is serviced by private on-site water and sewage services.

The topography of the site is generally flat and even, with changes in fairway width and water features being the defining attributes of the golf course. Aside from ponds that are incorporated into the course design, there is a municipal drain which generally runs north/south on the lot and Innisfil Creek Bisects the subject lands in an east/west direction. Several bridges span the watercourse.

The surrounding land uses include the following and are shown in **Figure 1**:

<b>NORTH</b>	Established farms/agricultural uses.
<b>SOUTH</b>	Commercial uses including the KOA Campground; the RV Warehouse; and, the Cookstown - Tanger Outlets
<b>EAST</b>	Established farms/agricultural uses.
<b>WEST</b>	Reive Boulevard and Highway 400.

# 3.0 DESCRIPTION OF PROPOSAL

The purpose and effect of the provisional Consent application is to create one severed lot and one retained lot. The severed lot is to be used as a 6-hole par 3 golf course with an accessory driving range. The retained lot will be maintained as a golf course containing championship golf holes. Both the severed and retained lots are to be serviced with individual on-site sewage services and individual on-site water services.

The application sketch identifies the location of a future pro shop/snack bar associated with the par 3 facility as well as a parking area. While this use is intended to operate in conjunction with Innisfil Creek Golf Course in the short term, as demonstrated in the consent sketch, the severed lot has the ability to function as a separate golf facility in the future.

A summary of the proposed lot configuration is included in Table 1.

*Table 1: Summary of Proposal Consent Application*

Proposed Lot	Lot Area	Lot Frontage
<b>Retained Lot</b>	<b>24 hectares (59.2 acres)</b>	<b>234.4m (2<sup>nd</sup> Line) 334.6m (Reive Blvd)</b>
<b>Severed Lot 1</b>	<b>10.1 hectares (25 acres)</b>	<b>293.3m (Reive Blvd) 280.8 (2<sup>nd</sup> Line)</b>

It is noted that these lot characteristics are not based on a reference plan and a reference plan will be required as a condition of provisional consent to confirm the lot characteristics.

Please refer to **Figure 2** for the proposed lot configuration sketch.



# 4.0 PLANNING ANALYSIS

The following is a review of the land use policy framework related to the subject lands.

## 4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement 2020 (hereinafter referred to as the “PPS”) is applicable to the Site. The following is a summary of policies within the PPS, which have been reviewed in detail as it relates to the proposal.

Section 1.1.4 of the PPS provides policies for Rural Areas in municipalities. Rural Areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. The subject property is classified as being in a Rural Lands by the PPS due to its Rural designation in the County and Township Official Plans. The PPS, specifically Section 1.1.5.2 g) identifies other rural land uses, as permitted uses on Rural Lands. The existing and proposed golf courses are considered other rural land uses in accordance with the PPS and are a permitted use.

Section 1.6.6.4 provides policies that apply to development on individual wells and septic systems. It states that individual on-site sewage services and individual on-site water services may be used for a new development provided that site conditions are suitable for the long-term provision of such services with no negative impacts. The proposed retained lot will continue to utilize the existing on-site sewage and water services to service the clubhouse. The severed lot has the ability to be serviced by new individual sewage and water services in the future in a location that is located outside of the hazard land area.

Section 2 of the PPS focuses on the wise use and management of resources. Section 2.1 of the PPS states that natural heritage features shall be protected for the long term. The subject property does not contain Areas of Natural or Scientific Interest (ANSI), and there are no Provincially Significant Wetlands on or adjacent (within 120 metres) to the subject property. The existing watercourses could be considered fish habitat, however, there is no development or site alteration proposed as a result of the consent application. Any earth works to the site associated with the repositioning of the course that are outside of existing manicured areas will required site plan approval from the Town and regulatory approval from the NVCA.

Section 3.0 of the PPS contains policies related to directing development away from natural or human made hazards. In accordance with Section 3.1 a portion of the site is identified as being within the Hazard Lands overlay in the Town Official Plan and Zoning By-law. In addition, the majority of the site is within the NVCA regulated area as it is susceptible to flooding.

The proposed golf course use is consistent with the existing use of lands on the site and is permitted by the Zoning By-law. The site sketch identifies that there is sufficient area outside of the flooding hazard to locate the buildings and infrastructure required to support the golf course including a parking area, pro shop/snack bar and sewage disposal system. The proposed consent application does not change the use of land on the subject property. The consent application only results in the creation of two lots, where there is one lot currently.

