



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING
APPLICATION NO. B-007-2024**

TAKE NOTICE that an application has been received by the Town of Innisfil from **Ray Duhamel, Applicant**, on behalf of **Parkbridge Lifestyle Communities 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.

The subject properties are described legally as **CON 10 N PT LOTS 24 & 25, CON 10 PT S 1/2 LOT 24 and INNISFIL CON 10 PT LOT 25 AND RP 51R21105 PARTS 1** known municipally as **983 Lockhart Rd, 960 10th Line and 1040 10th Line**, and are zoned “**Environmental Protection (EP)**”, “**Residential Special Community (RSC)**”, “**Open Space (OS)**” and “**Agricultural (AG)**”.

The applicant is proposing to sever a portion of the subject lands for the purpose of creating a new lot. The severed lands will have an approximate lot area of 60.62 ha and a lot frontage of 1,014.25m. The retained parcel will have an approximate lot area of 79.29 ha and a lot frontage of 755.94 m.

The Committee of Adjustment for the Town of Innisfil will consider this application in person at Town Hall and virtually through Zoom on **Thursday, September 19, 2024, 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).

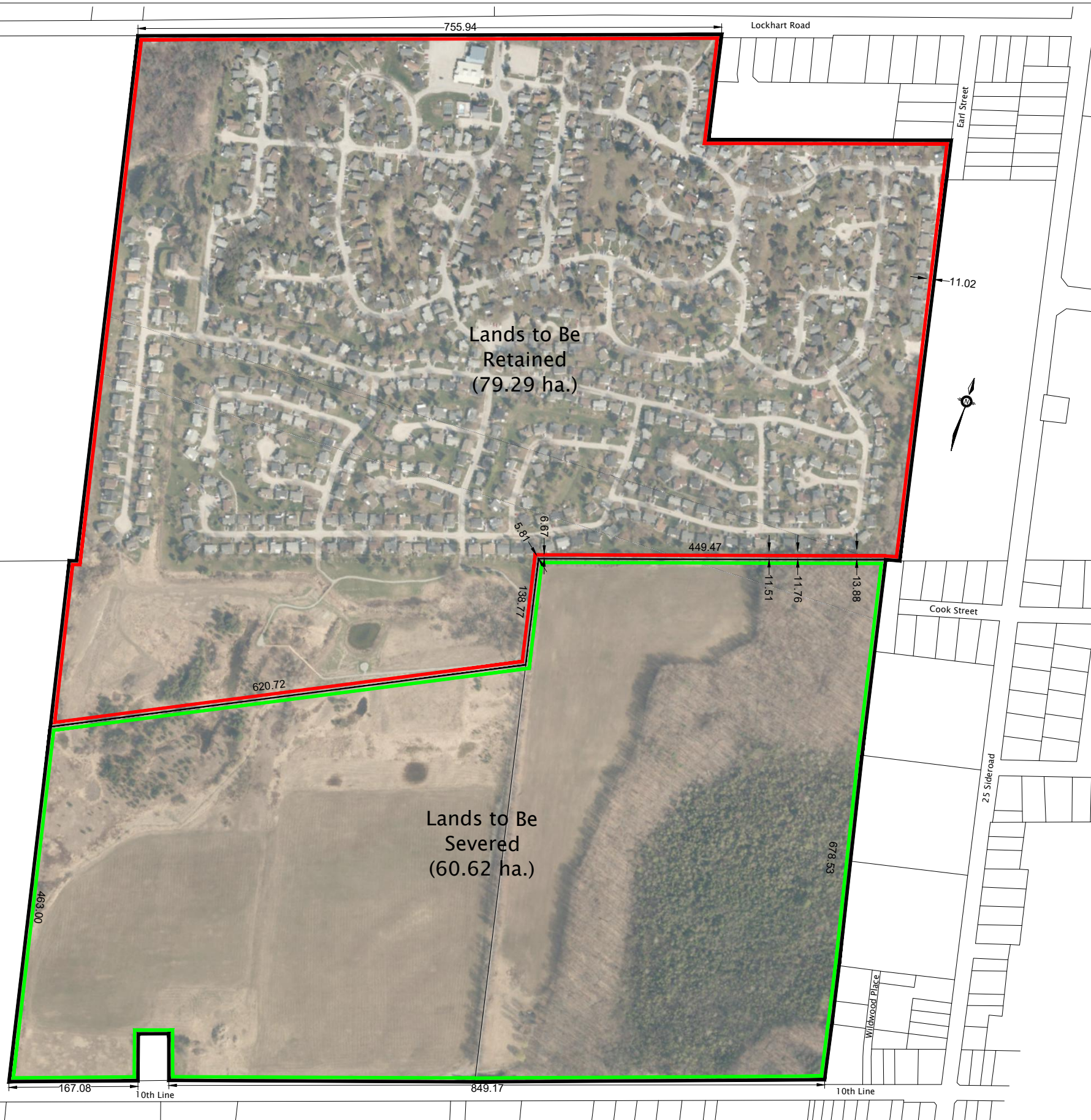


Additional information relating to the proposed application is available on the Town of Innisfil website. Accessible formats are available on request, to support participation in all aspects of the feedback process. To request an alternate format please contact Planning Services at planning@innisfil.ca.

Dated: **September 3, 2024**

Toomaj Haghshenas,
Secretary Treasurer
thagshenas@innisfil.ca
705-436-3710 ext. 3316

Severance Sketch with Aerial
 103 Linden Lane
 960 10th Line
 1040 10th Line
 Town of Innisfil
 County of Simcoe
 2024



