

Summary of Comments

B-024-2021 - 640 Maplevue Drive



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER(S): B-024-21
RELATED APPLICATION(S): D14-2021-001
MEETING DATE: December 9, 2021
TO: Toomaj Haghshenas, Secretary Treasurer Committee of Adjustment
FROM: Chris Cannon, Placemaker/Planner
SUBJECT: Consent to sever a portion of the lands for the purpose of creating an additional lot with frontage on Mapleview Drive

PROPERTY INFORMATION:

Municipal Address	640 Mapleview Drive
Legal Description	Concession 12; Part Lot 26
Official Plan	Rural Area (Lands to be severed and a portion of the retained lands) Key Natural Heritage Features & Key Hydrologic Features retained lands)
Zoning By-law	Residential Rural (RR) Zone (Lands to be severed) Agriculture General Exception (AG-33) Zone & Environmental Protection (EP) Zone (Lands to be retained)

RECOMMENDATION:

The Planning Department recommends approval of B-024-21, subject to the below conditions:

CONDITION:

- 1.) That the Owner/Applicant shall pay to the Town of Innisfil cash in lieu of 5% Parkland Dedication for residential developments, the amount of which shall be 5% of a valuation determined by a professional and qualified appraiser engaged by the Owner/Applicant to the satisfaction of the Secretary Treasurer.
- 2.) That the Owner/Applicant shall make a cash contribution to the Town of Innisfil in the amount of \$500.00 towards the cost of a new street tree.
- 3.) That the existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. A tree preservation/planting plan shall be prepared to the satisfaction of the Town, proposing tree compensation and replacement rates for any trees to be removed, and location of new trees and tree protection measures during

construction of the new dwellings and driveways.

4.) That the proposed consent for the creation of (1) one lot satisfies all conditions of the LSRCA.

REASON FOR APPLICATION(S):

The Applicant is proposing to sever a portion of the subject lands for the purpose of creating a new lot with frontage on Mapleview Drive. The severed lands will have an approximate lot area of 3,039m² and a lot frontage of approximately 40m on Mapleview Drive. The retained parcel will have an approximate lot area of 19.2 hectares and a frontage of approximately 222m on Mapleview Drive. The applicant obtained a Council approved Zoning By-law Amendment in August 2021 to facilitate the ability to create (1) one rural residential lot.

SURROUNDING LANDS:

North	Natural Heritage (Forested) features, (0 25 Sideroad)
East	Single-detached dwelling and accessory structures and Agricultural Uses, (600 & 556 Mapleview Drive)
South	Single-detached dwellings and accessory structures within the Sandy Cove Settlement Area, (607-661 Mapleview Drive)
West	Natural Heritage (Forested) features (3465 25 Sideroad)

ANALYSIS:

Site Inspection Date	February 21, 2021
Consistent with the Provincial Policy Statement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located outside of any settlement areas, and are considered 'rural lands' as per the Provincial Policy Statement (PPS) (defined as lands outside of prime agricultural areas and settlement areas). The location of the proposed severance is within lands designated Rural Area.</p> <p>The subject lands contain significant woodlands and lands regulated by the LSRCA. Section 2.1 of the PPS states that development and site alteration shall not be permitted in significant woodlands, significant wildlife habitat or other natural heritage features listed in Section 2.1.5 unless it has been demonstrated there will be no negative impact on the natural features or their ecological function. The portion of the lands that contain the woodlot and the LSRCA regulated areas have been rezoned to protect the features. These lands are part of the retained lands which are not subject to any future development or this application.</p> <p>Considering these matters, the application is consistent with the PPS.</p>
Consistent with the Provincial Growth Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands are located outside of any settlement areas. As per policy 2.2.9(6), new multiple lots or units for residential development may be allowed on rural lands in site-specific locations with approved zoning or designation in an Official Plan that permitted this type of development as of June 1, 2006. The 2006 County of Simcoe Official Plan permits the creation of new residential lots in the "Rural" designation, as set out in Policy 3.6.11.</p>

