

File No: I-OPA-2001

Municipality: Town of Innisfil

Location: All of Lots 14 and 15, Part of Lots 11, 12 and 13,
North Side of Wellington Street, Cookstown

Date of Decision: November 24, 2020

Date of Notice: November 26, 2020

Last Date of Appeal: December 16, 2020

NOTICE OF DECISION
With Respect to an Official Plan Amendment
Subsection 17(35) and 21 of the *Planning Act*

A decision was made by County of Simcoe Committee of the Whole on the date noted above to approve Amendment No. 1 to the Official Plan for the Town of Innisfil, as adopted by the Town of Innisfil By-law No. 066-20 and as per Schedule 3 to Item CCW 2020-351.

Purpose and Effect of the Official Plan Amendment

The purpose and effect of the amendment is to permit an increase in the units per hectare by designating the lands Residential Medium Density, having a range of 25-60 units per hectare.

This decision is consistent with Provincial policy statements issued under the *Planning Act* and conforms with Provincial and County plans. A copy of the decision and Item CCW 2020-351 is attached.

Public Input in the form of oral and written submissions were received from the public and agencies. The effect of any comments are detailed in the associated staff report (CCW 2020-351). The County is satisfied that these comments were considered prior to approval of Official Plan Amendment No. 1.

When and How to File an Appeal

Any appeal to the Local Planning Appeal Tribunal must be filed with the Clerk of the County of Simcoe no later than 20 days from the date of this notice, shown above as the last date of appeal.

The notice of appeal should be sent to the attention of John Daly, County Clerk, at the address shown below and it must:

- (1) set out the specific part of the proposed official plan amendment to which the appeal applies;
- (2) set out the reasons for the request for the appeal;
- (3) include a completed Tribunal Appellant Form (A1); and,
- (4) Be accompanied by the fee charged under the *Local Planning Appeal Tribunal Act 2017* in the amount of \$1,100.00, payable by certified cheque to the Minister of Finance, Province of Ontario.

Please refer to the Tribunal website for the Appellant Form (A1) and more information on filing an appeal (<https://olt.gov.on.ca/tribunals/lpat/about-lpat/>).

Who Can File an Appeal

Only individuals, corporations or public bodies may appeal the decision of the County of Simcoe to the Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day for filing a notice of appeal (please refer to the Last Date of Appeal noted above).

Getting Additional Information

Additional Information about the application is available for public inspection by contacting the County of Simcoe Planning Department at (705) 726-9300.

Mailing Address for Filing a Notice of Appeal

County Clerk
County of Simcoe
Administration Centre,
1110 Highway 26, Midhurst, ON L9X 1N6

Attention: John Daly, County Clerk
Telephone: (705) 726-9300 - Ext. 1623



Ref. Item No: CCW 2020-351

Meeting Date: November 24, 2020

COUNTY OF SIMCOE

**COMMITTEE OF THE WHOLE
RESOLUTION**

Delegated under the Authority of the Planning Act

MOVED BY: **Councillor Dan Davidson**

SECONDED BY: **Councillor Harry Hughes**

That Official Plan Amendment No. 1 to the Town of Innisfil Official Plan, as adopted by the Town of Innisfil By-law No. 066-20, as per Schedule 3 to Item CCW 2020- 351 dated August 12, 2020, be approved; and

That Notice of Decision of Official Plan Amendment No. 1 to the Town of Innisfil Official Plan be provided in accordance with the Planning Act.

Carried

Defeated

Richard Norcross
Corporate Services Business Section Vice - Chair



To: **Committee of the Whole**

Agenda Section: Corporate Services
Division: Engineering, Planning and Environment
Department: Planning – Delegated Authority

Item Number: CCW - 2020-351

Meeting Date: November 24, 2020

Subject: Request for Approval- Town of Innisfil Official Plan Amendment No. 1

Recommendation

That Official Plan Amendment No. 1 to the Town of Innisfil Official Plan, as adopted by the Town of Innisfil By-law No. 066-20, as per Schedule 3 to Item CCW 2020-351 dated August 12, 2020, be approved; and

That Notice of Decision of Official Plan Amendment No. 1 to the Town of Innisfil Official Plan be provided in accordance with the *Planning Act*.