- Total Lands – 139.91 ha. —
- 103 Linden Lane – 79.29 ha.
 - 960 10th Line – 30.60 ha.
 - 1040 10th Line – 30.02 ha.

Lands to be Severed
 Existing Zoning — Required Provided
 960 10th Line, and 1040 10th Line Combined for this exercise.
 Currently Vacant

Agricultural General (AG)		
Min. Lot Area	40.0 ha.	60.62 ha.
Min. Lot Frontage (interior)	150.0 m	1,014.25 m
Environmental Protection (EP) Zone		
Min. Lot Area	N/A	60.62 ha.
Min. Lot Frontage (exterior)	N/A	1,014.25 m

Lands to be Retained
 Existing Zoning — Required Provided
 103 Linden Lane
 (Sandy Cove Community)

Residential Special Community (RSC)		
Min. Lot Area	20.0 ha.	79.29 ha.
Min. Lot Frontage (interior)	150.0 m	755.94 m
Min. Required Int. Side Yard	8.0 m	11.6 m

Notes
 – The boundaries and measurements are approximate only and need to be confirmed by an Ontario Land Surveyor.

— Subject Lands	139.91 ha.
— Lands to be Retained	79.29 ha.
— Lands to be Severed	60.62 ha.

SCALE = 1:6000 (11x17)



Date Issued:	AUG. 2, 2024
Checked By:	RD
Project No.:	MAT-22035
Drawn By:	m.c.r.
Drawing Name:	MAT-22035-SS-1.dwg



103 LINDEN LANE-960 & 1040 10th LINE
 TOWN OF INNISFIL



August 14, 2024

VIA EMAIL: thaghsheenas@innisfil.ca

Ms. Toomaj Haghshenas
Development Planner
Secretary-Treasurer, Committee of Adjustment
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON L9S 1A1

Dear Mr. Haghshenas:

Re: Planning Justification Letter
Proposed Lakehaven South Severance
Owner/Applicant: Parkbridge Lifestyle Communities Inc.
Address: 103 Linden Lane, 960 & 1040 10th Line, Sandy Cove, Town of Innisfil
Our File: Mat-22035

On behalf of our clients, Parkbridge Lifestyle Communities Inc. we are providing this planning justification letter in support of an application for severance to create a new future development lot in Sandy Cove.