In considering Sections 3.1.1, 3.1.2 and 3.1.4 of the PPS and the relevant definitions of flood plain, flooding hazards, floodway, and development, the proposed consent application is consistent with the hazard land policies of the PPS. While the consent application on its own is considered “development” in accordance with the PPS, the use and conceptual site plan demonstrate that no buildings or structures are proposed in the hazardous lands, the site can be safely accessed by lands outside of the flood hazard and the use (permitted by the current zoning) would not cause a danger to public health and safety or property damage.

It is noted that as a result of the commercial zoning, the site is subject to Site Plan Control. Any new buildings and structures would be subject to Site Plan Approval from the Town and circulated to the Nottawasaga Valley Conservation Authority (NVCA) for comment.

Based on this review, the proposed consent application is consistent with the policies of the Provincial Policy Statement.

## 4.2 A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020)

The Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the “Growth Plan”) was prepared by the Province to guide the building of stronger, more prosperous communities through the management of growth. The intent of the Growth Plan is to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

The policies contained in the Growth Plan direct development to settlement areas except where the Plan permits otherwise. As outlined in Section 2.2.9 (3) of the Growth Plan, development outside of settlement areas may be permitted on rural lands provided that it is compatible with the rural landscape and surrounding local land uses, will be sustained by rural services and will not negatively affect agricultural uses. The proposed consent application conforms to Section 2.2.9 (3) of the Growth Plan. The proposed new lot facilitates a use that is permitted by the Zoning By-law and is the same use as the existing use on the site. The new lot can be sustained by rural service levels and will not negatively affect agricultural uses in the area.

Section 4 of the Growth Plan contains the natural heritage and resource policies. An objective of the Growth Plan is to plan for the protection of Key Natural Heritage features and Key Hydrologic features. Section 4.2.2.4 clarifies that the Provincial mapping of the Natural Heritage System for the Growth Plan does not apply until it has been implemented in the applicable upper- or single-tier official plan. As a result, the County of Simcoe Greenland mapping reflects the Natural Heritage System for the Growth Plan.

The application for consent does not propose any building or structures in proximity to the key natural heritage features or key hydrologic features and facilitates a use that is permitted by the existing zoning. The site is also subject to Site Plan Control. Any buildings or structures proposed in proximity to a key hydrologic feature or key natural heritage features will required approval from the Town through the Site Plan approval process.

Based on this review, the proposed consent application conforms to the policies contained in the Growth Plan.

## 4.3 County of Simcoe Official Plan

The County of Simcoe Official Plan (County OP) designates the subject property as being “Greenlands” and “Rural” on Schedule 5.1 of the County’s Official Plan (see **Figure 3**). The portion of the site that is designated Greenlands appears applies to Innisfil Creek and the municipal drain.

As per Section 3.7.4 of the County OP, permitted uses within the Rural designation include:

- a) *Those land uses permitted in the Agricultural designation;*
- b) *Development related to the management of 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 golf course use is existing and is classified as an “other rural land use.”

Section 3.8 of the County OP sets out objectives and policies that apply to lands within the Greenlands designation. Applicable objectives of the Greenlands designation are to protect and restore natural features and to sustain natural heritage features for future generations. The portion of the subject property that is designated Greenlands reflects the watercourses that traverse the property and the proposed consent application does not propose any building or structures in the area of the watercourses. The watercourses have been proposed to be maintained on the retained lands, with the exception of the east west municipal drain that parallels the 2<sup>nd</sup> Line.

General development policies for subdividing land across the County are contained in Section 3.3 of the County OP. Specifically, Section 3.3.4 of the County OP requires lots to have appropriate road access. The proposed Severed Lot has the ability to be access from Reive Boulevard in the future at this time the lot is proposed to share an entrance with the Retained Lot. The Retained Lot will utilize existing access and frontage on a year-round municipally maintained roads, being Reive Boulevard.

Section 4.7.6 of the County OP allows for development to occur on individual on-site sewage services and individual on-site water services provided that site conditions are suitable for the long-term provision with no negative impacts. The existing golf course on the proposed Retained Lot will



utilize an existing septic and well. The proposed severed lots are to be serviced by future individual on-site services.

Based on the review and analysis of the County of Simcoe Official Plan, the proposed provisional Consent application conforms to the policies of the County of Simcoe Official Plan.

