



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-019-2023**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Jessica Kwan, Applicant**, on behalf of **Innisfil Beach Park GP 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 industrial purposes.

The subject properties are described legally as **INNISFIL CON 7 PT LOT 6 RP 51R20977 PART 2 PT PARTS 1 3** and **INNISFIL CON 7 PT LOT 6 RP 51R20977 PT PART 7**, are known municipally as **3575 Innisfil Beach Rd** and **7267 5th Sideroad**, and are zoned as **"Industrial Business Park (IBP)"**.

The applicant is proposing to sever a portion of the lot for the purpose of creating a new industrial lot. The severed lot will have a proposed lot area of 22.51 hectares. The retained lands will have a proposed lot area of 6.81 hectares.

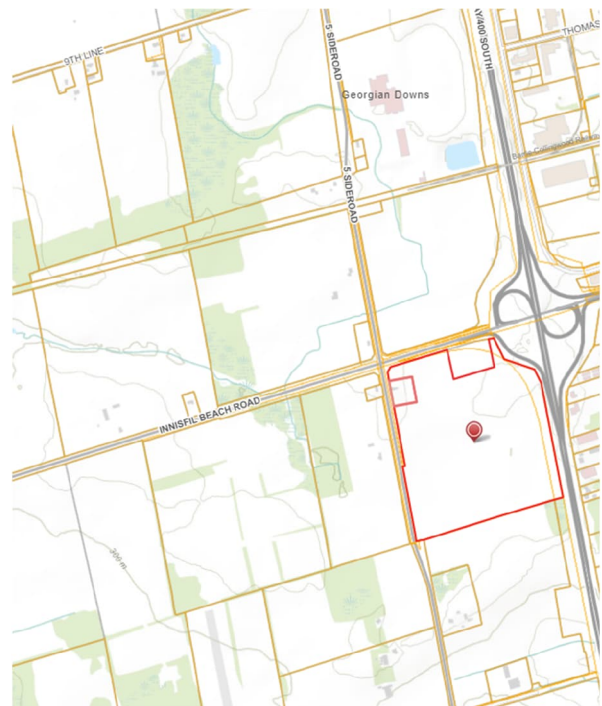
The Committee of Adjustment for the Town of Innisfil will consider this application through a conference call on **Thursday, November 16, 2023, at 6:30 PM.**

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.