This letter contains the following sections:

- A. Property & Surrounding Use Description
- B. Proposed Consent to Sever
- C. Plan & Policy Review
- D. Zoning Review
- E. Conclusion

A. Property & Surrounding Use Description

The subject lands comprise an inadvertently amalgamated parcel that is comprised of three original properties that merged within the last 10 years when the properties were placed in the same name. The total property area is 139.91 hectares and includes the following:

- **103 Linden Lane:** 79.29 ha. Sandy Cove Acres operating company.
- **960 10th Line:** 30.60 ha. Vacant land subject to future development applications.
- **1040 10th Line:** 30.02 ha. Vacant land subject to future development applications.

The lands contain the existing Sandy Cove Acres development, environmental protection lands and vacant agricultural lands that will be subject to future development applications.

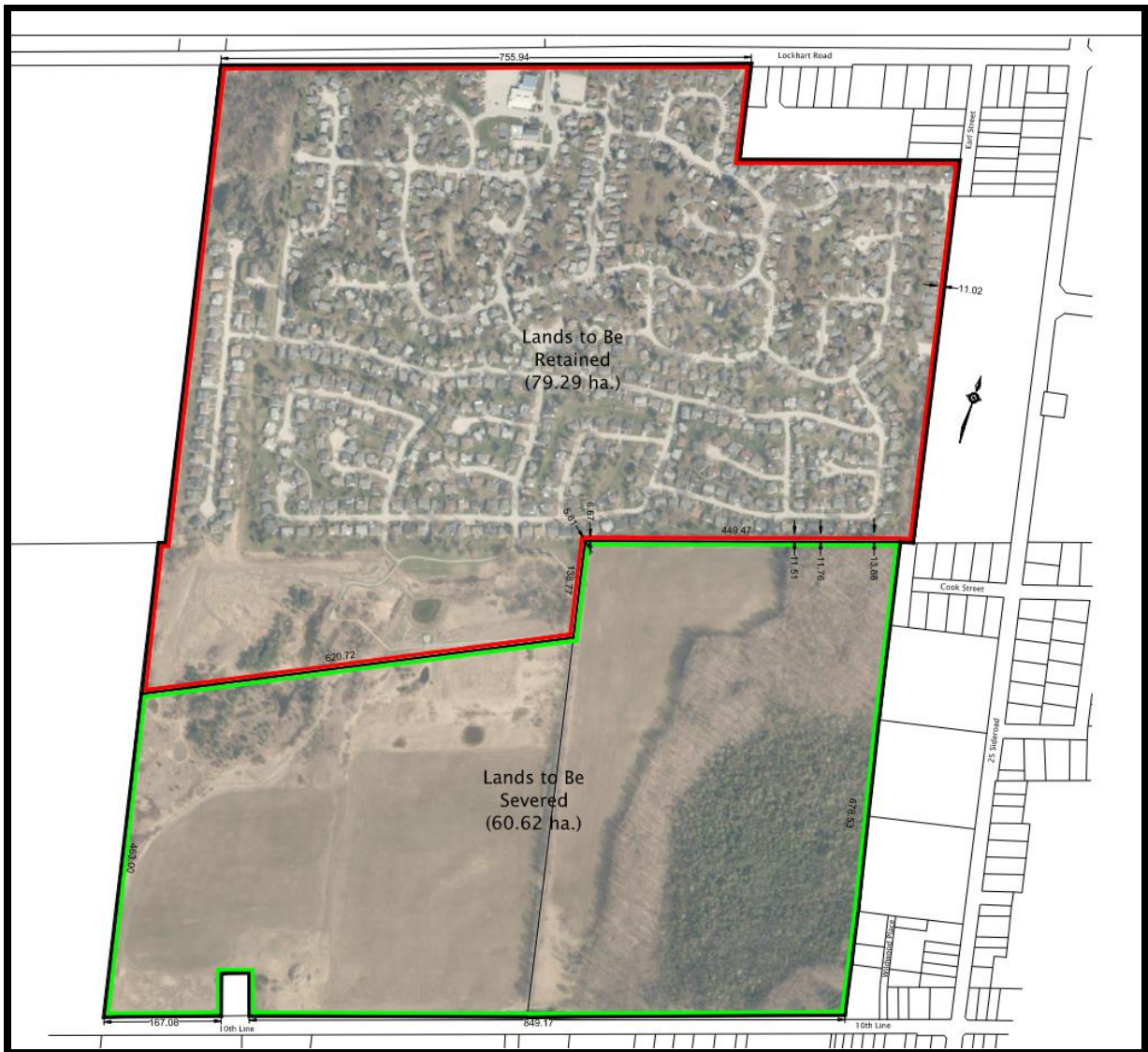
The lands are located within the settlement area of Sandy Cove, and surrounding land uses include numerous residential lots fronting or in proximity to higher order roads including Lockhart Road, the 10th Line, 25th Sideroad, as well as several local roads including Earl Street and Cook Street as well as private roads. A commercial plaza is located to the northeast on Lockhart Road and a boat service/storage establishment is located to the west on the 25th Sideroad.

