



**COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING  
APPLICATION NO. B-008-2024**

**TAKE NOTICE** that an application has been received by the Town of Innisfil from **Kyle Gavin, Applicant**, on behalf of **7131 5th Sideroad 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 property is described legally as **INNISFIL CON 7 PT LOT 6 RP 51R44530 PARTS 1 2 AND 4** known municipally as **7131 5<sup>th</sup> Sideroad** and is zoned “**Industrial Business Park (IBP)**”.

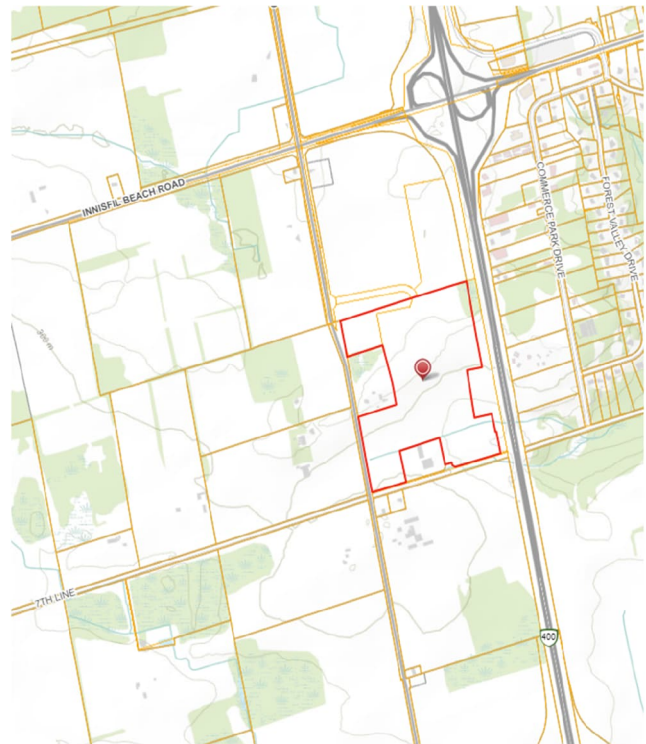
**The applicant is proposing to sever a portion of the subject lands for the purpose of creating two new lots. The first severed lands will have an approximate lot area of 5.9 ha and a lot frontage of 114.8 m. The second severed lands (to be conveyed to the Town) will have an approximate lot area of 4.0 ha and an approximate frontage of 30.8 m. The retained parcel will have an approximate lot area of 12.5 ha and an approximate lot frontage of 150.7 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](mailto:planning@innisfil.ca).

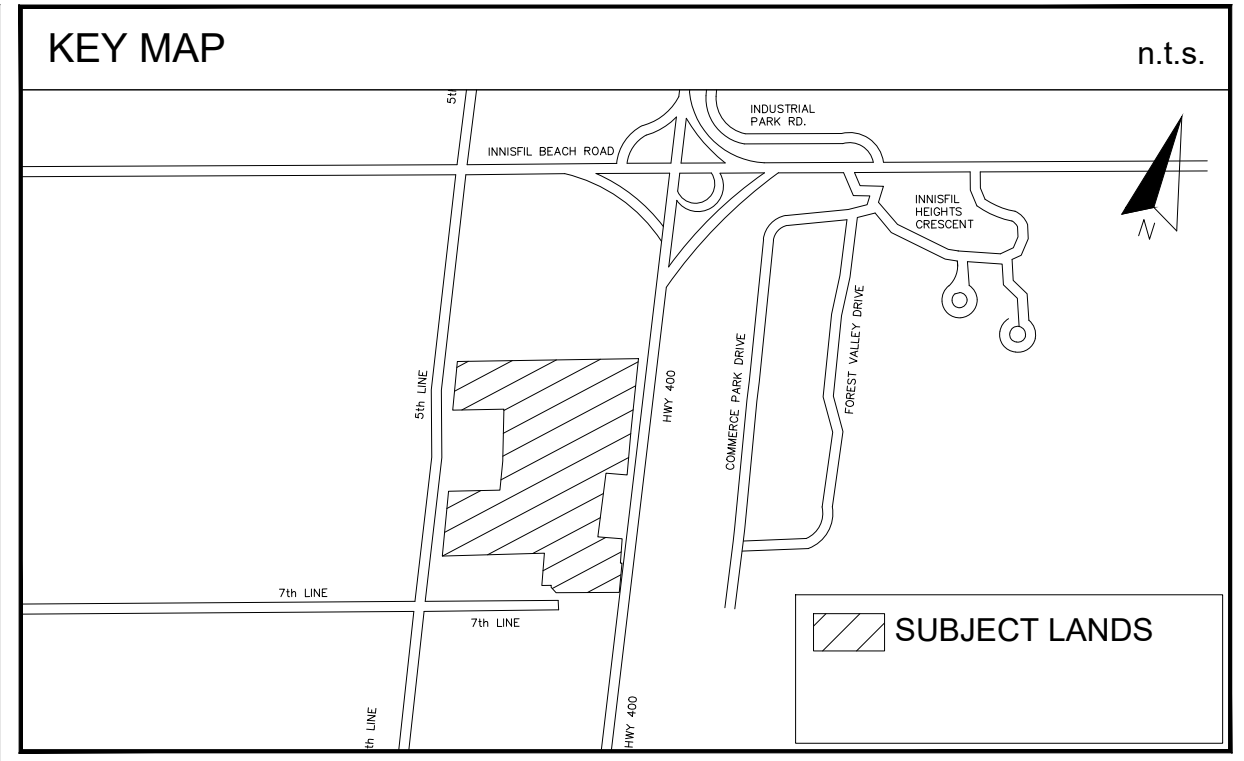
If you wish to receive a copy of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment by way of email or regular mail. The Notice of Decision will also explain the process for appealing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