	In the opinion of Staff, this application as proposed is consistent with the Provincial Growth Plan.
Consistent with the Lake Simcoe Protection Plan (LSPP): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject site is outside of a Settlement Area and is not a Major Development and would not be subject to the Settlement Area and Major Development policies of the Lake Simcoe Protection Plan. For the proposed lot, on-site domestic wells and septic systems are proposed. The Septic Bed Sustainability Brief submitted with the Zoning By-law amendment application concluded that the use of on-site sewage system on the proposed lot will have negligible effects on local groundwater resources, that no significant increase in runoff is expected due to the rural residential nature of the proposal and that a suitable potable water supply can be obtained from a groundwater supply on the new lot and is therefore consistent with the policies of the LSPP. Through discussions, the LSRCA has requested a scoped Environmental Impact Statement in order to ensure negative impacts on the natural features are mitigated.</p>
Conforms with the County Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The subject lands have a split designation of "Rural", "Agricultural" and "Greenlands", as per Schedule 5.1 – Land Use Designations. The portion of the site for the proposed severances is designated as "Rural".</p> <p>Under the Rural designation, limited residential development is permitted, as provided for in policy 3.7.4. Further, limited residential may be created through consent, provided the following is satisfied, as per policy 3.7.8:</p> <p>a) lots should be restricted in size in order to conserve other lands in larger blocks for agricultural uses or environmental purposes. Consent lots should be developed to an approximate size of one hectare, except where large sizes may be suitable because of environmental constraints or design considerations; and</p> <p>b) the number of lots on the grid system shall be restricted in order to maintain the rural character and road function and to avoid strip development.</p> <p>Section 5.8, Definitions states: "strip development" is lot creation in the Rural Designation:</p> <p>(a) along roads that are part of the originally surveyed concessions and side roads or are other more recently surveyed arterial or collector roads which are not part of an internal local road system; and</p> <p>(b) which is arranged in linear configurations of more than three non-farm lots within 200 metres of the proposed lot line as measured along the frontage of one side of the road.</p> <p>Generally, lots may only be created where they have access to and frontage on a public highway, and must comply with the minimum distance separation formula, as provided for in policies 3.3.4 and 3.3.14.</p>

	<p>As per policy 3.7.10, development in rural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and to minimize any negative impact on significant natural heritage features and areas and cultural features. The proposed Consent application to facilitate the creation of a lot is considered to meet the policies of the County of Simcoe Official Plan.</p>
<p>Conforms with the Town Official Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The subject lands are designated as “Countryside Area” and “Natural Heritage System Area” on Schedule A: Municipal Strategy. The portion of the site for the proposed severance is designated as “Countryside Area”.</p> <p>The subject site has a split designation of “Rural Area”, “Agricultural Area” and “Key Natural Heritage Feature and Key Hydrological Feature Area”, as per Schedule B – Land Use. The portion of the site for the proposed severances is designated as “Rural Area”. The objectives of the “Rural Area” is to provide for a full range of agricultural and agriculture related uses, on-farm diversified uses as well as rural related uses which support the agricultural and rural community and which fit in to the rural character but are not appropriate in settlement areas.</p> <p>Permitted uses within the “Rural Area” designation are; among other things, one single detached dwelling and other rural uses subject to the appropriate zoning and other supporting documentation.</p> <p>Section 18.4.7 sets out the requirements for applications for new lots:</p> <ul style="list-style-type: none">i) the proposed lot will be used for agriculture uses, agriculture-related uses, rural residential use or other rural uses as described in Section 18.4.4;ii) the amount and availability of vacant lots of record in the non-urban areas of the municipality are considered and the need for the additional lot demonstrated;iii) the new lot does not contribute to the extension or expansion of strip development;iv) the new lot is located on an opened and maintained public street or highway;v) the feasibility of private septic servicing and confirmation of sufficient reserve sewage system capacity within the Town’s sewer treatment systems for hauled sewage from the private system are demonstrated to the satisfaction of the Town;vi) the lot is suitable in terms of topography, soils, drainage, lot size and shape for the use proposed;vii) the access to the lot will not create a traffic hazard;viii) the proposed use would be compatible with surrounding uses, including existing aggregate operations and will not result in development which would preclude or hinder the establishment of new operations or access to high potential mineral aggregate resources areas as shown on Appendicesix) the new lot shall meet the Minimum Distance Separation Formulae.