Lands to the immediate north contain an additional Sandy Cove Acres development and vacant lands that will be subject to future development applications under the name "Lakehaven West". That parcel is known as 988 Lockhart and is subject to a similar consent to sever application that will be considered by the Committee of Adjustment on August 15, 2024.

B. Proposed Consent to Sever

As illustrated in Figure 1 below, the lands to be retained include all lands known as 103 Linden Lane and represent the original property boundary of this phase of the Sandy Cove Acres operating company, including the residential units and recently restored environmental protection area. The lands to be severed include the lands known as 960 and 1040 10th Line which were separate parcels prior to the merger. The intent is to submit development applications for the severed lands through a Joint Venture partnership with Mattamy Homes Canada at a future date, at which time the final limits of the environmental protection lands will be determined based on a comprehensive scientific analysis.

Figure 1: Subject Lands & Proposed Severed/Retained Parcels



C. Plan & Policy Review

The following subsections provide a policy overview of the applicable planning policies as they relate to the proposed Consent applications.

D1. Provincial Policy Statement (PPS) & Growth Plan for the Greater Golden Horseshoe

The proposed consent to sever application is consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan for the Greater Golden Horseshoe as evidenced by the following:

- The proposed Consent application will separate the operating company lands (Sandy Cove Acres) from the future development lands. Development of the vacant lands will in future residential growth.
- The lands proposed to be severed that will be subject to future development, meaning they are located outside of the Natural Heritage System, are located within the Sandy Cove settlement area. Settlement Areas are to be the focus of growth and development (PPS 1.1.3.1) (APTG 2.2.1.2). Further, land use patterns within settlement areas are to support the achievement of complete communities that feature a diverse mix of land uses, provide a mix of housing options, and provide a more compact built form (PPS 1.1.3.2) (APTG 2.2.1.4)
- Housing policies state municipalities should provide an appropriate range and mix of housing options and densities to maintain the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development (PPS 1.4.1) (APTG 2.2.6.4).

The proposed Consent to Sever application will allow for the development of single detached dwellings on lands that are designated and zoned for retirement residential uses. Further, the proposed Consent applications, if approved, will facilitate future development in Sandy Cove.

- Natural Heritage policies state development and site alteration shall not be permitted in significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, and coastal wetlands unless it has been demonstrated there will be no negative impacts to the natural features (PPS 2.1.5) (AGTG 4.2.3).

The limits of the natural heritage system on the land will be determined as part of the comprehensive review of future rezoning and subdivision applications on the severed lands. The review and consideration of future development will ensure that new development will not be permitted within the boundaries of the natural heritage system and the required 30 metre buffer.

In my planning opinion, the proposed Consent application is consistent with the PPS and conforms to the Growth Plan.