Dated: **September 3, 2024**

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



### SEVERANCE SKETCH

7131 5 SIDEROAD  
PART OF THE SOUTH HALF OF LOT 6  
CONCESSION 7  
IN THE TOWN OF INNISFIL  
COUNTY OF SIMOCE

Scale  
0 30 60 90 120 150m

- LEGEND**
- Lot 1: Lands to be Conveyed to the Town of Innisfil  
- Lot Area: 4.0ha  
- Lot Frontage: 30.8m (5 Sideroad)
  - Lot 2: Lands to be Retained  
- Lot Area: 12.5ha  
- Lot Frontage: 150.7m (5 Sideroad)
  - Lot 3: Lands to be Severed  
- Lot Area: 5.9ha  
- Lot Frontage: 114.8m (Cul-de-Sac)
  - Lot 4:  
Lands already conveyed through separate application to the Town of Innisfil

**METRIC NOTE:**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE OF REVISIONS			
No.	Date	Description	By

**IPS INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
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Date: August 6, 2024      Drawn By: A.S.  
File: 21-1046              Checked: K.G.

7131 5<sup>th</sup> Side Road  
Part of Lot 6, Concession 7

**TOWN OF INNISFIL,  
COUNTY OF SIMCOE**

APPLICATION FOR

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CONSENT TO SEVER

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PREPARED BY

**INNOVATIVE PLANNING SOLUTIONS**

647 WELHAM ROAD, UNIT 9A  
BARRIE, ONTARIO L4N 0B7  
TEL: (705) 812-3281  
FAX: (705) 812-3438

ON BEHALF OF

**7131 5<sup>TH</sup> SIDE ROAD INC.**

AUGUST 2024

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## 1.0 Introduction

Innovative Planning Solutions has been retained by 7131 5<sup>th</sup> Side Road Inc. to complete a Planning Justification Report in relation to applications for a consent to sever application on lands legally described as part of the south half of Lot 6, Concession 7, and known municipally as 7131 5<sup>th</sup> Side Road in the Town of Innisfil.

The subject lands possess a total area of 24.9 ha (61.5 acres). The lands have approximately 183.9 metres of frontage along 7th line, 218 metres of frontage along 5th Sideroad and 492.5 metres along Highway 400.

The subject site is currently designated 'Innisfil Heights Strategic Settlement Employment Area' in the County of Simcoe Official Plan, designated as 'Employment Area' in the Town of Innisfil Official Plan (Figure 2), and zoned Industrial Business Park (IBP) in the Town of Innisfil Zoning By-Law (Figure 3). The intent of the proposed consent is to sever the lands into four (4) total blocks for industrial use. The previous Draft Plan of Subdivision application submitted (No. D12-2022-002) was amended to only include the creation of four (4) blocks which has allowed the application to be submitted through the Committee of Adjustment process as stipulated by the Town's Official Plan. To note, the blocks that are subject to the Committee of Adjustment severance application are illustrated on the concept plan as Lot 2 (Retained) and Lot 3 (Severed). The remaining two (2) lots (Lot 1 & Lot 4) are created through the conveyance of land to the municipality and are not subject to the Committee of Adjustment process.

This Report will review the applicable Provincial and Municipal policies to provide necessary rationale for the approval of the proposed development. This Report will review the following documents to demonstrate consistency:

- Planning Act (2024)
- Provincial Policy Statement (2020)
- Places to Grow - Growth Plan for the Greater Golden Horseshoe (2020)
- County of Simcoe Official Plan (2023)

- Lake Simcoe Protection Plan
- Town of Innisfil Official Plan – Our place (2018)
- Town of Innisfil Comprehensive Zoning By-law 080-13 (2013)



**LEGEND**

 Subject Site

**Figure 1**  
**Subject Lands**

Source: Google Earth

Drawn By: AP

File: 20-1046



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## 2.0 Site Description and Surrounding Uses

The subject site is located in the Town of Innisfil, west of Highway 400 and just south of the County Road 21 (Innisfil Beach Rd) exit, in the Innisfil Heights Strategic Settlement Employment Area.