Executive Summary

On August 12, 2020, the Town of Innisfil Council adopted a privately initiated Official Plan Amendment, OPA 1, to the Town of Innisfil Official Plan (IOP). The amendment affects vacant lands municipally addressed as 22A, 24, 30 and 36 Wellington Street and is legally described as all of Lots 14 and 15, Part of Lots 11, 12 and 13, North Side of Wellington Street in the Village of Cookstown within the municipal boundary of the Town of Innisfil. See Schedule 1 to this report for a location map.

The subject lands are designated “Settlements” on *Schedule 5.1 – Land Use Designations* to the Simcoe County Official Plan (SCOP), are subject to Village Settlement Areas policies of the Innisfil Official Plan and are within the built boundary of the Cookstown Settlement Area and are designated Residential Low Density 1 in the IOP. The in effect official plan policies permit low density residential i.e. single detached dwellings on the subject lands. The Official Plan Amendment proposes to re-designate the subject lands to Residential Medium Density, which would permit more density and a higher dwelling yield for the area, i.e. townhouses.

The proposed development consists of 10 freehold townhouses and 18 condominium townhouses, which would result in a density of 28.9 units per hectare. A concept plan of the proposed development is provided in Schedule 2 to this report. The target range for the

Medium Density Residential designation is 25-60 units per hectare. A Zoning By-law Amendment request is held in abeyance until the outcome of the OPA is successfully completed and the municipal servicing strategy for Cookstown has been resolved.

County Staff have reviewed the application and are of the opinion that the proposed Official Plan Amendment is consistent with the growth management and settlement policies outlined in the Provincial Policy Statement 2020 and the Growth: Growth Plan, as amended, The application also is in conformity to the SCOP Settlements designation policies and the IOP Village Settlement Areas policies. The OPA has had regard for all comments received by agencies and public individuals. For a more in depth policy analysis please refer to the section titled *Legislation and Policy Review* of this report.

Background

The lands subject to Official Plan Amendment No. 1 ("OPA 1") are summarized as follows:

Municipal Address:	22A, 24, 30 and 36 Wellington Street
Legal Description:	All of Lots 14 and 15, Part of Lots 11, 12 and 13, North Side of Wellington Street, Village of Cookstown, Town of Innisfil.
Current Use:	Vacant
Area:	Approximately 0.94 hectares (2.3 acres)
Frontage:	Approximately 89 metres (292 feet) along Wellington Street
Surrounding Uses:	Vacant land to the north, residential dwellings to the south and east, and existing commercial buildings to the west

The subject lands are located within the Settlement Boundary of Cookstown and are designated Settlements in Schedule 5.1 – Land Use Designations of the SCOP, designated Residential Low Density 1 in the IOP, and are zoned Residential 1 (R1) Zone in the Town of Innisfil Zoning By-law 080-13. The lands are also within the Cookstown Heritage Conservation District and are subject to architectural control. A rezoning application has been received by the Town of Innisfil and is being held in abeyance until the municipal servicing strategy for Cookstown has been resolved and County of Simcoe Council has made a final decision on the proposed Town of Innisfil OPA 1. A location map of the subject lands is included as Schedule 1 to this report.

Current Proposal

The application for the proposed OPA 1 to the IOP, County File #I-OPA-2001, was deemed complete by Simcoe County Staff on November 5, 2020. The purpose of proposed OPA 1 is to permit medium density development within a range of 25-60 units per hectare. The proposed development would consist of 10 freehold townhomes and 18 condominium townhomes, which would result in a density of 28.9 units per hectare. A concept plan is provided in Schedule 2 of this report.

A Planning Justification Report prepared by Celeste Phillips Planning Inc. and a Town of Innisfil Staff Recommendation Report were received in the OPA1 Adoption package forwarded to the County, both of which were in support of the proposed application.