	<p>The proposed Consent application for the lot to be created will be a rural residential use, does not contribute to the extension or expansion of strip development, are located on an open and maintained public street, have sufficient soil capacity and area for a private septic system and reserve area, is suitable in terms of topography, soils, drainage, lot size and shape, will not create a traffic hazard in terms of access, will be compatible with surrounding land uses and meets the Minimum Distance Separation Formulae. The lot configuration is proposed in such a way to have the ability to accommodate a primary septic system area and reserve septic system area while still maintaining the ability for the required separation distance for the private drilled well.</p> <p>In accordance with Section 15.1.6, a tree protection plan shall be required as part of development applications that identifies, preserves and compensates trees on the lot. The tree protection plan shall also address provision for native tree species consistent with Town of Innisfil Engineering Standards.</p> <p>The proposed Consent application is considered to meet the policies of the Town's Official Plan.</p>
Complies with the Town Zoning By-law: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>The lands subject to the Consent applications are zoned Residential Rural (RR) Zone in Zoning By-law No. 080-13, as amended by By-law 074-21. The RR zone requires a minimum lot frontage of 30m (Table 4.2 a), and the proposed lot would have a 40m lot frontage. The RR Zone requires a minimum lot area 1,900m², whereas the proposed lot 3,039m². Considering these matters, the applications comply with the Zoning By-law.</p>
Conforms to Section 2, 51(24) and 53(12) of the Planning Act: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>This application has been reviewed and in the opinion of Staff conforms to Section 2, 51(24) and 53(12) of the <i>Planning Act</i>.</p> <p>Section 51(24) requires regard to be had to the effect of development on matters of provincial interest, whether the subdivision is premature or in the public interest, whether the plan conforms to the official plan and adjacent plans of subdivision, the suitability of the land for the purposes of which it is to be subdivided, the dimension and shape of the proposed lots, the restrictions or proposed restrictions on the land to be subdivided, and other matters. Staff are of the opinion, considering the materials submitted, the proposed conditions, and review of applicable policies, this application conforms to Section 2, 51(24) and 53(12) of the <i>Planning Act</i>.</p>

CONCLUSION:

Staff recommend the application B-024-21 be approved subject to the proposed conditions for payment of cash-in lieu of parkland, street tree compensation and satisfaction of the LSRCA requirement.

PREPARED BY:

Chris Cannon, Placemaker/Planner

REVIEWED BY:

Steven Montgomery, Supervisor of Development Acceleration



Community Development Standards Branch

MEMORANDUM TO FILE

DATE: December 1, 2021

FROM/CONTACT: Jocelyn Penfold ex 3506 jpenfold@innisfil.ca

FILE/APPLICATION: B-024-2021

SUBJECT: 640 Maplevue Drive

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. When applying for building permit for a new dwelling, please provide a lot grading plan designed by a Professional Engineer or an Ontario Land Surveyor to the satisfaction of Community Development Standards Branch (Building Department).

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. The applicant/owner shall provide a site plan with proposed building and septic footprint that meets all Ontario Building Code required clearances to neighbouring wells and on-site sewage systems, to the satisfaction of Community Development Standards Branch (Building Department).



Sent via e-mail: ccannon@innisfil.ca

December 2nd, 2021

Town of Innisfil File No: B-024-2021
LSRCA File No.: CO-130602-050321

Chris Cannon, Placemaker/Planner
Town of Innisfil – Planning Services
2101 Innisfil Beach Road
Innisfil, ON L9S 1A1

Dear Mr. Cannon:

Re: Application for Consent
Owner: Dallas and Desiree Coulter
Agent: James Hunter, Innovative Planning Solutions (IPS)
640 Maplevue Drive, Innisfil

Thank you for circulating the subject application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. We understand that the purpose of this consent (severance) application is to create one (1) new residential rural lot for a single-detached dwelling. The severed lot would maintain a frontage of 40.0 metres along Maplevue Drive, and would be approximately 0.75 acres (0.3 ha.) in total area.