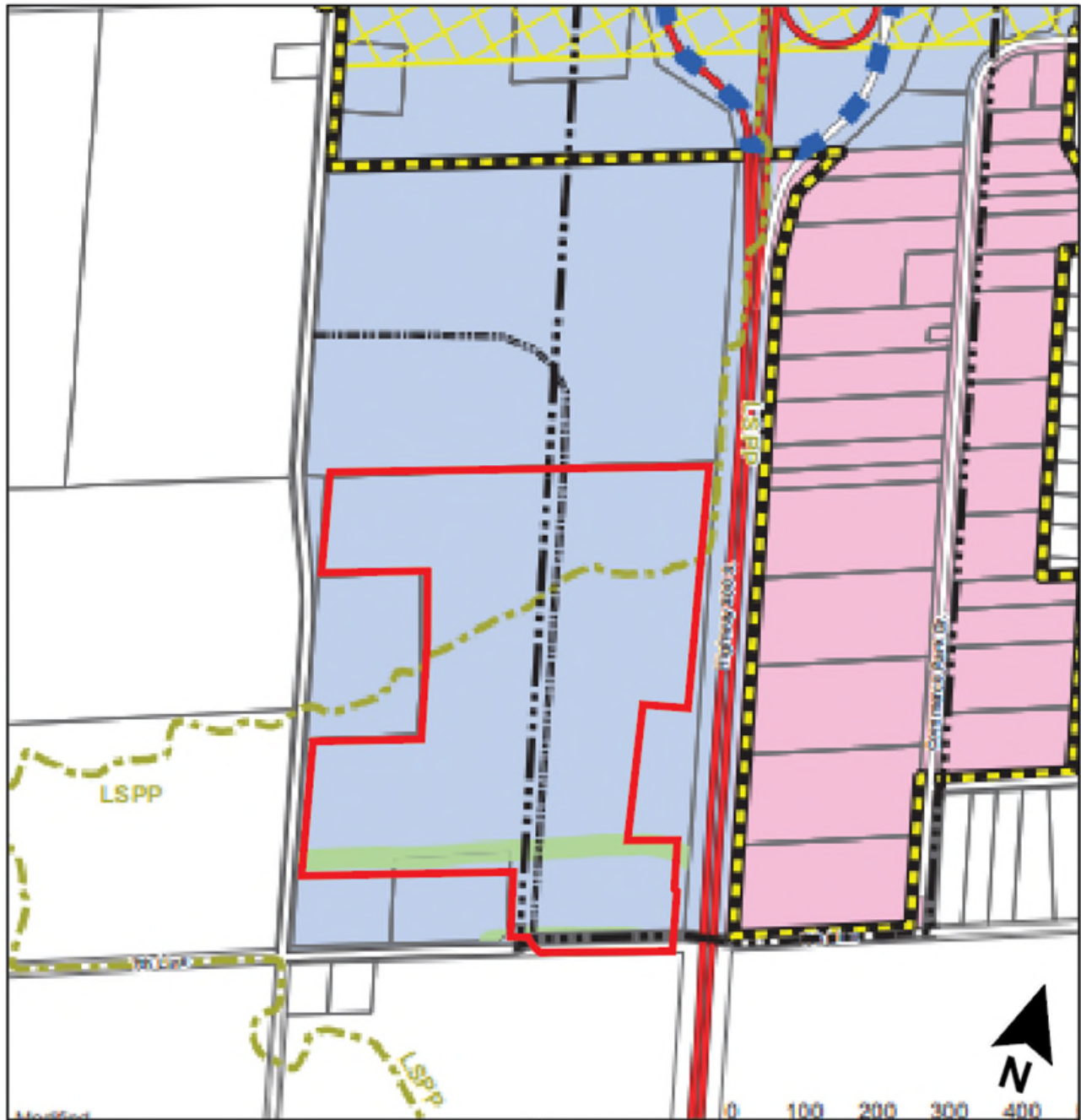
The subject site is approximately 24.9 ha (61.5 acres) in area and is accessed by two County Roads (5th Sideroad and 7th Line). The lands are relatively flat with little vegetation except for a small existing tree area in the northeast corner of the site and boundary trees. A portion of Lovers Creek also runs through the property near the southern property line. The lands are irregular in shape and are currently used for agricultural purposes.

Most of the site is located within the Employment Area, as designated in the Town of Innisfil Official Plan, with a small portion designated as Key Natural Heritage, where Lovers Creek runs through (See Figure 2). The subject site is currently zoned Industrial Business Park (IBP) in the Town of Innisfil Zoning By-Law (See Figure 3).

The subject lands currently have access to municipal water services and wastewater is currently through a septic system.

Lands adjacent to the west and south of the property are primarily used for agricultural purposes and are designated Agricultural in the Innisfil Official Plan. The lands to the north, including the lands abutting the subject site east of 5 Sideroad, are part of the Innisfil Heights Settlement Area, are designated Employment Areas, and are zoned Industrial Business Park. At the site directly north of the subject lands (7267 5<sup>th</sup> Side Road), approval for a 1.3 million square foot industrial warehouse has been obtained and is currently under construction. The rest of the site is bound by 5th Sideroad to the west, 7th Line to the south, and Highway 400 to the east. Mixed Commercial designations are located on the east side of Highway 400.





**LEGEND**

- Subject Site
- Employment Area
- Employment Area Supportive Commercial Area Overlay
- Mixed Commercial / Employment Area

**Figure 2**  
**Land Use Designation**

Source: Town of Innisfil Official Plan - Schedule B6

Drawn By: AP

File: 20-1046

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**LEGEND**

 Subject Site

**Figure 3  
Zoning**

Source: Town of Innisfil Zoning By-law 080-13

Drawn By: AP

File: 20-1046



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### 3.0 Description of Development