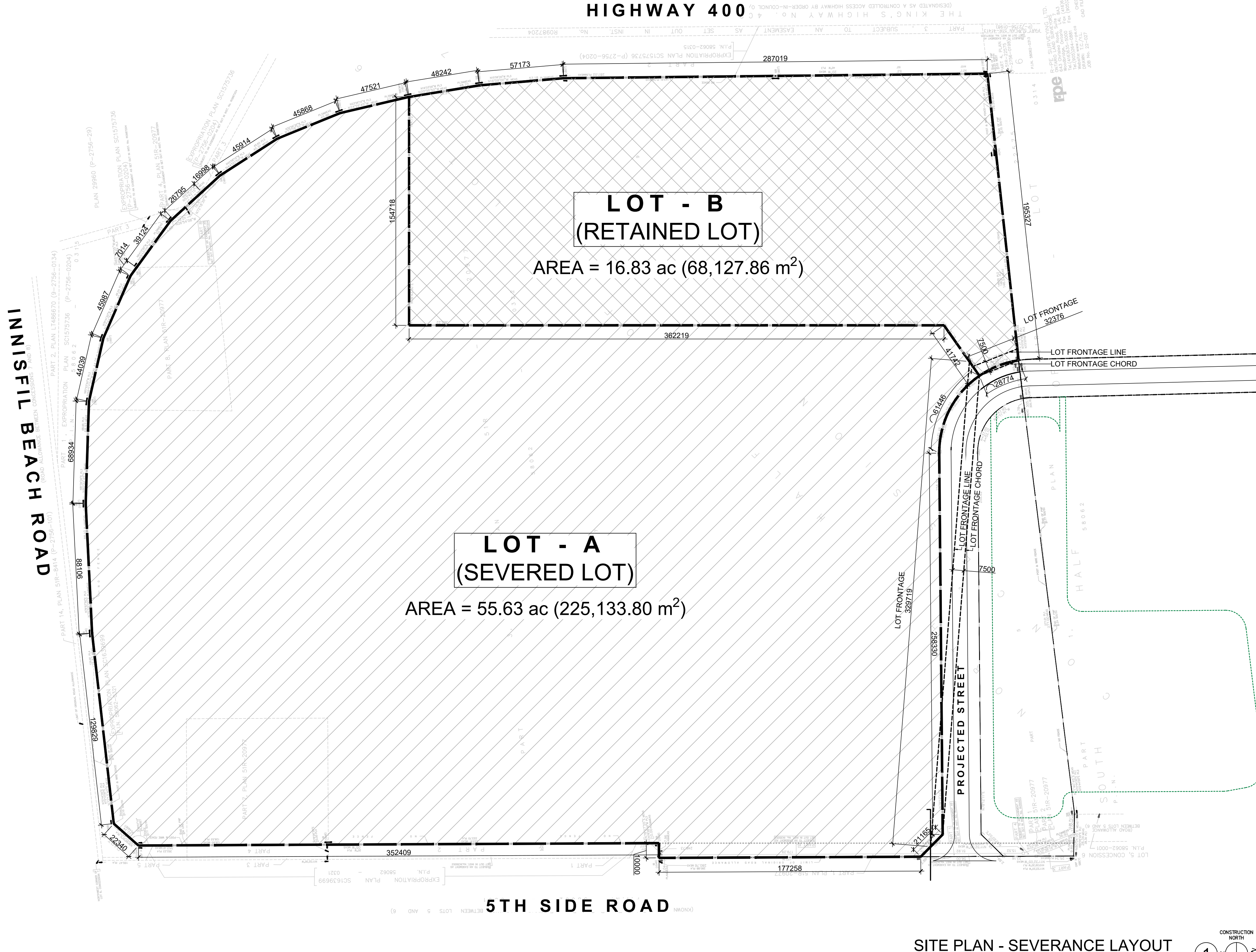
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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