Legislation and Policy Review

Planning Act, R.S.O. 1990, c. P.13

The Ontario *Planning Act*, R.S.O. 1990, c. P.13, as amended ("*Planning Act*") establishes the authority for the province to issue policy direction that articulate matters of provincial interest to better guide municipal land use planning decisions. It also outlines the framework and process through which development of land takes place.

With respect to OPA 1, the notice of complete application, public open house and public meeting were circulated on January 24, 2020. A Public Open House was held by the Town of Innisfil on February 13, 2020 and a Public Meeting was held on February 19, 2020. Town of Innisfil Council adopted OPA 1 on August 12, 2020, By-law No. 066-20, under Section 17(22) of the *Planning Act* and forwarded the application to the County for approval shortly thereafter.

County staff confirm that the legislative requirements have been satisfied under the *Planning Act*.

Provincial Policy Statement (2020)

The Provincial Policy Statement, 2020 ("PPS, 2020") provides policy direction on land use planning and development throughout the Province. The policies set out how land and resources should be managed over time to promote building strong communities that contribute to a more effective and efficient land use planning systems. The *Planning Act* requires that municipal decisions on land use planning matters in the Province of Ontario be consistent with the policies of the PPS, 2020.

Sections 1.1.1 and 1.1.3 outline policies related to Settlement Areas in municipalities. The policies promote the efficient use of land by directing intensification and density to lands within settlement areas and encourage a mix of housing options on municipal services.

It is County Staff's opinion that the proposed OPA 1 is consistent with PPS, 2020 policies.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

The Growth Plan for the Greater Golden Horseshoe, 2019 ("Growth Plan") is established as a long-term plan outlining the Province's vision for building complete communities and is intended to guide decisions relating to population. The Growth Plan directs growth to settlement areas and prioritizes intensification to ensure land and existing infrastructure is used efficiently.

Sections 2.2.1, 2.2.2 and 2.2.6 provide policies that focus population growth and density within the delineated built-up boundary of settlement areas. By directing intensification and promoting a mix of housing options within settlement areas, municipalities can achieve complete communities and provide affordable housing options while meeting population targets. Population growth is generally directed to settlement areas throughout the County of Simcoe based on Growth Plan policy direction.

It is County Staff's opinion that the proposed OPA 1 is consistent with Growth Plan 2019, as amended policies.

Simcoe County Official Plan, 2016 (SCOP)

The SCOP represents the vision for land use and development patterns across the County, while remaining consistent with or conforming to applicable provincial land use planning policies. The SCOP provides a policy framework with which development applications under the *Planning Act* affecting lands within the County must conform.

Schedule 5.1-*Land Use Designations* to of the SCOP designates the subject lands as 'Settlements'. The proposed OPA1 conforms to the policies identified under 3.5 *Settlements*, and all other general policies of the SCOP. The proposed OPA 1 conforms to SCOP objectives to direct intensification to settlement areas and develop a more compact urban form to promote the efficient use of land.

It is County Staff's opinion that the proposed OPA 1 conforms to SCOP general and area specific policies.

Town of Innisfil Official Plan (IOP)

The IOP represents the goals and objectives for land use and development patterns within the entire municipality. The IOP sets out a comprehensive framework for land use decision-making within the community and for which applications under the *Planning Act* affecting land within the Town must conform.

Though OPA 1 proposes to change the designation of the subject lands, the development application remains in conformity with the goals and objectives of the IOP. Sections 9 and 10 of the IOP that encourage intensification within the built-up area of Cookstown while accommodating limited growth due to servicing constraints.

It is County Staff's opinion that the proposed OPA 1 conforms to the general policies and objectives of the IOP.

Public Comments

The Town of Innisfil conducted a public consultation process, collecting oral and written comments from one local resident and agencies including the Simcoe County District School Board, Ministry of Transportation, County of Simcoe and the South Simcoe Police. The comments mostly pertained to technical detailed design of the development and will be addressed through the local municipal detailed design review. Comments received pertaining to the change of use have been considered by Town of Innisfil Staff in Report DSR-125-20 dated August 12, 2020.