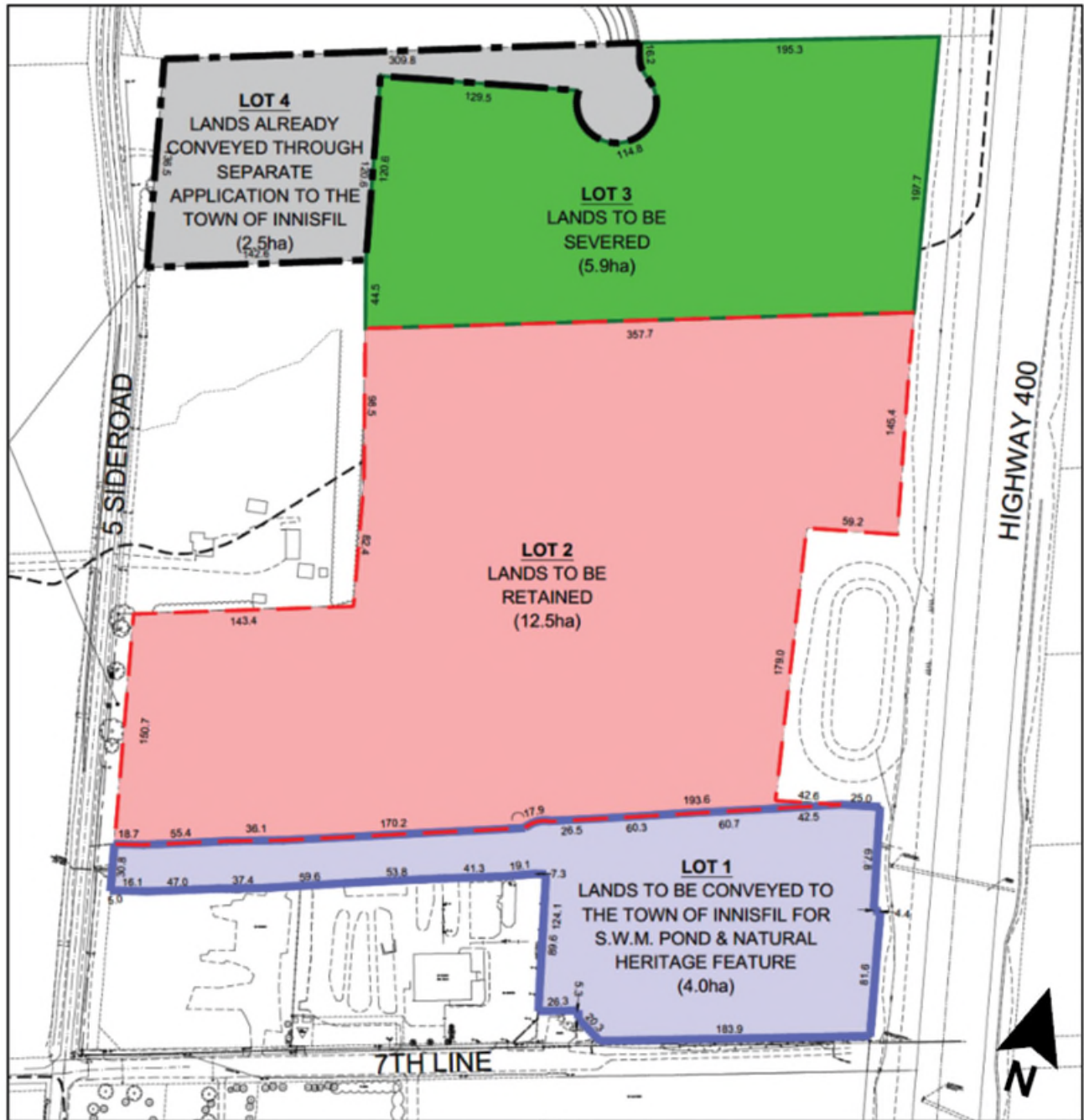
As mentioned, there was a previous Draft Plan of Subdivision application on these lands by the client. Section 22.8.4 of the Town of Innisfil's Official Plan states that the maximum number of lots approved on one property by consent is three. Given the reduced number of proposed lots from five (5) to four (4) (including one retained lot), the proposal can now proceed through the Committee of Adjustment process.

The intent of the application is to facilitate the creation of two industrial lots (Lot 2 & Lot 3) and associated stormwater management blocks. This would ultimately create three (3) new parcels, one (1) existing, for a total of 4 parcels. See Figure 4.

A chart detailing the lots statistics is provided below:

*Table 1. Zoning Provision Table*

<b>Provision</b>	<b>Required</b>	<b>Provided</b>
<b>Lot 1 (Stormwater Management Block and Natural Heritage Feature) – Lands to be Conveyed to the Town of Innisfil (Severed)</b>		
Min. Lot Area	2,000m <sup>2</sup> (0.2 ha)	4.0 ha
Min. Frontage	45.0m (int) 50.0m (ext)	30.8m (5 <sup>th</sup> Sideroad) 183.9 (7 <sup>th</sup> line)
<b>Lot 2 – Lands to be Retained</b>		
Min. Lot Area	2,000m <sup>2</sup> (0.2 ha)	12.5 ha
Min. Frontage	45.0m (int) 50.0m (ext)	150.7m (5 <sup>th</sup> Sideroad)
<b>Lot 3 – Lands to be Severed</b>		
Min. Lot Area	2,000m <sup>2</sup> (0.2 ha)	5.9 ha
Min. Frontage	45.0m (int) 50.0m (ext)	114.8m (Cul-de-Sac)
<b>Lot 4: Lands already conveyed through separate application to the Town of Innisfil</b>		
Min. Lot Area	2,000m <sup>2</sup> (0.2 ha)	2.5 ha
Min. Frontage	45.0m (int) 50.0m (ext)	136.5m (5 <sup>th</sup> Sideroad)



<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4a7ebb; border: 1px solid black; margin-right: 5px;"></span> Lot 1: Lands to be Conveyed to the Town of Innisfil                      - Lot Area: 4.0ha                      - Lot Frontage: 30.8m (5 Sideroad)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00b050; border: 1px solid black; margin-right: 5px;"></span> Lot 3: Lands to be Severed                      - Lot Area: 5.9ha                      - Lot Frontage: 114.8m (Cul-de-Sac)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; border: 1px solid black; margin-right: 5px;"></span> Lot 2: Lands to be Retained                      - Lot Area: 12.5ha                      - Lot Frontage: 150.7m (5 Sideroad)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a6a6a6; border: 1px solid black; margin-right: 5px;"></span> Lot 4: Lands already conveyed through separate application to the Town of Innisfil</li> </ul>	<p><b>Figure 4</b>  <b>Severance Sketch</b></p>	
	<p>Source: IPS</p>	<p>Drawn By: AP</p>
<p>File: 20-1046</p>		<p><b>IPS</b> INNOVATIVE PLANNING SOLUTIONS                  planners • project managers • land development</p>

#### 4.0 Technical Reports and Studies

The technical reports and studies needed for this application were completed in preparation for the previous Draft Plan of Subdivision application. The proposal will proceed with the application through the Committee of Adjustment since the number of lots being created have been reduced to four (4) from the previously proposed five (5) lots. The supporting studies that were included in the application are:

- Place Making Brief prepared by IPS
- Traffic Impact Study prepared by GHD (dated January 2022)
- Functional Servicing Report (FSR)/Stormwater Management (SWM) Report prepared by Pearson Engineering (dated January 2022)
- Archaeological Assessment prepared by Irvin Heritage (dated August 2021)
- Phase 1 & 2 Environmental Site Assessment (ESA) prepared by Cambium Inc. (dated October 2021)
- Hydrogeological Assessment Report prepared by Cambium Inc. (dated September 2021)
- Geotechnical Investigation Report prepared by Cambium Inc. (dated August 2021)
- Environmental Impact Study (EIS) prepared by Cambium Inc. (dated January 2022)
- Tree Inventory and Preservation Report prepared by Strybos Barron King Landscape Architecture (dated February 2022)

The above noted studies can be read in conjunction with the Planning Justification Report as part of the Committee of Adjustment application however, the studies will be required to be updated to the revise/reduced lot fabric. This application will also include additional FSR report, which is being prepared by Pearson Engineering.