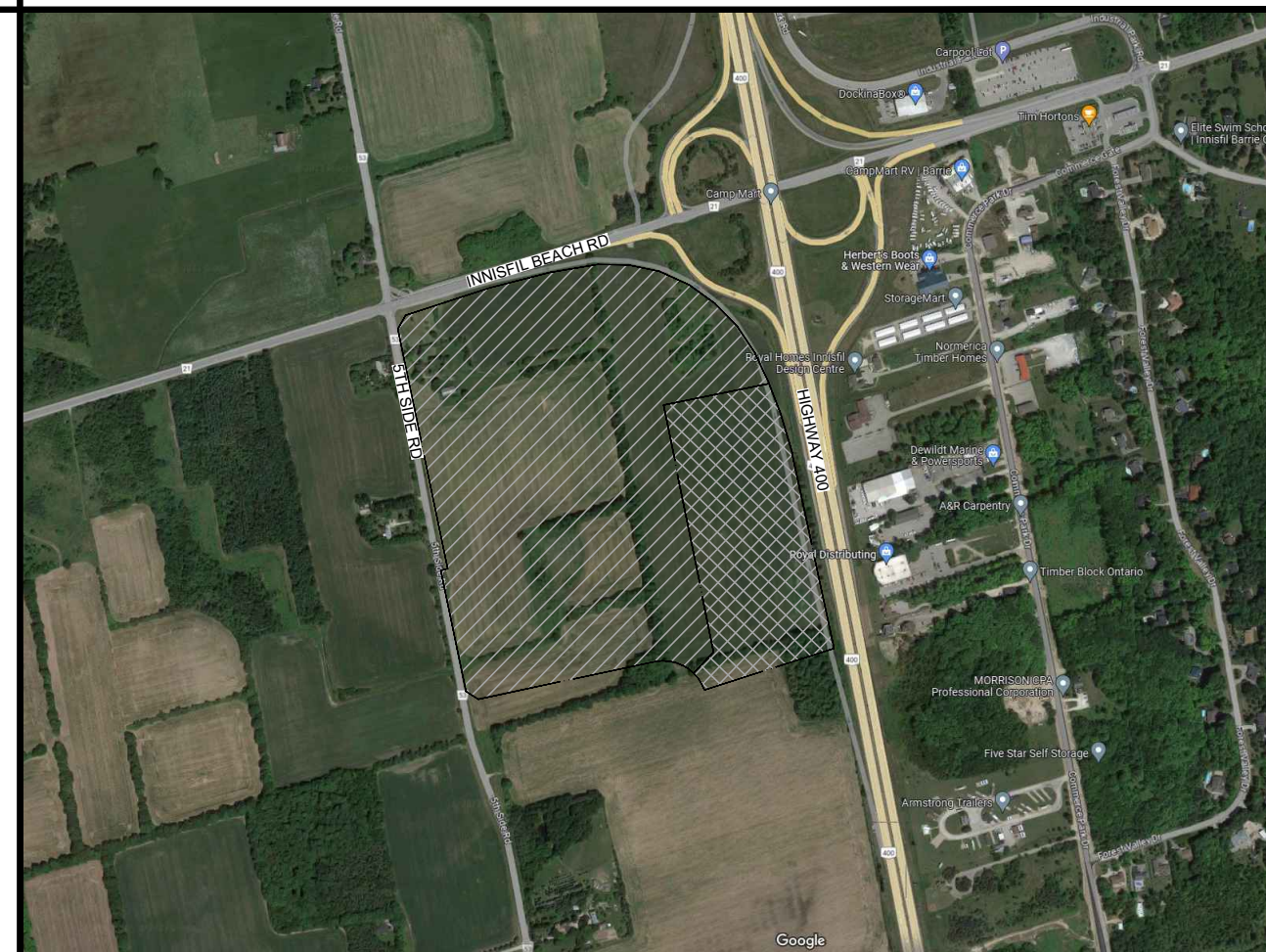
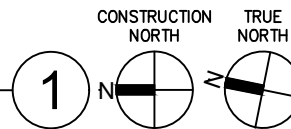
Dated: **November 1, 2023**

Toomaj Haghsheenas,
Secretary Treasurer
thaghsheenas@innisfil.ca
705-436-3710 ext. 3316



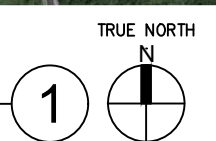
SITE PLAN - SEVERANCE LAYOUT

SCALE: 1:1500



VICINITY MAP

SCALE: N.T.S.



SITE STATISTICS		
Zoning Category	IBP	
	(Industrial Business Park)	
GROSS SITE AREA	3,156,639 SF	293,261.66m ²
	72.47acres	
LOT-A (SEVERED LOT)		
SITE AREA	2,423,318 SF	225,133.80m ²
	55.63acres	
LOT FRONTAGE	1,081.76 ft	329.72 m
LOT-B (RETAINED LOT)		
SITE AREA	733,321 SF	68,127.86m ²
	16.83acres	
LOT FRONTAGE	106.22 ft	32.38 m

3575 INNISFIL BEACH ROAD
INNISFIL, ONTARIO, CANADA

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

6220 Highway 7, Suite 300
Vaughan, ON L4H 0R1, Canada
P 905.760.1221

SEVERANCE PLAN

	DATE	REMARKS
1	2023-10-05	ISSUED FOR LOT SEVERANCE

PA / PM:	AS
DRAWN BY:	JS
JOB NO.:	TOR23-0035-00

SHEET

A100

SCALE 1:750
15 0m 15 30m 45 60m
R-PE SURVEYING LTD., O.L.S.