Town staff provided an analysis of relevant planning policy and reviewed all public and agency comments. County Planning staff are satisfied that the oral and written submissions received from the agencies were considered and/or addressed prior to the approval of OPA No. 1.

Conclusions

OPA 1 amends the IOP by amending the Official Plan designation for lands legally described as all of Lots 14 and 15, Part of Lots 11, 12 and 13, North Side of Wellington Street in the Village of Cookstown, to Residential Medium Density as described in Schedule 3 of this report.

In consideration of the policy and legislative analysis provided above, County Planning staff recommend that OPA 1 to the IOP, as adopted by the Town of Innisfil By-law No. 066-20, be approved as per Schedule 3 to report CCW-2020-351 dated November 24, 2020, as the approval would:

- Fulfill the legislative requirements of the *Planning Act*
- Maintain consistency with, or does not conflict (as applicable) with policies of:
 - Provincial Policy Statement, 2020; and,
 - Growth Plan for the Greater Golden Horseshoe, 2019, as amended;
- Conform to, or does not conflict (as applicable) with the policies of:
 - SCOP, 2016; and,
 - IOP

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County's decision is appealed to the Local Planning Appeal Tribunal (LPAT) there may be legal costs associated with that process. In the event of an appeal, staff will report back seeking authority to proceed with involvement in related LPAT proceedings.

Relationship to Corporate Strategic Plan

No direct relationship to corporate strategies.

Reference Documents

There are no reference documents associated with this Item.

Attachments

- Schedule 1: Location Map
- Schedule 2: Conceptual Site Plan
- Schedule 3: Town of Innisfil Official Plan Amendment No. 1 as adopted

Prepared By Julie Nolan, RPP

Approvals Date

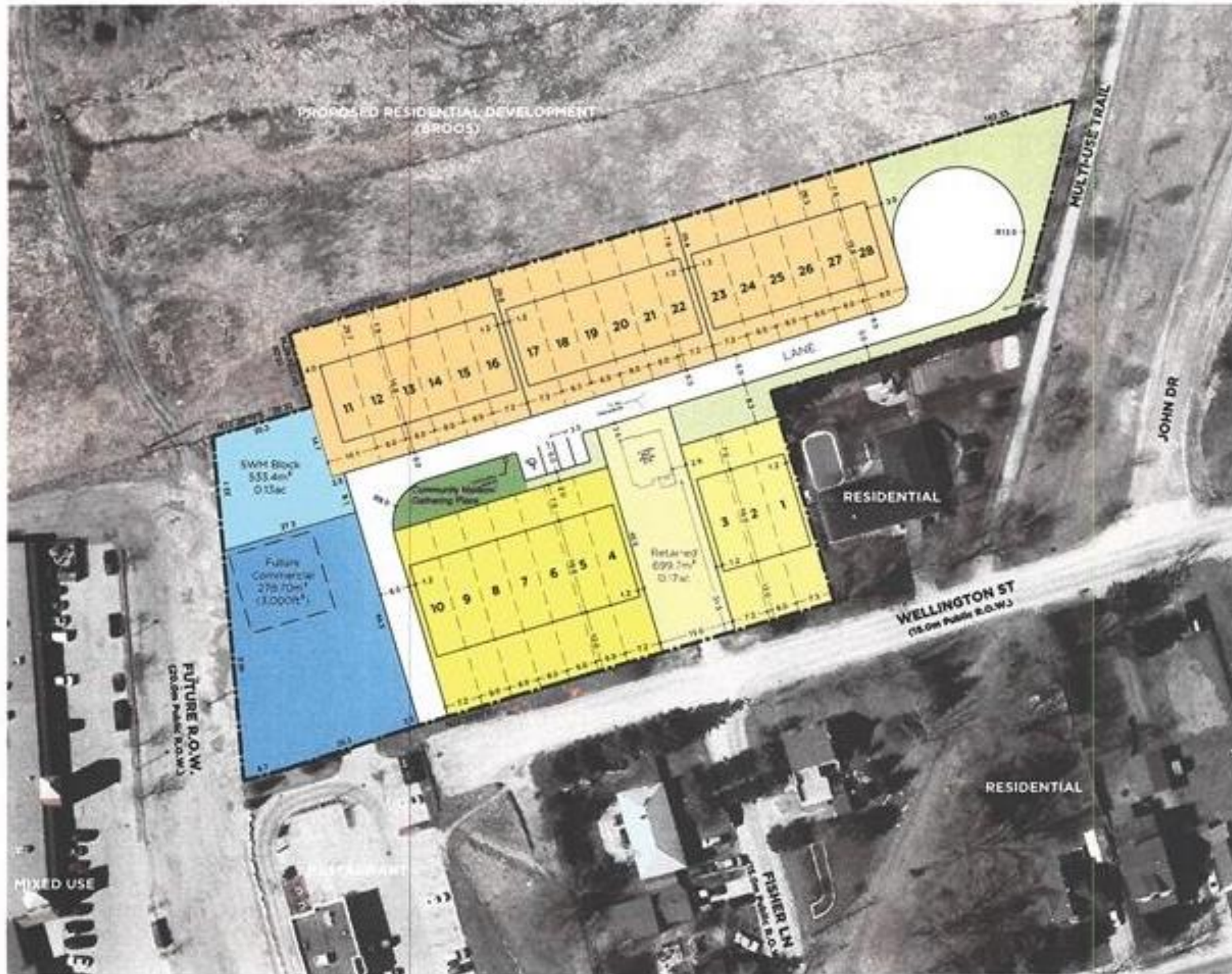
David Parks, Director of Planning, Economic Development and Transit November 2, 2020