## 4.4 Nottawasaga Valley Conservation Authority (NVCA)

Portions of the Subject Site have been identified by the NVCA as being subject to the NVCA flood hazard (see **Figure 4**). The conceptual site plan prepared in support of the application identifies an area for parking, a pro shop and snack bar and a septic system that are all outside of the flood hazard and outside of the regulated area.

Although the application would result in one additional lot being located within the flood hazard, the use is permitted by the Zoning By-law and the creation of the new lot would not result in any impact to the flood hazard or public health and safety for the reasons outlined within the PPS section of this Report.

The severed and retained lots will both be subject to Site Plan Control as a result of their commercial zoning. Should any buildings, structures or site alteration be proposed within the flood hazard limits or regulated area, an amendment to the Site Plan Agreement and NVCA permitting will be required.

## 4.5 Town of Innisfil Official Plan

The Town of Innisfil Official Plan was adopted in January 2018 and a decision was made by County of Simcoe Council on October 9, 2018 to approve the Official Plan for the Town of Innisfil. The subject property is located in the "Countryside" in accordance with Schedule A and within the "Parks and Open Space" and "Key Natural Heritage Features and Key Hydrologic Features" designations in accordance with Schedule B: Land Use as shown in **Figure 5**. A portion of the subject property is also located within the Hazard Land Overlay.

Section 1.3 of the Town Official Plan recognizes a goal of the Official Plan is to "Enhance existing and create new parks and open spaces to serve the recreational needs of our residents and as place making destinations." The proposed severed and retained lots are intended to be used as a golf course and a driving range and will continue to serve the recreational needs of the Town.

The portion of the site for the proposed severance is designated as "Parks and Open Space". Section 7 of the Town OP identifies that the objectives of the "Parks and Open Space" designation is to provide for a broad range of parkland, recreation and leisure opportunities, to develop a continuous system of open space and to develop parkland and recreational facilities and services in consultation with local residents and in co-operation with other providers.

Permitted uses within “Parks and Open Space” designation are among other uses identified in Section 7.1, passive and active recreation uses and golf courses. The Retained Lot is to continue to be used as a golf course and the Severed Lot is to be used as a golf course with accessory driving range. The use of the Severed and Retained Lots conforms to the Town Official Plan.

Section 7.10 of the Town OP states that *all new development within the Parks and Open Space designation shall contribute to the achievement of the Town’s strategy for creating great places, as outlined in Section 2.2 of this Plan*. The proposed consent application will facilitate the achievement of three place making strategies of creating a destination for people to gather, providing for a mix of uses and activities, strengthening partnerships to empower individuals as detailed in Section 2.2 of the Official Plan. The fourth goal of building and strengthening partnerships to empower individuals, and community groups is not applicable as the property is not located in an urban area.

Section 7.12 states that *parks will be designed and programmed as gathering places, hubs of neighbourhoods and communities, places to meet friends, places to be entertained and places to recreate according to the four principles of place in Section 2.3*. The existing golf course serves as a gathering place for individuals and the proposed consent application will facilitate the creation of a new lot and a diversification of the golf opportunities by providing a shortened championship course on the Retained Lot and a Par 3 and Driving Range on the Severed Lot.

Section 18.1.1 directs development to settlement areas except for rural uses that are not appropriate in settlement area. Section 18.1.1 directs development outside of settlement areas provided that it is compatible with the rural landscape and surrounding local land uses, will be sustained by rural services and will not negatively affect agricultural uses. The proposed consent application conforms to Section 18.1.1 of the Town’s Official Plan. The creation of one new rural lot is compatible with the rural landscape and surrounding uses. The new lot can also be sustained by rural services and will not negatively affect agricultural uses in the area.

Section 22.8.1 of the Official Plan provides general land division policies. In accordance with these policies, the proposed consent application has regard for Section 51(24) of the Planning Act as follows:

- a) The matters of provincial interest
  - a. No impact on ecological systems
  - b. N/A
  - c. N/A
  - d. The site is development for a golf course currently, the location of the proposed parking area and buildings is an previously disturbed area of the site.
  - e. The site is to be serviced by an individual on-site water service.
  - f. The site is to be serviced by an individual on-site sewage service.
  - g. N/A
  - h. The site is zoned for the proposed use of the Retained Lot and Severed Lot.
  - i. The consent does enables the diversification of an existing private recreational facility.
  - j. N/A
  - k. The proposal would provide additional seasonal employment.
  - l. No negative impact on municipal or provincial economics.
  - m. N/A
  - n. N/A