D2. Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (LSPP) is a provincial plan that's objectives are to protect, improve or restore the elements that contribute to the ecological health of the Lake Simcoe watershed, including, water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions. Other objectives are to prevent pollutants and invasive species, improve the Lake Simcoe watershed's capacity to adapt to climate change, and promote environmentally sustainable development practices.

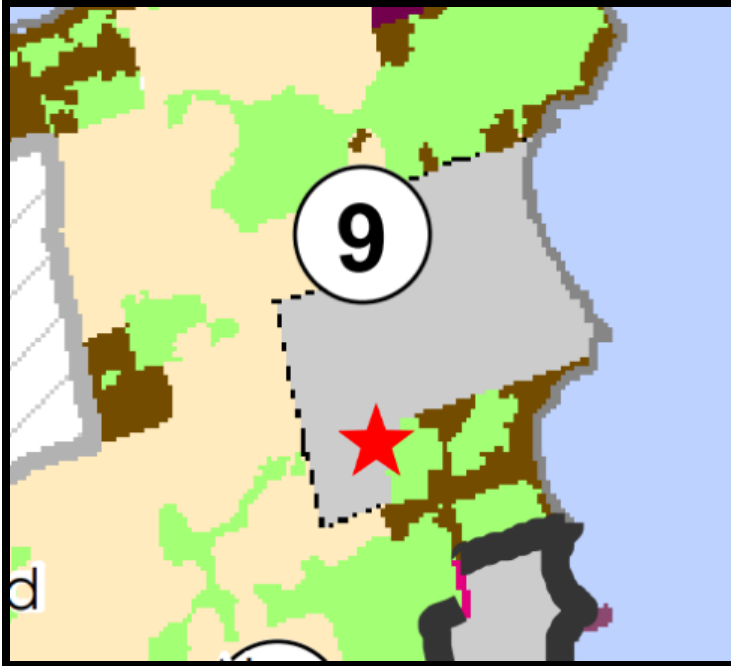
The proposed creation of one new lot does not meet the definition of 'major development' under the LSPP. However, future development applications on the vacant land will be accompanied by a stormwater management plan, water balance and phosphorus analysis, and functional servicing analysis, among other technical studies.

In my opinion, the proposed application conforms to the Lake Simcoe Protection Plan.

D3. County of Simcoe Official Plan

The County of Simcoe Official Plan designates the lands located as Settlement and Greenlands (Figure 4). Only that portion of the lands designated as being in the Settlement Area will be subject to future development in the form of residential dwellings and ancillary uses (i.e. stormwater management, parks and infrastructure). The lands designated Greenlands will form an environmental protection block on a future proposed plan of subdivision and will be similarly zoned as part of the future rezoning application.

Figure 2: County of Simcoe Official Plan



Section 3.3 of the Official Plan contains general development policies for lot creation. Subdivision of land by plan of subdivision or consent, or plans of condominium, are permitted only for the land uses permitted in the designation or that maintain the intent of the Plan's objectives and policies. (S.3.3.2). Section 3.5 of the Official Plan contains policies for Settlements. Residential, commercial, industrial, institutional, and recreational land uses are permitted to be developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use (S.3.5.7).