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- DENOTES MONUMENT SET
 □ DENOTES MONUMENT FOUND
 SIB DENOTES STANDARD IRON BAR
 SIB DENOTES SHORT STANDARD IRON BAR
 IB DENOTES IRON BAR
 P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 PL1 DENOTES PLAN 91R-20977
 PL2 DENOTES PLAN 91R-22575
 PL4 DENOTES EXPIRATION PLAN SCI5756736 (9-2756-0204)
 L DENOTES EXPIRATION PLAN SCI6396999
 (1255) DENOTES R. RAIKES, O.L.S.
 (1546) DENOTES RUDY MACK SURVEYING LTD.
 (144) DENOTES THOMAS L. SURVEYING LTD.
 (Y) DENOTES YATES & YATES LTD., O.L.S.
 (NY) DENOTES NOT IDENTIFIED
 PWF DENOTES POST AND WIRE FENCE
 ORP DENOTES ORIENTED REFERENCE POINT

 NO FENCE ALONG LIMITS OF P.I.N. 58062-0322
 UNLESS NOTED OTHERWISE.

INTEGRATION NOTE

BEARINGS ARE GRID, UTM, NAD83 (CSRS:CBNV6:2010.0), DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) USING CANNET REAL TIME NETWORK (RTN) No. 20120110003 (NORTHING: 49180049.14, EASTING: 606039.36).

COORDINATES ARE UTM ZONE 17, NAD83 (CSRS:CBNV6:2010.0), TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT	NORTHING	EASTING
ORP (A)	4904154.56	604799.80
ORP (B)	4903532.37	604916.57

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999695.

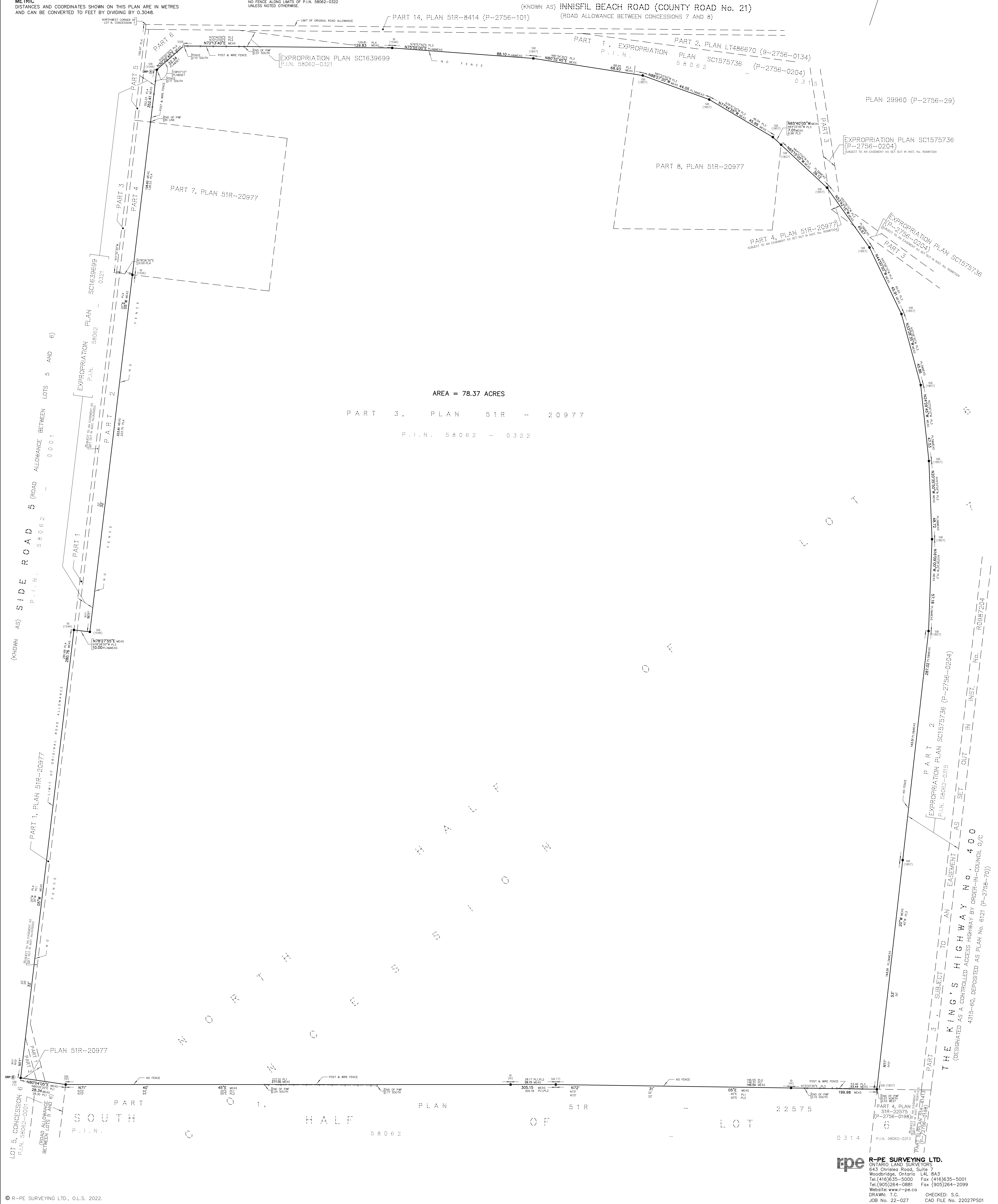
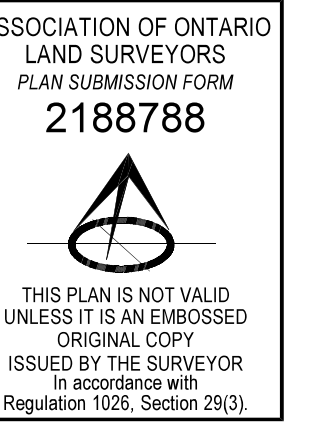
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 26th DAY OF APRIL 2022