- o. There is a flood hazard on site, not buildings, structures or site access proposed in the flood hazard.
  - p. N/A
  - q. N/A
  - r. N/A
  - s. N/A
- b) The site is zoned and designate for the use. The consent is not premature.
  - c) For the reasons in this report, the consent conforms to the Official Plan.
  - d) The site is used or a golf course now and will continue to be used as a golf course.
  - e) Access can be provided to the severed lot from Reive Boulevard.
  - f) The lot is a traditional shaped lot.
  - g) The land are zoned for the proposed uses.
  - h) There is a flood hazard on the severed lot. There are no buildings or structures proposed within the flood hazard. The site is subject to site plan control and regulated by the Conservation Authority. Any proposed buildings, structures or site alteration in the flood hazard would be subject to site plan control and a permit from the Conservation Authority.
  - i) Utilities exist to service the existing golf course.
  - j) N/A
  - k) N/A
  - l) N/A
  - m) The site is subject to site plan control. The application sketch identifies suitable areas for parking, buildings and a sewage system to support the use.

Based on this review, the Consent application conforms to the policies contained in the Town of Innisfil's Official Plan and has regard to the matters outlined in Section 51(24) of the Planning Act.

## 4.6 Town of Innisfil Zoning By-law

The subject property is zoned Commercial Tourist (CT) and Environmental Protection (EP) by the Town's Zoning By-law as illustrated in **Figure 6**. The portion of the property that is zoned Environmental Protection reflects the area of the municipal drain. The Commercial Tourist Zone provides for recreational uses and tourism-related commercial uses, such as golf courses. Accessory uses such as driving ranges are also permitted. The uses proposed on both the Severed Lot and Retained Lot are permitted use in accordance with the Zoning By-law.

The majority of the site is in the Hazard Lands overlay. The Hazard Lands overlay exists as the site is susceptible to flooding. No new buildings and structures or expansions to existing buildings and structures, or the removal or placement of fill, is permitted within Hazard Lands without written approval from the Conservation Authority. New buildings are required to be more than 30 metres from the top of bank of any watercourse.

As illustrated in the concept site plan for the proposed severed lot (see **Figure 7**), there is area on the western portion of the site that is outside of the Flood Hazard overlay. This is the location of the proposed parking area, buildings and sewage system.



The Commercial Tourist (CT) Zone requires a minimum lot area of 10,000 square metres (1 hectare) and a lot frontage of 30 metres. The Retained Lot and Severed Lot are well in excess of these minimum standards.

The proposed lots and their future use complies with the Town of Innisfil's Zoning By-law.

# 5.0 CONCLUSION

Based on a detailed review and analysis of all applicable Provincial, County and Town policies, as well as considering the site location, conditions, context and surrounding uses, it is my opinion that the proposed consent application is consistent with and conforms to the applicable planning policies, represents proper and orderly development, and represents good planning.

Respectfully submitted,

**MHBC PLANNING**

A handwritten signature in black ink, appearing to read 'J. Robinson', with a long horizontal flourish extending to the right.

Jamie Robinson, BES, MCIP, RPP  
Partner

# Figures





**Figure # 1**  
**Surrounding Land Uses**

**239 Reive Road**

Part of Lot 7, Concession 1  
Geographic Township of Innisfil  
Town of Innisfil  
County of Simcoe

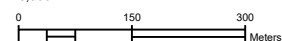
**Legend**

- Subject Land
- Proposed Lots

Date May 2021

Sources  
Subject land boundary from  
Plan of Survey completed by J.D. Barnes Ltd.  
2016 aerial photography from County of Simcoe GIS