Debbie Korolnek, General Manager, Environment, Planning and Environment November 11, 2020

Trevor Wilcox, General Manager, Corporate Performance
Mark Aitken, Chief Administrative Officer

November 16, 2020
November 16, 2020





DEVELOPMENT CONCEPT

24 Wellington Street &
48 Queen Street
Mississauga, ON

LEGEND

- Subject Lands
Area: 11,495.5m² (2.84ac)
- 3 Street Townhouse Units
Area: ±787.0m² (0.19ac)
- Single Detached
Area: ±699.7m² (0.17ac)
- 7 Street Townhouse Units
Area: ±1,710.2m² (0.42ac)
- 18 Block Townhouse Units
Area: ±3,536.6m² (0.87ac)
- Lane and Common Open Space
Area: ±2,797.8m² (0.69ac)
- Stormwater Management
Area: ±553.4m² (0.13ac)
- Future Development
Area: ±1,430.5m² (0.35ac)
- Gathering Place
- Connection to Multi-Use Trail

TOWNHOUSE SITE STATS

	Required	Proposed
No of Townhouse Units	n/a	28
Min. Internal Lot Area	180m ²	175.9m ²
Min. End Lot Area	210m ²	211.8m ²
Min. Internal Lot Width	6m	6m
Min. End Lot Width	7.2m	7.2m
Min. Front Yard	4.5m	6.0m
Min. Rear Yard	7.5m	7.5m
Max. Coverage	50%	53.9%
Common Open Space	n/a	1,080.7m ²
Landscaped Open Space	35%	35.9%
Parking Spaces	56	60
Site Density	n/a	28.9 u/ha

85 Baseline Drive, Suite 303
Wheatley, ON L4M 5A7
T: 905.797.8977
C: 905.710.8850
colossal@colossal.ca

CERTIFIED

ORIGINAL

THE CORPORATION OF THE TOWN OF INNISFIL

BY-LAW NO. 066-20

A By-law of The Corporation of the Town of Innisfil to adopt Amendment No. 1 to the Official Plan of the Town of Innisfil Paolini Supermarket Ltd.