DATE APRIL 27th, 2022


S. GOONEWARDENA
ONTARIO LAND SURVEYOR



October 16, 2023

Committee of Adjustment
Town of Innisfil
2101 Innisfil Beach Road,
Innisfil, ON
L9TS 1A1

Attn: Mr. Toomaj Haghshenas
Secretary Treasurer

Dear Mr. Haghshenas,

Re: Planning Justification Brief – Application for Consent
7267 5th Sideroad & 3575 Innisfil Beach Road, Town of Innisfil
Southwest corner of Innisfil Beach Road (County Road 21) and Highway 400
Part of the North Half of Lot 6, Concession 7

1.0 Introduction

On behalf of Innisfil Beach Park GP Inc. (the “Owner”), Broccolini Real Estate Group (“Broccolini”) is pleased to submit this Application for Consent in respect of the lands municipally known 7267 5th Sideroad & 3575 Innisfil Beach Road in the Town of Innisfil and legally described as Part of the North Half Of Lot 6, Concession 7, in the Geographic Township of Innisfil, County of Simcoe (the “Subject Lands”).

This letter provides the planning analysis and justification in support of a Consent Application to sever the Subject Lands to allow for the creation of two lots to facilitate industrial developments. A concurrent Application for Minor Variance has been submitted to recognize and seek relief on the minimum lot frontage in relation to the retained lot (Lot B) as a result of the proposed severance.

2.0 Site Location and Surrounding Land Uses

The Subject Lands are situated on the south side of Innisfil Beach Road (also known as County Road 21) and immediately abuts Highway 400 to the east and 5th Sideroad to the west and is located within the Innisfil Heights area in the Town of Innisfil (see **Figure 1 – Location Map**).

Surrounding land uses are a mix of rural residential, commercial and industrial uses and are more particularly described as follows:

North: Innisfil Beach Road and beyond are vacant/agricultural lands zoned for industrial uses