Scale - 1:10,000

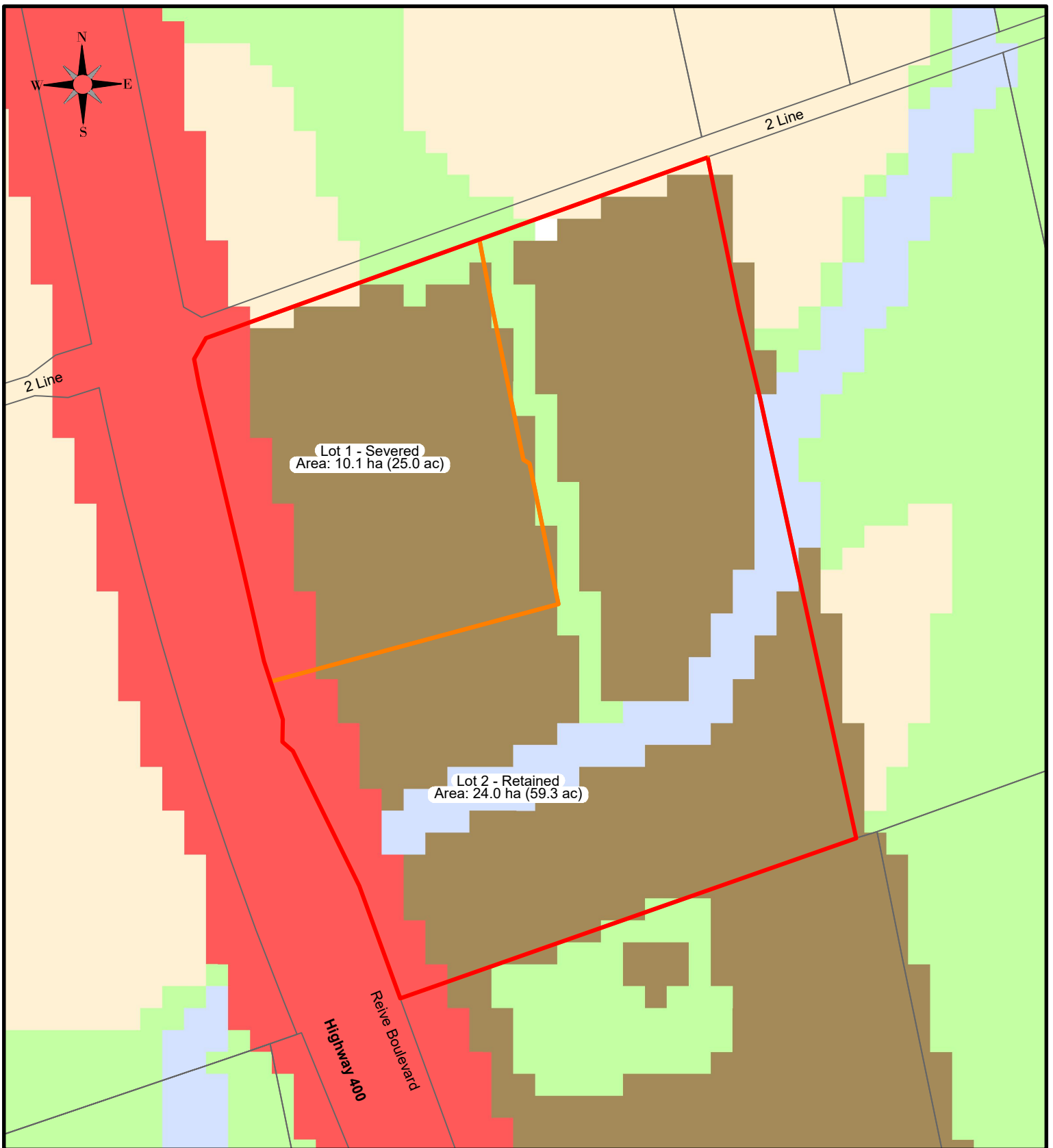


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# Figure # 4 NVCA Mapping

## 239 Reive Road

Part of Lot 7, Concession 1  
Geographic Township of Innisfil  
Town of Innisfil  
County of Simcoe