All of Lots 14 and 15, Part of Lots 11, 12 and 13, North Side of Wellington Street,
Part of John Street, Registered Plan 260

The Council of The Corporation of the Town of Innisfil, in accordance with Sections 17, and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, hereby **ENACTS AS FOLLOWS:**

1. Amendment No. 1 to the Official Plan of the Town of Innisfil for Paolini Supermarket Ltd. All of Lots 14 and 15, Part of Lots 11, 12 and 13, North Side of Wellington Street, Part of John Street, Registered Plan 260, constituting the attached explanatory text, and Schedule "A", is hereby adopted.
2. The Corporation of the Town of Innisfil makes application to the County of Simcoe for approval of said Amendment.
3. The Clerk is hereby authorized, and directed to make such application on behalf of the Corporation, and to execute under the Corporate Seal such documents as may be required for the above purposes.

PASSED THIS 12TH DAY OF AUGUST, 2020.



Lynn Dollin

Mayor



Lee Parkin

Clerk

I, Kim Cleary, Alternate Clerk, of The Corporation of the Town of Innisfil do hereby certify under my hand and seal of the said corporation, the above to be a true and correct copy of By-law 066-20 - Amendment #1 to Official Plan of the Town of Innisfil
 DATE Sept 2, 2020
 Innisfil Ontario | Kim Cleary Alternate Clerk

CERTIFIED

**AMENDMENT NO. 1
TO THE
OFFICIAL PLAN FOR THE
TOWN OF INNISFIL**

Paolini Supermarket Ltd.
All of Lots 14 and 15, Part of Lots 11, 12 and 13, North Side of Wellington Street,
Part of John Street, Registered Plan 260.

The attached explanatory text, and Schedule "A" constitutes Amendment No. 1 to the Official Plan of the Town of Innisfil Paolini Supermarket Ltd. consisting of all of Lots 14 and 15, Part of Lots 11, 12 and 13, North Side of Wellington Street, and Part of John Street, Registered Plan 260, Town of Innisfil, which was adopted by the Council of The Corporation of the Town of Innisfil by By-law No. 060-20 in accordance with Sections 17, and 21 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, on the 12th day of August, 2020.



Lynn Dolin Mayor

Lee Parkin Clerk

I, Kim Greer, Alternate Clerk, of The Corporation of the Town of Innisfil hereby certify under my hand and seal of the said corporation, the above to be a true and correct copy of Amendment No. 1 to Official Plan
DATE Sept 2 2020 Town of Innisfil, Paolini Supermarket LTD
Sept 2 2020 Kim Greer LTD
Innisfil Ontario Alternate Clerk

PART A - THE PREAMBLE**1. PURPOSE**

The purpose of this Amendment is to change the land use designation of the Paolini Supermarket Ltd. (Paolini) lands from Residential Low Density One to Residential Medium Density.

2. LOCATION

Lands owned by Paolini Supermarket Ltd. are comprised of approximately 0.94 hectares and are located on the north side of Wellington Street in the Cookstown Settlement Area. The lands are legally described as All of Lots 14 and 15, Part of Lots 11, 12 and 13, North Side of Wellington Street, Part of John Street, Registered Plan 260, Town of Innisfil. The location of the Paolini lands is shown more precisely on Schedule "A" attached hereto.

3. BACKGROUND

The Paolini property is located within the "Settlement Boundary" of Cookstown in the Town of Innisfil and is designated Residential Low Density 1 in the in force Official Plan.

The intent of the Official Plan Amendment is to designate the lands to permit the future development of a medium density residential development consisting of condominium and street townhouses.

The surrounding lands include the following:

North: Vacant lands, known as the Broos plan of subdivision.

East and South: Existing residential areas, consisting of single detached dwellings.

West: Lands designated for commercial development.

The proposed medium density designation is located within the Cookstown Heritage Conservation District. As such, consideration has been given to the need for architectural guidelines and/or specific zoning standards that recognize the existing heritage house, known municipally as 24 Wellington Street.

4. BASIS**4.1 Introduction**

The development lands are currently vacant, located within the built boundary of the Cookstown Settlement Area and are designated Residential Low Density 1 in the Town's Official Plan. The lot municipally addressed as 24 Wellington Street has been severed from the development property.