## 5.0 Planning Policy and Analysis

This Section will outline the applicable planning and development policies guiding the development of the subject lands. Each section will outline applicable policies and contain planning rationale on conformity and development principles. The Planning Act, Provincial Policy Statement, A Place to Grow - Growth Plan for the Greater Golden Horseshoe, County of Simcoe Official Plan, Lake Simcoe Protection Plan, Town of Innisfil Official Plan and Town of Innisfil Comprehensive Zoning By-law are analyzed below in relation to the proposed development.

### 5.1 The Planning Act – Provincial Interest

The Planning Act (The Act) is provincial legislation that lays out ground rules to describe how land uses are controlled, and by whom. The Act promotes sustainable development while balancing factors such as economic development, preservation of the natural environment and the creation of healthy communities, within a provincial policy framework focused on provincial interests and fairness.

The policies set out in Section 2 of the Planning Act, inform the Provincial Policy Statement (PPS), Growth Plan, and other matters of provincial interest, ensuring consistency with the Act.

Under Section 2 of the Planning Act, key matters of provincial interest include the protection of natural areas and features, protection of agricultural lands, the orderly development of communities, the full range of housing, the appropriate location of growth and development, the promotion of a built form that is well-designed, and the adequate provision and efficient use of transportation, sewage and water services.

The proposed severances align with the direction of the Planning Act, given development concept resulting from it will:

- Contribute to the Township's employment targets;
- Utilize existing water, wastewater, and waste infrastructure / services;

- Maintain compatibility between land uses in an area that has good access to established pedestrian networks and amenities;
- Protect heritage resources identified in Provincial or other applicable heritage resource inventories.

According to the Planning Act, the proposed application aligns with the Province's Interest in land use planning.

## 5.2 Provincial Policy Statement 2020

The Provincial Policy Statement (PPS) is a vital part of Ontario's policy-led planning system. It contains policy direction to adhere to Provincial Interests. The PPS outlines the importance of building strong communities and managing and directing growth to achieve efficient development and land use patterns. A review of the legislation has been undertaken to demonstrate how the subject applications align with the policy direction of three overarching themes of the PPS:

1. *Building Strong Healthy Communities;*
2. *The Wise Use and Management of Resources; and,*
3. *Protecting Public Health and Safety.*

The subject lands are located within the Strategic Settlement Employment Area of Innisfil Heights, according to the Growth Plan. Section 1.1.3.2 identifies the area as a key focus for growth and development and requires sufficient land to accommodate a suitable range and mix of land uses to meet future needs (1.1.2). The proposed severances aim to support development on appropriately scaled parcels of land, aligning with PPS policies on economic development and competitiveness, as per Section 1.3.1. As mentioned, the site directly north (7267 5th Side Road) has gained approval for an approximately 1.3 million square foot industrial warehouse which is currently under construction. With the development of an industrial warehouse just north of the subject lands, the proposal to create industrial lots will add to the creation of employment opportunities to an area that is actively growing along the Highway 400 corridor.

Under policy 1.3.2.1, planning authorities are required to plan for, protect, and preserve employment areas for current and future uses, ensuring that the necessary infrastructure is provided to support these needs. By creating additional industrial lots, this proposal aligns with the intent to preserve employment areas for industrial and manufacturing uses, ensuring the availability of suitable land for businesses to establish and grow. The severance will enhance the area's economic base by providing new opportunities for industrial development, supporting long-term economic growth and job creation in line with the PPS.

Furthermore, the proposal adheres to policy 1.3.2.3, which mandates that within employment areas planned for industrial or manufacturing uses, residential and other sensitive land uses should be prohibited or limited. The creation of these industrial lots ensures that the land remains dedicated to employment purposes, maintaining land use compatibility and the long-term viability of the area for industrial activities. The severance also supports the policy's emphasis on ensuring appropriate transitions to adjacent non-employment areas, thereby preserving the integrity and function of the employment zone. The proposed severance not only facilitates economic development but also ensures that the employment area is strategically positioned for sustainable growth and resilience in the future.

For the above stated reasons, the applications are consistent with the PPS.

### 5.3 A Place to Grow - Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe has been prepared and approved under the Places to Grow Act. The Government of Ontario recognizes that in order to accommodate future population growth, support economic prosperity and achieve a high quality of life for all Ontarians, planning must occur in a rational and strategic way. Guiding principles of the Growth Plan include the development of compact, complete communities; the optimization of infrastructure to support efficient growth; and the protection, conservation and enhancement of natural resources.

The subject lands are situated within a Strategic Settlement Employment Area. According to Section 2.2.5.1, economic development and competitiveness in the



Greater Golden Horseshoe (GGH) are promoted by making more efficient use of existing employment areas, vacant, and underutilized employment lands, and by increasing employment densities. Additionally, this section states that the Plan will be promoted by planning to better connect areas with high employment densities to transit. With having access from two arterial roads and being adjacent to Highway 400, the proposal provides adequate access to other areas via these roads.

In addition to supporting economic development and protecting employment areas, the proposed severance aligns with the Growth Plan's emphasis on integrating land use planning with transportation and infrastructure goals, as outlined in Section 2.2.5.5 and 2.2.5.13. By creating new industrial lots near existing or planned infrastructure, particularly major goods movement facilities and corridors, the proposal ensures that these sites are well-positioned to support manufacturing, warehousing, and logistics operations. This will maximize the efficiency of goods movement while also supporting the development of high-density employment areas that can be easily connected to transit networks. Additionally, by contributing to the establishment of employment density targets that reflect the scale and type of employment anticipated in the area, the proposal further reinforces the Growth Plan's objectives to create well-connected, economically vibrant employment hubs that can support the long-term growth and sustainability of the region.