### Legend

Subject Land

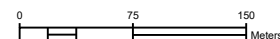
Proposed Lots

NVCA Regulated Area

Date May 2021

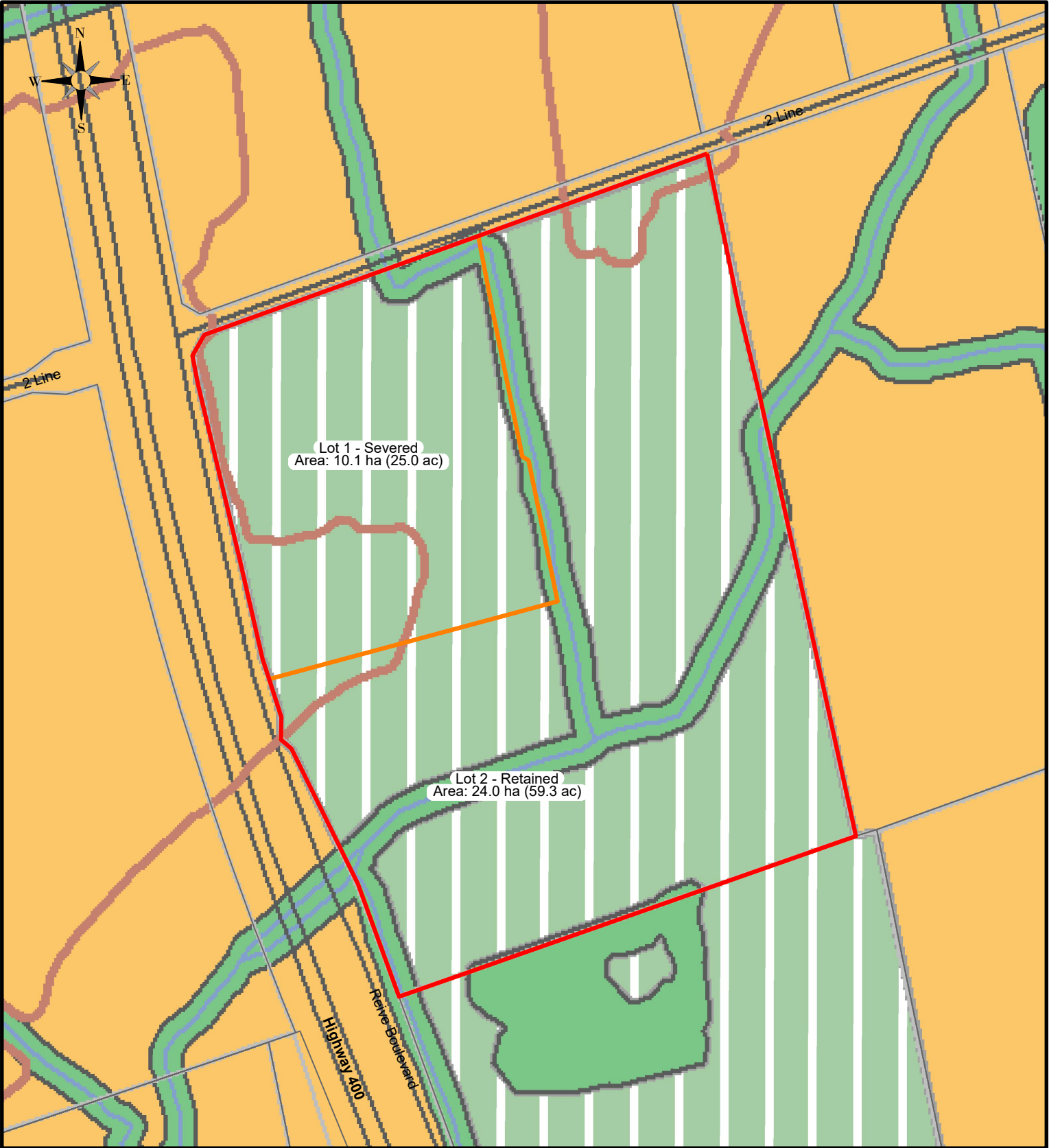
Sources Subject land boundary from  
Plan of Survey completed by J.D. Barnes Ltd.  
2016 aerial photography from County of Simcoe GIS  
NVCA Regulated Area from NVCA's Interactive Data Viewer, May 2021