The planning request is for an Official Plan Amendment to change the designation of the vacant lands from Low Density Residential 1 to Medium Residential Density to permit the development of the condominium and freehold townhouse project. Town planning staff have advised that an Official Plan Amendment can be processed for these lands but the rezoning of the lands would be held pending the resolution of a municipal servicing strategy for Cookstown.

The Development Concept Plan consists of 10 freehold townhouses facing Wellington Street and 18 condominium townhouse, to be developed on a private roadway. Additional components of the plan are an amenity area, a stormwater management pond and future development lands.

The proposed development would result in a density of 28.9 units per hectare, within the range of what is permitted in the Medium Density residential designation (25 to 60 units per hectare).

4.1 Provincial Policy Statement

The Provincial Policy Statement, 2020 (PPS) provides planning policy direction on matters of Provincial interest related to land use planning and development in Ontario. All planning decisions made in the Province of Ontario are required to be consistent with the Provincial Policy Statement.

The proposed redesignation of the Paolini lands conforms to policies in the Provincial Policy Statement, particularly in Section 1, as follows:

- Promoting efficient development and land use patterns (1.1.1 a).
- Accommodating an appropriate range and mix of residential uses (1.1.1 b).
- Promoting cost effective development patterns and standards to minimize land consumption and servicing costs, by integrating land use planning, growth management, transit supportive development, intensification and infrastructure planning (1.1.1 e).
- Allowing for intensification and redevelopment (1.1.2).
- Promoting growth and development within settlement areas (1.1.3.1).
- Demonstrating a density that efficiently uses land and is appropriate for the planned infrastructure (1.1.3.2.a and 1.1.3.2 b).
- Responding to the Province's interest in compact form, a mix of densities and efficient use of land and infrastructure (1.1.3.6).
- Providing a range and mix of housing types and densities required to meet projected requirements and promoting all forms of residential intensification (1.4.1 and 1.4.3).

While 24 Wellington Street is not a designated structure under the Ontario Heritage Act, the property proposed for medium density development is located within a Heritage Conservation District, an area that has been recognized by the Town of Innisfil as having a distinct heritage character (2.6).

In more specific terms, approval of the redesignation, and later a rezoning and site plan for the Paolini lands will:

- accommodate new population growth on vacant land in an area that can be serviced, within the built boundary of a defined Settlement Area;

- incorporate a residential development type that represents a compact form and assists in meeting the long-term needs of the community;
- assist the Town in meeting its intensification and density targets set by the Province of Ontario and the County of Simcoe;
- permit lot creation on lands designated for development, on full municipal services;
- contribute to the vitality of the Cookstown settlement area by establishing medium density development proximate to the main street and adjacent to commercial uses;
- create pedestrian connections including access to the existing Multi-Use Trail, which will provide accessibility for residents throughout the development;
- phase development to ensure the required infrastructure is available to meet current and projected needs.

4.2 Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe was prepared and approved under the Places to Growth Act, 2005 and came into effect on May 16, 2019. This document contains policies to manage growth to the year 2041 and is to be read in conjunction with the Provincial Policy Statement.

This document guides decisions on a wide range of issues, including transportation, infrastructure, land use planning, urban form, housing, natural heritage and resource protection. All Regional (County) and Municipal documents in the Greater Golden Horseshoe are required to conform to the policies of this Plan.

Section 2.1 of the Growth Plan states: *This Plan is about accommodating forecasted growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.*

The Growth Plan also directs new development to settlement areas that offer municipal services. *To support the achievement of complete communities that are healthier, safer, and more equitable, choices about where and how growth occurs in the GGH need to be made carefully. Better use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification... ..* As noted previously, the Paolini lands are located within the Cookstown Settlement Area.

Supporting policies from the new Growth Plan include the following:

- Directing development to settlement areas and away from hazardous lands (2.2.2.1 d, e).
- Permitting an urban form that optimizes infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form (3.c).

- Encouraging a diverse mix of land uses including residential and employment uses, and convenient access to local stores, services and public service facilities (4.a).
- Providing a diverse range and mix of housing options (4.c).
- Ensuring the development of high quality compact built form (4. e).
- Recognition of the location of the lands within a Heritage Conservation District (4.2.7).