South: A residential property and vacant lands zoned for industrial uses

West: 5th Sideroad and beyond are rural residential and agricultural lands

West: Highway 400 and beyond are a mix of commercial and industrial uses

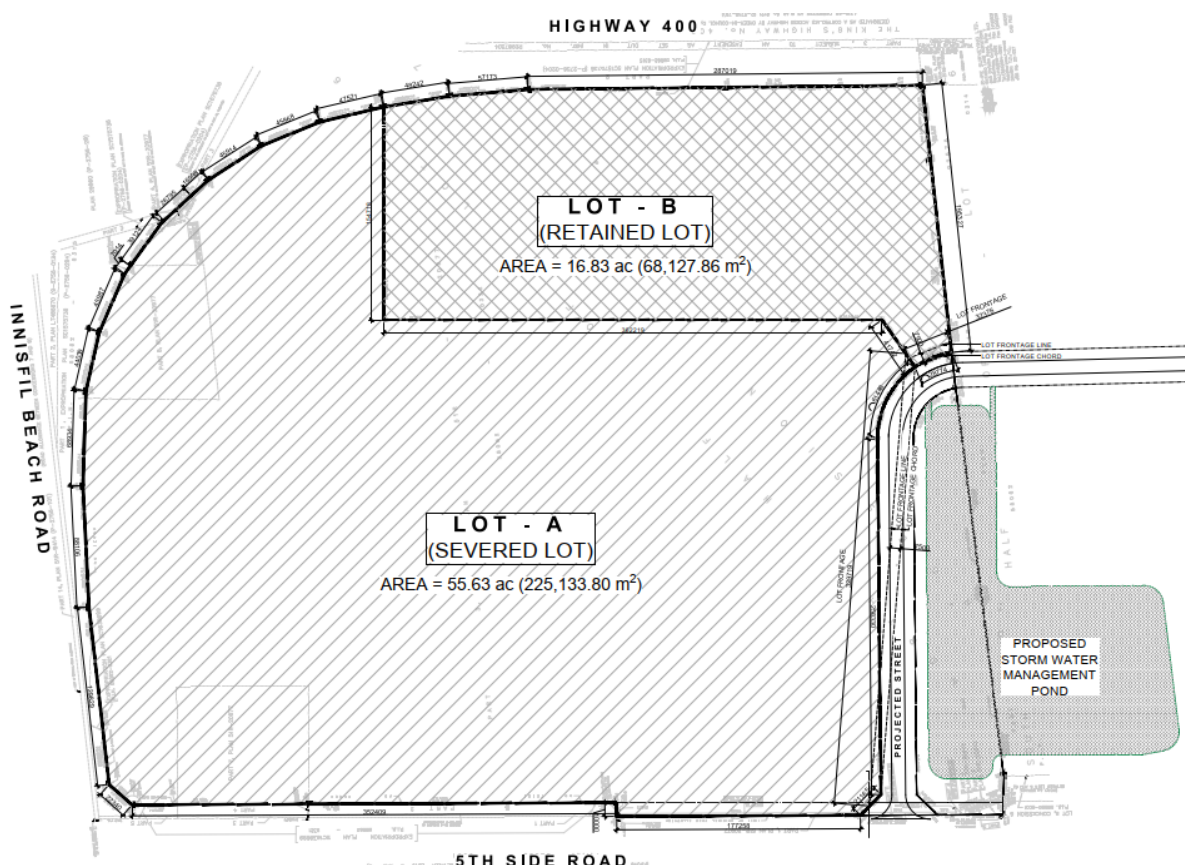
Figure 1 – Location Map



3.0 Proposal

The submitted Application for Consent proposes the creation of 2 industrial lots as shown on **Figure 2 – Proposed Severance**.

Figure 2 – Proposed Severance



The purpose of the Consent Application is to facilitate a site plan application and a real estate transaction involving the sale of Lot A. The Site Plan Application will propose to develop Lot A with an industrial warehouse and logistics facility of 116,665 m² (1,255,776 ft²) and is planned to be submitted to the Town in late-October 2023. To facilitate this site plan, a public local road (labelled as Projected Street) and a stormwater management (SWM) pond located immediately south of the Subject Lands, as shown on Figure 2, will be dedicated to the Town. Through numerous meetings with Town Planning and Engineering Staff, it was agreed upon that the road and SWM pond will be transferred to the Town through a separate approval process to the satisfaction of Town Planning and Engineering staff. Vehicular access for both lots will be provided through the new Projected Street.