The proposed application further supports the transportation policies of Section 3.2.2 and 3.2.4 as it is located close to a major goods movement corridor, providing for the safe and efficient movement of goods and people. This development helps in linking this employment area to major goods movement corridors, international gateways, and other goods movement facilities through its location along Provincial Highway 400.

Through a review of the applicable policies noted above, the proposed development demonstrates consistency with the Growth Plan.

## 5.4 Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (“LSPP”) establishes policies aimed at protecting, improving or restoring the elements that contribute to the ecological health of the Lake Simcoe watershed, including water quality, hydrology, key natural heritage and hydrologic features and their functions, managing the effects of climate change and the impacts of invasive species, and reducing loadings of phosphorus and other nutrients of concern among others. Decisions under the Planning Act are required to conform to the designated policies and have regard to the other policies in the Lake Simcoe Protection Plan.

The southern portion of the subject site is located within the Lake Simcoe Watershed and the LSRCA jurisdiction and is subject to the policies of the LSPP. The key natural heritage and hydrologic features identified (wetlands, fish habitat and permanent stream) have been detailed in terms of how they are and will be maintained within the EIS.

Chapter 6 of the LSPP provides guidance for shorelines and natural heritage. The subject site includes a Key Natural Heritage feature on the south portion of the site known as Lovers Creek.

The following policies apply:

- *Policy 6.23 - Development or site alteration is not permitted within a key natural heritage feature, a key hydrologic feature and within a related vegetation protection zone referred to in policy 6.24, except in relation to the following:*
  - c. Existing uses as specified in Policy 6.45*
- *Policy 6.45 - Where a policy in this Chapter permits development or site alteration in relation to existing uses, the following policies apply:*
  - a. All existing uses lawfully used for such purposes on the day before the Lake Simcoe Protection Plan comes into force are permitted;*
  - b. The construction of a building on an existing lot of record is permitted, provided it was zoned for such as of the date the Plan*

*comes into effect, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior the date this Plan comes into effect;*

- c. The development permitted in b., expansion to existing buildings or structures, accessory structures and uses, and conversions of legally existing uses which bring the use more into conformity with this Plan are permitted subject to a demonstration that the use does not expand into a key natural heritage feature, a key hydrologic feature and any minimum vegetation protection zone associated with a feature or the Lake Simcoe shoreline, unless there is no alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure;”*

The natural heritage (NH) feature will be dedicated to the town as part of Lot 1. An Environmental Impact Study (EIS) conducted by Cambium has thoroughly assessed this feature. The study has ensured that appropriate setbacks are in place and that the proposed development can be carried out in a way that will not adversely impact the natural heritage and hydrologic features and functions identifies on or adjacent to the subject site, effectively safeguarding the feature from any future development within the newly created lots. A 15m buffer will effectively mitigate potential impacts to both the form and function of the wetland area as well as to the fish habitat and watercourse on the subject lands.

Through a review of the proposed policies noted above, the proposed development is in conformity with the applicable policies of the Lake Simcoe Protection Plan.

## 5.5 County of Simcoe Official Plan

The County of Simcoe Official Plan sets out policy direction for the County’s Growth Management Strategy. Key directions include directing growth to serviced areas, protecting the natural heritage system, diversifying economic functions, providing a diverse range of housing, and managing resources. The subject lands are located

within the Innisfil Heights Strategic Settlement Employment Area as per the County of Simcoe Official Plan (Schedule 5.1). Section 3.9 of the County OP outlines the growth management strategies for the designation, stating that:

- *Development within Innisfil Heights will be in accordance with the directive issued by the Minister of Infrastructure and boundaries and permitted uses will be outlined in the official plans of the local municipalities*
- *The lands within the Strategic Settlement Employment Areas are considered designated Greenfield and are subject to the density target of the local municipality; Innisfil's minimum density target is 32 residents and jobs/ha.*
- *Natural heritage systems, features, and functions within the Strategic Settlement Employment areas will be identified and protected.*

The proposed severances aim to create appropriately sized, economically viable lots, aligning with County OP policies and the Ministry of Infrastructure's directive for this area. The proposal would support future expansion and operations, enhancing the lot and area's economic viability.

Overall, the proposal conforms to the County of Simcoe Official Plan. It facilitates a more efficient use of employment lands, in line with the objectives of the County's strategic planning and Provincial Growth Plan. This ensures the subject lands contribute effectively to the economic development and competitiveness of the area, reinforcing the County's planning policies and the broader goals of the Ministry of Infrastructure.

## 5.6 Town of Innisfil Official Plan

The Town of Innisfil's Official Plan, Our Place, sets out goals, objectives and policies for managing growth and development. On January 17, 2018, by By-Law No. 007-18, Council for the Town of Innisfil adopted Our Place, the Town's new Official Plan. On October 9, 2019, Council for the County of Simcoe approved Our Place, after it was approved by the County's Committee of the Whole on September 25, 2019. On November 13, 2018, Our Place came into effect, except for those lands and/or policies that were appealed. As mentioned, the subject site is

within the Innisfil Heights Strategic Settlement Employment Area and is designated 'Employment Area', and 'Key Natural Heritage Features', in the Town of Innisfil Official Plan, as per Schedule B6 Land Use: Innisfil Heights.

Section 12.1.1 specifies that Innisfil Heights, shown on Schedule B6, must be planned to ensure the availability of large lots supporting permitted uses. Unless constrained by environmental features, property configurations, new roads, or existing development, the minimum lot size for undeveloped lands should be 5 hectares, with larger lot sizes encouraged. This requirement does not apply to properties already smaller than 5 hectares.