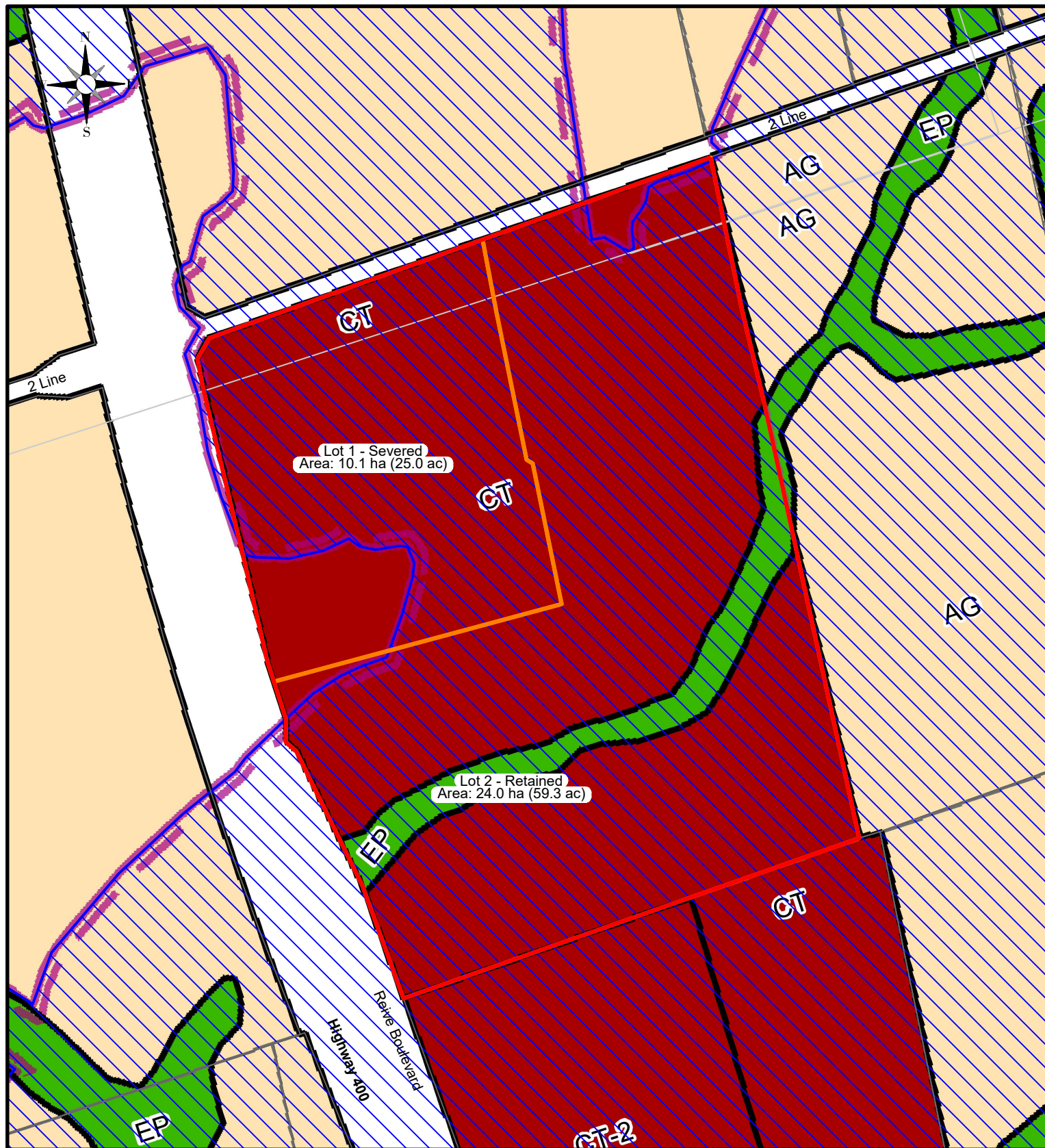
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




**Figure # 6**  
**Zoning**  
 Innisfil Zoning By-law 080-13

**239 Reive Road**

Part of Lot 7, Concession 1  
 Geographic Township of Innisfil  
 Town of Innisfil  
 County of Simcoe

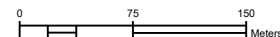
**Legend**

- |  |  |
|--|--|
|  Subject Land                 |  CT - Commercial Tourist Zone   |
|  Proposed Lots                |  AG - Agricultural General Zone |
|  Hazard Land (Regulated Area) |  EP - Environmental Protection  |

Date May 2021

Sources Subject land boundary from  
 Plan of Survey completed by J.D. Barnes Ltd.  
 Town of Innisfil Comprehensive Zoning By-law 080-13  
 Schedule A - Maps 3, 8 and 9, dated July 10, 2013

Scale - 1:5000



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Figure # 7  
Conceptual Site Sketch

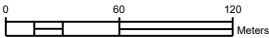
239 Reive Boulevard

Part of Lot 7, Concession 1  
Geographic Township of Innisfil  
Town of Innisfil  
County of Simcoe

Legend

-  Subject Land
-  Proposed Lots
-  Hazard Land (Regulated Area)
-  NVCA Regulated Area

Date	May 2021
Sources	2016 aerial photography from County of Simcoe GIS NVCA Regulated Area from NVCA's Interactive Data Viewer, May 2021 Hazard Land from Zoning By-law 080-13 Schedule A - Maps 3, 8 & 9, July 10, 2013 Subject land boundary and lot boundaries from Plan of Survey completed by J.D. Barnes Ltd.
Scale	1:4000



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