A previous Zoning By-law Amendment Application, municipal file no. D14-2021-001, was conditionally approved by Innisfil Town Council on September 22nd, 2021. An effect of this Zoning By-law Amendment was to rezone the area subject to the severance application to the Rural Residential (RR) Zone. LSRCA was circulated this amendment application for review and comment. A scoped Environmental Impact Study/Natural Heritage Evaluation (EIS/NHE) was required by the LSRCA as identified in comments sent to the Town of Innisfil on June 6th, 2021, by Jessica Chan, Natural Heritage Ecologist. This comment was not satisfied through the Zoning By-law Amendment process, and the LSRCA is requesting this comment be satisfied through this current consent application process.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Agent's Covering Letter, dated Oct. 5th, 2021
- Planning Justification Report, prepared by IPS, dated Feb. 2021
- Proposed Consent Plan, prepared by IPS, dated Mar. 23rd, 2020
- Arborist Report, prepared by Burgess Gleason Environmental, dated Nov. 14th, 2020
- Committee of Adjustment - Consent Application Form

Staff have reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 179/06 of the *Conservation Authorities Act*. LSRCA has also provided comments per our MOU with the County of Simcoe, and Town of Innisfil. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

Recommendation

Based on review of the submitted information in support of this application, it is determined that this consent (severance) application is consistent and in conformity with those natural hazard policies of the PPS, Section 3.1. However, does not conform with the natural heritage policies of the PPS, Section 2.1., does not conform with those applicable provincial policy documents, such as the LSPP, and the Growth Plan, or with the County Official Plan, and Town of Innisfil Official Plan.

A scoped EIS/NHE is required to address policy conformity and a Plantings Plan, as outlined by the Arborist Report, is to be undertaken to enhance and buffer the new development from the existing Significant Woodlands. Please contact the LSRCA with a Terms of Reference to assist with scoping the EIS/NHE.

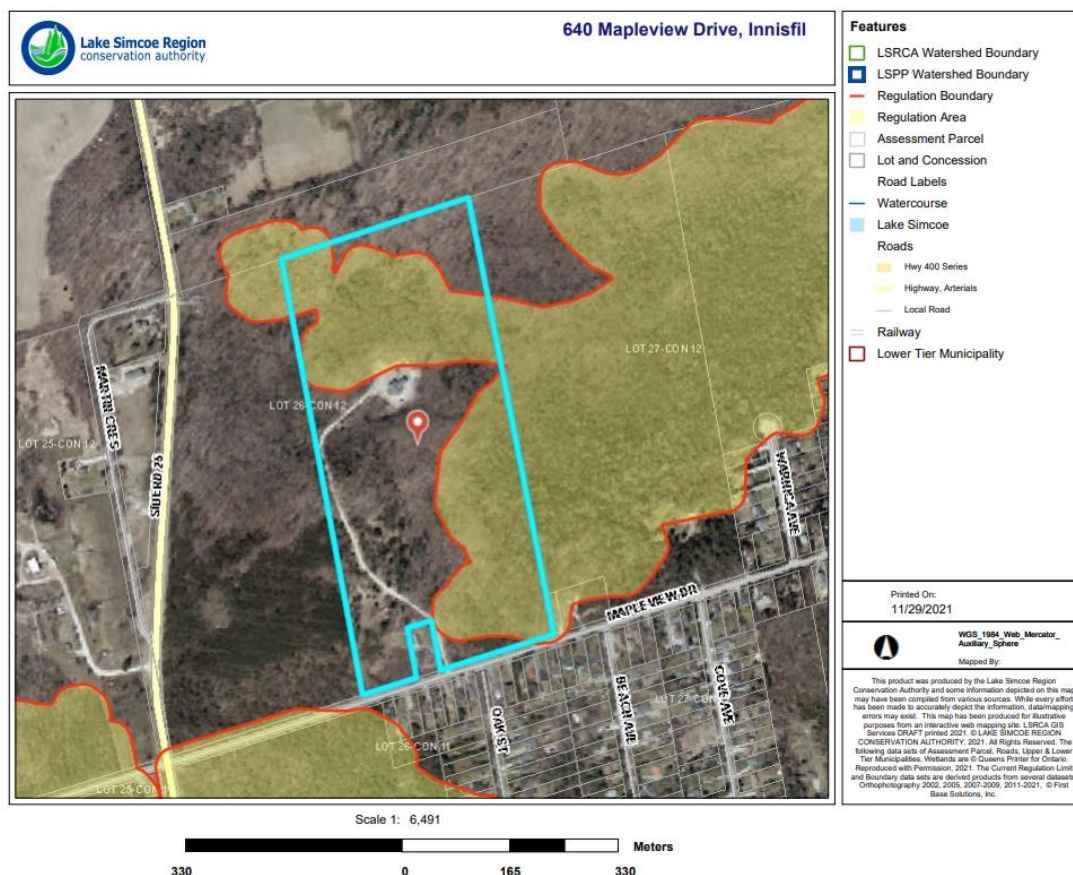
It is recommended that Committee approve this application, with the following conditions:

- The Applicant shall complete the required scoped EIS/NHE, to the satisfaction of the LSRCA, understanding that this document would build from the already undertaken Arborist Report;
- The Applicant shall complete a Plantings Plan to the satisfaction of the LSRCA;
- The Applicant shall carry out new development and site alteration adhering to those presented mitigation measures, in both the Arborist Report, and through the anticipated scoped EIS/NHE.

Site Characteristics

The subject property lies within the regulated area, as per Ontario Regulation 179/06 of the *Conservation Authorities Act*. This is due to the prescence of a regulated wetland feature across much of the north and east portion of the property. The area subject to severance does not fall within the regulation limit.

The subject property is identified as mostly within the 'Greenlands' area, with a small portion identified as 'Rural' within the County of Simcoe Official Plan. The area subject to severance appears mostly 'Rural' with a portion along the Maplevue Drive frontage identified as 'Greenlands'. The property is designated 'Rural Area' and 'Key Natural Heritage Feature and Key Heritage Feature' (KNHF & KHF) by the Town of Innisfil Official Plan. The subject property has recently been re-zoned to 'Rural Residential (RR)' Zone, 'Agricultural General Exception (AG-33)' Zone, and Environmental Protection (EP)' Zone.



Delegated Responsibility and Statutory Comments:

1. LSRCA has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (2020). There are not identified natural hazards across the subject property, or in proximity to the area of severance. Therefore, this application is consistent with Section 3.1 of the PPS.
2. LSRCA has reviewed the applications as per our responsibilities as a regulatory authority under Ontario Regulation 179/06. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

An LSRCA Permit is **not** required as part of this application, as no new development or site alteration is being proposed within a regulated area.

Advisory Comments

3. The LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Innisfil in that we provide through our role as a public body, pursuant to the *Planning Act*.

Provincial Policy Statement, 2020 (PPS)

Section 2.1 of the PPS identifies that development and site alteration is not permitted within Significant Woodlands, in Ecoregions 6E and 7E (Section 2.1.5 b), unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Also, development and site alteration is not permitted on adjacent lands to Significant Woodlands, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (Section 2.1.8).

The provided Arborist Report, has identified that the area subject to severance is primarily comprised of invasive non-native tree species, and that these species are not desirable. This report suggests that those invasive species should be removed, in favour of planting native, non-invasive tree and shrub species. It has also provided the recommendation that proper buffering should occur, in order to prevent the spread of non-native invasive species, into areas adjacent with native tree species. It is the opinion of the Arborist Report that through removal of the invasive, non-native tree species in the area to be severed, and the planting of non-invasive native species, the consent application would reflect a positive ecological impact.

Lake Simcoe Protection Plan (LSPP)

The Lake Simcoe Protection Plan identifies that Significant Woodlands are Key Natural Heritage Features (6.21-DP) and that development and site alteration is not permitted within these features, or their minimum vegetation protection zones (mvpz), with exceptions (6.23-DP).