The proposed Consent to Sever will result in the two lots having the following lot frontage and area dimensions as shown **Table 1 – Frontage and Area Dimensions**.

Table 1 – Frontage and Area Dimensions

Proposed Lot	Existing Zoning	Proposed Dimensions
Severed Lot – Lot A	Industrial Business Park - IBP	Lot Frontage on Projected Street: 329.71 m Area: 225,133 m ²
Retained Lot – Lot B	Industrial Business Park - IBP	Lot Frontage on Projected Street: 32.76 m Area: 68,127 m ²

4.0 Provincial Policy Statement 2020

The Province of Ontario updated the Provincial Policy Statement (PPS) 2020 and the new policies came into effect on May 1, 2020. The PPS was approved under the authority of Section 3 of the *Planning Act* and includes policy direction on all matters of provincial interest. All decisions related to land use planning matters shall be consistent with the PPS. Although the PPS is to be read in its entirety, the following policies are most applicable to the consideration of the proposed Application for Consent.

The subject lands are located within the urban settlement area in the county and local Official Plans.

Section 1.1.3 Settlement Areas of the PPS states the following:

1.1.3.1 Settlement Areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

a) efficiently use land and resources;

b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion

g) are freight-supportive”

Section 1.3.2 Employment Area of the PPS states the following:

1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.”

The Subject Lands are envisioned for employment uses and municipal services are available and planned for the area. As the property abuts Highway 400, the location is well served by transportation. While the buildings will be serviced by private septic services initially, municipal water supply and sanitary sewers will be installed to connect to the municipal system when it becomes available.

The proposed Application for Consent is consistent with the Provincial Policy Statement.

5.0 Policy Analysis

County of Simcoe Official Plan

The Subject Lands are designated “Strategic Settlement Employment Area” on Schedule 5.1 – Land Use Designation in the County of Simcoe Official Plan (2023). The Subject Lands are also located within the Innisfil Heights Strategic Settlement Employment Area on Schedule 5.1.2 of the County’s Official Plan.

Section 3.9 Strategic Settlement Employment Areas and Economic Employment Districts stipulates the following policies for lands designated “Strategic Settlement Employment Areas”:

3.9.3 Within the Innisfil Heights Strategic Settlement Employment Area, development will be in accordance with the directive issued by the Minister of Infrastructure on February 4, 2013.

3.9.5 In the directive issued by the Minister of Infrastructure, the boundaries and appropriate uses permitted in the strategic settlement employment areas and the economic employment districts are detailed and may be reviewed and amended from time to time or at the request of the local municipalities.

3.9.6 The strategic settlement employment areas and the economic employment districts are identified on Schedule 5.1.2 to this Plan and the boundaries as determined by the Minister of Infrastructure are shown on Schedule 5.1. The local municipalities in which they are located will delineate the location and boundaries in their official plans and develop official plan policies to implement the matters detailed in the directive issued by the Minister of Infrastructure including but not limited to permitted uses.

Based on the County's Official Plan policies, development on the Subject Lands shall be in accordance with the policies of the Town of Innisfil Official Plan.

Town of Innisfil Official Plan

The Subject Lands are identified as being located within "Strategic Settlement Employment Area" on Schedule A: Municipal Strategy pursuant to the Town of Innisfil Official Plan 2018 (the "OP"). The OP further designates the Subject Lands as "Employment Area" on Schedule B6: Land Use: Innisfil Heights. The northern portion of the property also has an "Employment Area Supportive Commercial Area Overlay". Appendix 1: Key Place Making Destinations of the OP also identifies the Subject Lands as being a "Key Place Making Destination". Schedule B6 of the OP also requires a local road bisecting the Subject Lands, connecting from 5th Sideroad through to 7th Line to the south of the Subject Lands.

Policy 12.1 – General Policies for Employment Areas states the following related to employment/industrial developments within Innisfil Heights:

12.1.1 Innisfil Heights, as shown on Schedule B6, must be planned to ensure the availability of large lots that support permitted uses. Unless shown otherwise, compromised by design limitations associated with environmental features, property configurations, the provision of new roads or existing development, the minimum lot size on the remaining undeveloped lands shall be 5 hectares with larger lot sizes encouraged. This policy does not apply to properties already smaller than 5 hectares.