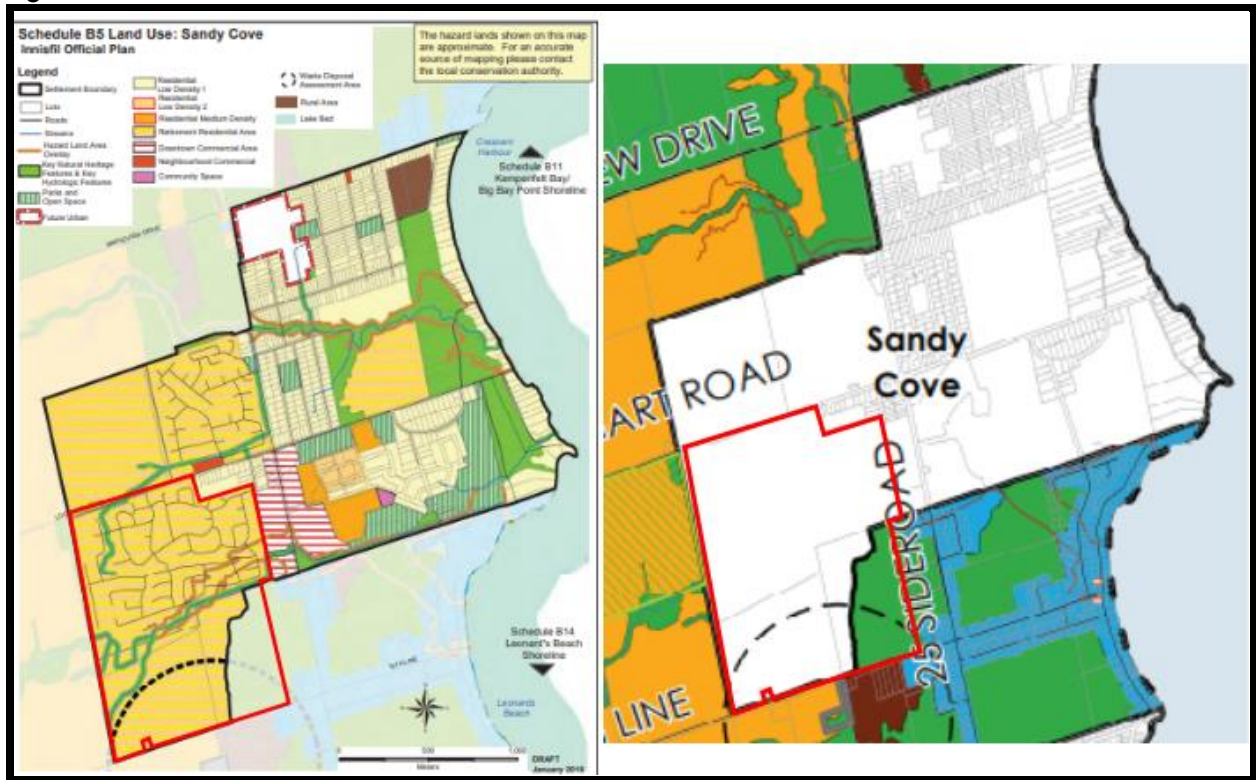
Section 4.1 contains policy statements for Healthy Communities and Housing Development. Local municipalities are encouraged to make available sufficient quantity of housing, taking into account demand to improve choice, and housing development in suitable locations which offers a good range of public service facilities and proximity to jobs, key services and infrastructure. The proposed severance will facilitate future development applications on the vacant land by separating the Sandy Cove Acres operating property from the future development lands.

In my planning opinion, the proposed Consent application conforms to the County of Simcoe Official Plan.

D4. Town of Innisfil Official Plan

The Town of Innisfil Official Plan designates the lands subject to the application as Retirement Residential Area, Key Natural Heritage Feature & Key Hydrologic Feature, Hazard Land Area Overlay, and Waste Disposal Assessment Area (refer to Figure 3).

Figure 3: Town of Innisfil Official Plan



The Retirement Residential Area applies to the existing Sandy Cove Acres community, as well as the future vacant development lands fronting onto the 10th. The Key Natural Heritage Feature & Key Hydrologic Feature designation applies to a watercourse feature bisecting the property as well as a woodlot in the southeast corner. The Hazard Land Area Overlay relates to a floodplain associated with the watercourse. Lastly, the Waste Disposal Assessment Area relates to a historical waste area to the south. All of these technical matters will be studied and reviewed to the Town/Agency satisfaction, as part of the future plan of subdivision and rezoning applications on the vacant proposed severed lands.