Where the provided Arborist Report identifies that the area subject to severance is primarily comprised of invasive, non-native tree species, it does note that there would be native tree species adjacent, on the retained lot. The Arborist Report identifies mitigation measures which should be implemented in order to protect these adjacent Significant Woodlands.

A scoped EIS/NHE was not prepared in preparation for this Consent Application. We do not yet have an established mvpz to the adjacent Significant Woodlands, or have attended a feature staking on-site. The LSPP establishes a 30-metre mvpz for all Key Natural Heritage Features, subject to a scoped EIS/NHE (6.24-DP). The scoped EIS/NHE is a requirement for all development and site alteration within 120-metres of a Key Natural Heritage Feature, as per the LSPP (6.25-DP).

Exception from the requirement for an EIS/NHE is given to those which may demonstrate existing uses, and fall under 6.45-DP of the LSPP. This proposal does not conform to, or demonstrate existing uses, as per 6.45-DP, specifically, 6.45-DP b.

A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (The 'Growth Plan')

Within the Growth Plan, policy outlines how to protect what is valuable, referring to the established Growth Plan Natural Heritage System. 4.2.2 outlines those policies relevant to the Natural Heritage System, specifically, 4.2.2. Section 3. a. identifies that new development or site alteration will demonstrate no negative impacts on Key Natural Heritage Features or their functions, connectivity between these key features is maintained, and where possible, enhanced, and that the removal of other natural features, not identified as Key Natural Heritage Features is avoided, where possible.

Additionally, 4.2.4 speaks to lands adjacent to Key Natural Heritage Features, requiring that a NHE identifies a mvpz which is sufficient width to protect the key feature and its functions from the impacts of the proposed change, the mvpz should be maintained as natural self-sustaining vegetation, and is no less than 30-metres in width for Significant Woodlands (4.2.4 Section 1.).

The provided Arborist Report has identified how, through the removal of non-native invasive tree species, and the re-planting of native, non-invasive species, that the Significant Woodlands in this case can be enhanced.

A scoped EIS/NHE is required in order to satisfy policy, and demonstrate no negative impacts on the adjacent Significant Woodlands feature, its ecological functions, and assess the proposed development in relation to the feature and its 30-metre mvpz.

County of Simcoe Official Plan

The County of Simcoe Official Plan designates a portion of the area to be severed as 'Greenlands', which is located along the frontage of Mapleview Drive. This designated reflects the natural heritage system within Simcoe County, and includes Significant Woodlands.

Policy identifies that the 'Greenlands' designation area is approximate, and would require further refinement through detailed mapping, field surveys, the results of an EIS, and information received from the Ministry of Natural Resources and Forestry or conservation authorities or local municipal official plans (3.8.11). In this case, a scoped EIS would be required to provide justification and an understanding of the refinement of this designated across the area to be severed.

Town of Innisfil Official Plan

The Town of Innisfil Official Plan provides further refined, and up-to-date mapping on those areas considered as Key Natural Heritage Features, or Key Natural Features (KNHF & KHF). This mapping can be found on *Schedule B: Land Use*. As well, mapping is provided which indicates Significant Woodlands specifically, provided on *Appendix 10: Natural Areas*. These areas can both be found on the subject property, and potentially over the area to be severed, along the western boundary of the proposed lot.

Section 17.1 of the Town's Official Plan identifies policies relating to the Natural Heritage System. 17.1.8 identifies that development and site alteration within the Natural Heritage System overlay (as established on *Schedule B: Land Use*) requires that an NHE demonstrate conformity with the specifics of this policy. 17.1.15 identifies that development and site alteration shall not be permitted on adjacent lands to KNHF & KNF unless the ecological function of the adjacent lands have been evaluated through an NHE, and it is demonstrated that there will be no negative impacts on the KNHF & KHF or their ecological functions and identifies a vegetation protection zone. Furthermore, this policy identifies that the mvpz within the Natural Heritage System overlay, shall be no less than 30-metres from the outside boundary of the Significant Woodlands.