Section 22.8 Subdivision Control of the OP provides policy criteria to consider and review plans of subdivision or consent. In particular, Policies 22.8.4 and 22.8.5 of the OP states the following:

22.8.4 The maximum total number of lots approved by the municipality on one property through consent shall be three. Proposal for new lots in excess of three shall be processed by plan of subdivision. To clarify, no more than 3 new lots can ever be created through consent on the original parcel of land.

22.8.5 Consent approvals for the creation of new lots shall be able to apply conditions of approval and require road widening to both the retained and severed lands.

The proposal resulting in the creation of 2 industrial lots that are larger than 5 hectares, is appropriate, does not require a plan of subdivision and conforms policies of the Town OP.

Zoning By-law

The Subject Lands are zoned IBP Industrial Business Park in the Town of Innisfil Zoning By-law 080-13, as amended. Permitted uses in this zone include, but are not limited to, manufacturing and warehouse uses.

The proposal will result in 2 parcels of industrial land that will be developed with an industrial building in each lot.

Table 2: Zoning Analysis

Zone Regulation Table 6.2	IBP Zone Requirements	Proposed Severed Lot (Lot A)	Proposed Retained Lot (Lot B)
Minimum Lot Area	2000 m ²	255,133.8 m ²	68,127.86 m ²
Minimum Lot Frontage (Exterior Lot)	50 m	329.719 m	32.37 m

As shown on Table 2 – Zoning Analysis, Lot A meets the minimum lot area and frontage requirements of the IBP Zone, while Lot B does not meet the minimum lot frontage requirement. In this regard, a concurrent minor variance application has been submitted to seek relief from the Town's Zoning By-law to permit a reduction in the minimum lot frontage for an exterior Lot for Lot B from 50 m to 32 m.

Lot B cannot meet the minimum 50 m lot frontage requirement which is attributable to the alignment of the Projected Road, which will serve as the point of access for both lots. As envisioned by Schedule B6 of the OP, the projected road will have a 90-degree bend / curve, resulting in a reduced lot frontage for Lot B. Based on a traffic analysis reviewed between staff and the Owner's Traffic consultant (Novatech), it was determined that the proposed access for Lot B would be appropriate to serve a future industrial development on Lot B.

6.0 Planning Opinion and Conclusion

Overall, the Application for Consent proposing the creation of 2 lots that are larger than 5 hectares and are planned for industrial development is consistent with the Provincial Policy Statement, is in conformity with the County and Town Official Plans and generally maintains the intent of the Town's Zoning By-law. However, a minor variance is required to facilitate the Consent to reflect a reduced minimum lot frontage for the Retained Lot (Lot B) which has been submitted concurrently with this application. In addition, the approval of the proposed Consent will allow the sale of Lot A to a global 3rd party logistics company to develop a 116,665 m² (1,255,776 ft²) logistics and warehouse facility. This logistics and warehouse facility on Lot A will undergo a Site Plan Application that will be submitted to the Town at the end of October 2023. Concurrent to the Site Plan Application, a new local public road and a stormwater management pond will be dedicated to the Town, which will serve the development on Lot A and future developments on adjacent lands.

While no development for Lot B is being introduced at this time, the proposed Consent will have no impact to the surrounding areas and municipal services are being planned to service Lot B in the future.

Based on the foregoing, the proposed Application for Consent is appropriate and represents good planning.

Sincerely,
Broccolini Real Estate Group



Jessica Kwan, MCIP, RPP
Planning Manager

Enc.

Attachment 1 – Consent Sketch

c.c. Ms. Andria Leigh, Director of Planning & Growth, Town of Innisfil
Brandon Correia, Manager of Planning, Town of Innisfil
Steven Montgomery, Supervisor of Development Planning, Town of Innisfil
Russell Beach, Director, Real Estate Development, Broccolini
Patrick Buenbrazo, Development Manager, Broccolini