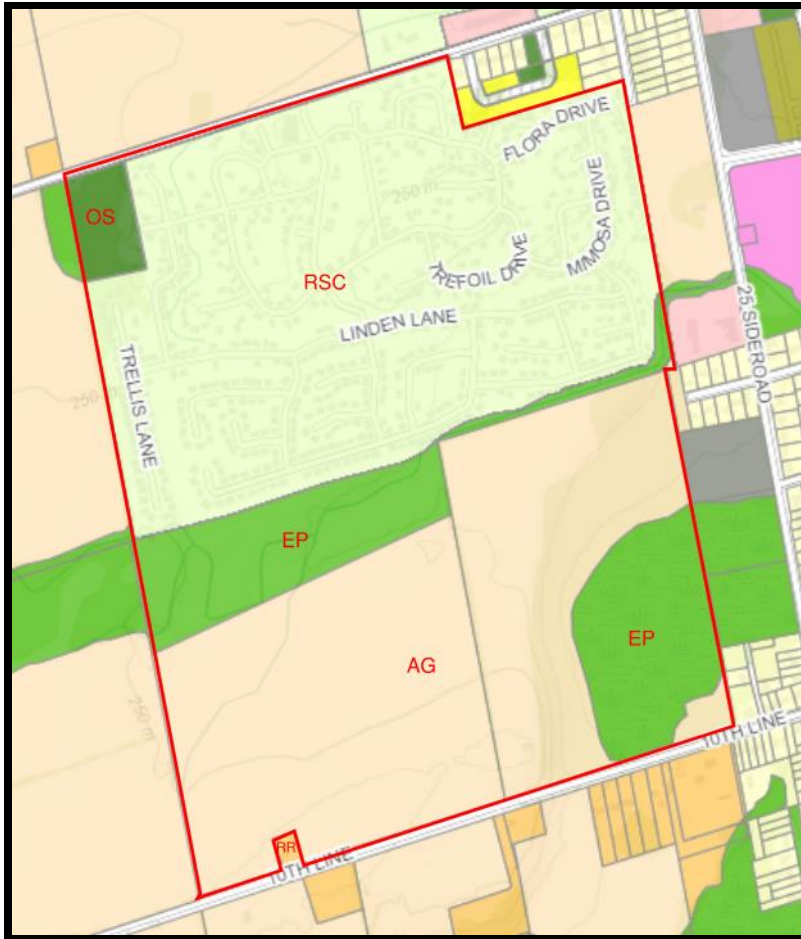
Section 22.8 of the Official Plan contains policies related to subdivision control and consent that apply to all designations in the Official Plan. Section 22.8.4 states that the maximum total number of lots approved by the municipality on one property through consent shall be three. The Consent applications, if approved, will result in one new future development lot. At the time of future applications for plan of subdivision and rezoning, detailed technical studies will be undertaken and design principles followed to ensure conformity with the Official Plan.

In my professional opinion, the proposed Consent application conform to the Town of Innisfil Official Plan.

D. Zoning Review

The Town of Innisfil zones the lands in a variety of zones (refer to Figure 4). The Sandy Cove Acres, or proposed retained property, is zoned Residential Special Community (RSC), Open Space (OS) and Environmental Protection (EP). The proposed severed and retained lots meet the minimum lot area requirements for the RSC and AG zones and to my knowledge, all dwellings on the RSC lands were

constructed in accordance with the zone standards in effect at the time of their construction. No issues of zoning non-compliance will be created as a result of this application.



E. Conclusion

In my professional planning opinion, the proposed Consent application supports good planning practices and will contribute to the future development of this portion of Sandy Cove. We look forward to the review and circulation of these applications and if you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

THE JONES CONSULTING GROUP LTD.

Ray Duhamel, MCP, MCIP, RPP
Partner

- c. Jeff Marshall and Tom Patterson, Parkbridge Lifestyle Community Inc.
Andrew Sjogren, Mehr Hazari, Nicole Mastantuono, Mattamy Homes Canada.