Summary

Based on review of the submitted information in support of this application, it is determined that this consent (severance) application is consistent and in conformity with those natural hazard policies of the PPS, Section 3.1.

However, does not conform with the natural heritage policies of the PPS, Section 2.1., does not conform with those applicable provincial policy documents, such as the LSPP, and the Growth Plan, or with the County Official Plan, and Town of Innisfil Official Plan.

A scoped EIS/NHE is required to address policy conformity and a Plantings Plan, as outlined by the Arborist Report, is to be undertaken to enhance and buffer the new development from the existing Significant Woodlands. Please contact the LSRCA with a Terms of Reference to assist with scoping the EIS/NHE.

It is recommended that Committee approve this application, with the following conditions:

- The Applicant shall complete the required scoped EIS/NHE, to the satisfaction of the LSRCA, understanding that this document would build from the already undertaken Arborist Report;
- The Applicant shall complete a Plantings Plan to the satisfaction of the LSRCA;
- The Applicant shall carry out new development and site alteration adhering to those presented mitigation measures, in both the Arborist Report, and through the anticipated scoped EIS/NHE.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 2.1 of the PPS has not been demonstrated.
2. Consistency with Section 3.1 of the PPS has been demonstrated.
3. Consistency with the LSPP, Growth Plan, County of Simcoe Official Plan, and Town of Innisfil Official Plan has not been demonstrated.
4. A permit under Ontario Regulation 179/06 is not required as part of the subject application.

Should you have any questions concerning these comments, please do not hesitate to contact the undersigned (l.munnoch@lsrca.on.ca) referencing the above file numbers in any correspondence. Please advise our office of any decision made with regard to this matter.

Sincerely,



Liam Munnoch
Planner 1
Lake Simcoe Region Conservation Authority

MEMORANDUM TO FILE

DATE: December 8, 2021
FROM/CONTACT: Tim Gignac
FILE/APPLICATION: B-024-2021 (640 Mapleview Drive)
SUBJECT: Committee of Adjustment Applications – December 2021
Engineering Services Review Comments

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

- The Applicant/Owner shall ensure that all **swales on both properties** meet the requirements set out in Section 7.3 of the Town of Innisfil (“Town”) Engineering Design Standards and Specifications Manual (“Town Standards”), as amended, and shall ensure stormwater (“SWM”) runoff does not adversely affect adjacent properties.
- The Applicant/Owner shall ensure that all **driveway locations** on both properties meet the requirements set out in Section 2.4.4.12.8 of the Town Standards, as amended.
- The Applicant/Owner shall prepare and submit **engineering design** drawings, specifications, and reports signed and sealed by a Professional Engineer for **both** properties that address, but may not be limited to, such matters as site layout, lot grading, stormwater management, tree preservation and compensation for removal (refer to Town Corporate Policy CP.09-08 Tree Policy for Development Approvals and Town Standard Section 8.1), servicing, and LID measures, to the satisfaction of the Town and InnServices Utilities Inc. (“InnServices”).
- The Applicant/Owner shall undertake and submit a scoped **hydrogeological assessment**, to the satisfaction of the Town, to address issues related to (as applicable) impacts to the existing well water supplies, groundwater impacts from construction activities, impacts to nearby surface water bodies, design of sump pumps (if required), and indicating that the requirements of the Ontario Building Code for septic system of the severed lot can be achieved, in accordance with the Town’s Official Plan.
- The Applicant/Owner shall undertake and submit a **tree preservation and/or compensation plan** to the satisfaction of the Town in accordance with the Town’s Corporate Policy “Tree Policy for Development Approvals” (CP.09.08).

Conditions of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The Applicant/Owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch):

- The Applicant/Owner shall prepare and submit **engineering design** drawings and all other supporting documents in accordance with Town Standards and to the satisfaction of the Town.
- The Applicant/Owner shall undertake and submit a **tree inventory, tree preservation, and tree compensation plan** to the satisfaction of the Town.
- The Applicant/Owner shall undertake a scoped **hydrogeological assessment** in accordance with Town Standards and to the satisfaction of the Town.