The subject lands fall within the Innisfil Heights Strategic Settlement Employment Area. Section 9.6.1 states that the Council supports industrial development growth by ensuring the inventory of designated vacant industrial lots includes large parcels to attract extensive industries. By creating additional lots within this designated area, the proposal supports the goal of concentrating employment opportunities in a strategic location that is planned for long-term economic growth. This focus not only enhances the area's role as a key employment hub but also ensures that the infrastructure and resources dedicated to this zone are utilized effectively, promoting a more efficient and sustainable economic environment.

The proposal aligns with the Official Plan's aim of creating a fully serviced employment area within the Innisfil Heights Strategic Settlement Employment Area. The new industrial lots will be designed to meet the necessary servicing requirements, ensuring that businesses have access to the infrastructure they need to operate effectively. By facilitating the development of an employment area, this severance contributes to the broader vision of establishing Innisfil Heights as a competitive and attractive location for a diverse range of industries, ultimately supporting the Town's economic development goals.

The proposal to create additional industrial lots is closely aligned with the objectives outlined in Section 12 of the Official Plan, particularly the goal of establishing a gateway around the Highway 400 and Innisfil Beach Road interchange. By developing these lots near this crucial intersection, the proposal directly contributes

to enhancing the gateway's function, making it a prominent entrance to the Town of Innisfil and a key location for employment and commercial activities. This positioning not only improves the accessibility and visibility of the area but also supports the broader economic development goals of Innisfil. The proposed industrial lots are also consistent with the permitted uses detailed in Section 12, which include manufacturing, processing, assembling, repairing, warehousing, and distribution. By providing new spaces for these industrial activities, the severance ensures that the employment area can support a diverse range of industries, fostering a resilient economic environment.

Furthermore, the natural heritage (NH) feature is to be dedicated to the town as part of Lot 1. The EIS has established that the proposed development will not negatively affect the natural heritage and hydrologic features and functions identified on or near the site. This approach effectively protects the NH feature from any future development within the newly created lots.

Since the proposed severance results in appropriately sized lots for industrial uses, offers protection of natural features, and aligns with the permitted uses in the designation, the application conforms to the Town of Innisfil Official Plan.

### 5.7 Town of Innisfil Comprehensive Zoning By-law 808-13

The subject lands are zoned Industrial Business Park (IBP) under Zoning By-law 080-13. Table 6.1 of the by-law lists the permitted uses in the IBP Zone, which include equipment sales, rental and servicing, and accessory outside storage. The minimum lot area for an IBP zoned property is 2000 m<sup>2</sup>, with a minimum lot frontage of 45 meters for interior lots and 50 meters for exterior lots.

No zoning by-law amendment is proposed, the lands will continue to be used and zoned for their existing uses of industrial business park zone classification. The creation of the industrial lots is outside of any key natural heritage features, and future buildings will be subject to Zoning By-law standards and provisions.

The application ensures that the new lots will comply with the minimum 2000 m<sup>2</sup> lot area, the 45-meter frontage for interior lots, the 50-meter frontage for exterior lots. Given these considerations, the application complies with the Town's Zoning By-law.

### 5.8 Planning Act – Three Tests for Consent to Sever

The Committee of Adjustment bases decisions relative to the three (3) tests for a consent to sever applications from the Planning Act. The application for consent to sever a property into lots can be justified by adhering to the three tests, which are that they:

- Meet the general intent of the Official Plan;
- Meet the general intent of the Zoning By-law;
- Appropriate for the orderly development of land and character of the surrounding area

Firstly, the proposal conforms to the Town's Official Plan by contributing to the municipality's growth objectives, ensuring that the severance supports broader urban planning goals within the Innisfil Heights Settlement area. The subject site is within the Innisfil Heights Strategic Settlement Employment Area and is designated 'Employment Area', and 'Key Natural Heritage Features'. The proposal will facilitate the creation of industrial lots, which will provide a full range of employment uses and opportunities to the area. The subject site is also part of a Natural Heritage Feature that will be protected and contained on lot 1 as illustrated which will form lands to be conveyed to the Town. The EIS completed by Cambium outlines that appropriate setbacks have been applied so that the feature is adequately protected from any future development within the new lots. Although lot 1 does not form part of this severance application it is important to note that sensitive area will be maintained and protected from future development impacts on the proposed retained (Lot 2) and severed (Lot 3) lands. The retained and severed lands exceed Official Plan policies for lot creation in the Employment Area designation (minimum

5 Hectares) as well as conformity to land development policies. For these reasons, the intent of the Official Plan is adhered to.

Secondly, the application aligns with the intent of the Zoning By-Law by ensuring that the severed lots maintain appropriate size, frontage, and zoning requirements, thereby preserving the area's development framework. The creation of industrial lots also exceeds the standards of the Industrial Business Park (IBP) zone that the subject site is located in. The IBP Zone permits a variety of industrial uses, including equipment sales, rental, servicing, and accessory outside storage. The proposed severance will create accessible industrial lots that will fully comply with the established zoning regulations, including the minimum lot area of 2,000 m<sup>2</sup> and the required frontages of 45 meters for interior lots and 50 meters for exterior lots. Additionally, the new lots will be located outside any key natural heritage features, and any future development will respect the necessary setbacks as required by the Zoning By-law. The intent of the Zoning By-law are maintained through this proposal.

Lastly, the severance promotes the development and improvement of the land by optimizing its use, enhancing the neighborhood's character. By subdividing the property, the application promotes the effective and efficient use of the land, supporting industrial development in a manner consistent with the site's current zoning and planning designations. The severance will facilitate targeted industrial development, which could attract businesses and create employment opportunities, thereby enhancing the economic vitality of the area. Moreover, the strategic division into large lots allow for more manageable and flexible development, which can be better tailored to meet market demands, further contributing to the improvement and utilization of the land in line with the town's planning objectives. It is also important to note that the severed and retained lots maintain Highway 400 frontage exposure, ensuring the potential for economic marketability to a major transit corridor. The creation of larger industrial parcels of land mirror other parcels within the Innisfil Height's Settlement area while ensuring protection of natural features. This combination maintains character with the opportunity to attract employment uses forming an overall viable development.



## 6.0 Conclusion

The proposed consent application will facilitate the development of two (2) industrial lots for future development potential. This severance together with the lands to be conveyed and have been conveyed to the Town total four (4) lots. The application implements the overall intent of redevelopment on the lands and are consistent with or conform to all levels of Planning Policy and represents good planning. The proposed plan will utilize the employment land in an efficient manner and will be compatible with the uses in the immediate vicinity. The proposed will provide additional employment options for current and future needs and supports the goals of the employment area designation and vision of the Town.

Based on an evaluation of Provincial, County of Simcoe and Town of Innisfil planning policies, as well as the results of the associated technical reports, the proposed application is appropriate for the orderly development on the subject lands and meets the tests of the Planning Act.

Respectfully submitted,

### **Innovative Planning Solutions**



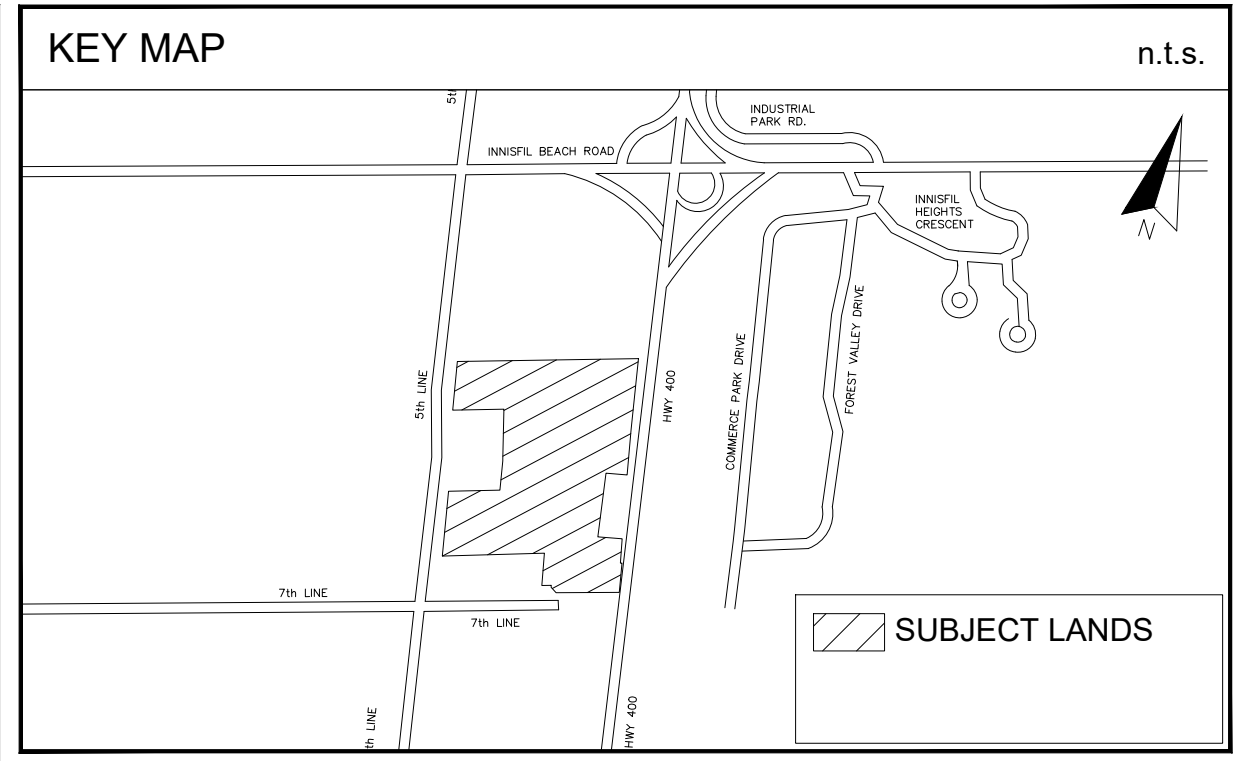
Kyle Galvin, MCIP, RPP  
*Senior Planner*



Ayush Patel, B.E.S.  
*Planner*

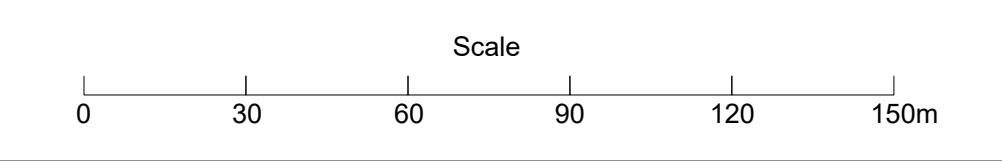
## Appendices

## **APPENDIX 1: SEVERANCE SKETCH**



### SEVERANCE SKETCH

7131 5 SIDEROAD  
PART OF THE SOUTH HALF OF LOT 6  
CONCESSION 7  
IN THE TOWN OF INNISFIL  
COUNTY OF SIMOCE



#### LEGEND

- Lot 1: Lands to be Conveyed to the Town of Innisfil  
- Lot Area: 4.0ha  
- Lot Frontage: 30.8m (5 Sideroad)
- Lot 2: Lands to be Retained  
- Lot Area: 12.5ha  
- Lot Frontage : 150.7m (5 Sideroad)
- Lot 3: Lands to be Severed  
- Lot Area: 5.9ha  
- Lot Frontage: 114.8m (Cul-de-Sac)
- Lot 4:  
Lands already conveyed through separate application to the Town of Innisfil

**METRIC NOTE:**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCHEDULE OF REVISIONS			
No.	Date	Description	By

**IPS INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
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Date: August 6, 2024      Drawn By: A.S.  
File: 21-1046              Checked: K.G.