The Official Plan Amendment to redesignate the Paolini lands from Residential Low Density 1 to Residential Medium Density is in conformity with the Provincial Policy Statement and the Provincial Growth Plan for the Greater Golden Horseshoe.

4.3 County of Simcoe Official Plan

An Amendment to the County Official Plan is not proposed, that is, the Paolini lands are within the Cookstown settlement area as illustrated on Schedule 5.1 to the County of Simcoe Official Plan.

The growth management strategy of the County of Simcoe includes directing a significant portion of growth and development to settlements where it can be effectively serviced and developing communities with diversified economic functions and opportunities, and a diverse range of housing options.

The subject lands are not within any designated Environmentally Sensitive Policy Areas, Provincially Significant Wetlands or area of High Potential Mineral Aggregate Resources as identified on the County's Official Plan Schedules.

Relevant policies from the County of Simcoe Official Plan are summarized as follows:

- Part 3 of the County of Simcoe Official Plan sets out policies related to the Settlements designation. The County's Growth Management Strategy encourages a significant portion of growth and development to settlement areas where it can be effectively serviced (3.1, 3.1.1). Compact communities that are transit supportive are encouraged and as such, there are density and intensification targets established. A wide range of housing types and costs is also recommended in Section 3.1 of the County Official Plan.
- Section 3.2, Population and Employment Projections/Allocations projects a population of 56,000 for Innisfil by 2031. Statistics Canada reports that the Town of Innisfil saw an 11.7% increase in population between 2011 and 2016. The population grew from 32,727 in 2011 to 36,566 in 2016. The 2016 census profile for Simcoe County also provides that the average household size is 2.6 persons.
- Population growth is encouraged where full municipal water and sewer services exist (3.2.4).
- Section 3.2 also states that *“..the County of Simcoe is expecting continued strong population growth to the year 2031 in accordance with the projections of the Growth Plan*

for the Greater Golden Horseshoe, 2006 as amended. From the 2006 Census of Canada population of 272,200, the County is projected to grow by 53 percent to 416,000 in 2031. The population located in the separated cities of Barrie and Orillia combined with the population of the County, would bring the total population of the Simcoe Sub-Area to 667,000 by 2031”.

- Within settlement areas, local municipalities are to provide for a mix of land uses, provide for densities and land use patterns supportive of transit (where planned to be available in the future) and provide a variety of housing types (3.2.12).
- The General Development Policies are located in Section 3.3 of the County of Simcoe Official Plan. Subdivision of land by plan of subdivision is permitted for lands that are designated for development. (3.3.1, 3.3.2) The County permits lots to be created where they have access to and frontage on a public road (3.3.4). Lot creation is encouraged within settlement area boundaries (3.3.7).
- Section 3.5 Settlements, contains a number of objectives and policies that promote development within settlement areas, compact urban form, and minimizing land consumption and servicing costs (3.5.1, 3.5.2, 3.5.4). The Growth Management section again references the need to encourage development within settlement areas (3.5.5, 3.5.7).
- Density and intensification policies (3.5.23) promote compact urban form and the establishment of a density target in the Town of Innisfil of 32 residents and jobs per hectare. Higher densities are promoted within built up areas (3.5.29) and a range of types of housing is encouraged to meet a variety of housing needs (3.5.30).
- Part 4 of the Simcoe County Official Plan contains policies related to Cultural Heritage Conservation. Policy 4.6.2 references working with local municipalities and heritage committees to create and maintain cultural heritage resources of community interest and significance.

The proposed development is consistent with the policies of the County of Simcoe Official Plan.

4.4 Town of Innisfil Official Plan

The Town Official Plan was approved by the County of Simcoe and took effect on November 13, 2018 (excepting 7 appeals).

The purpose of the Innisfil Official Plan is to state the long-term vision for the Town, delineate a municipal structure as the framework for future growth, set out goals and objectives which will contribute to the achievement of the vision and municipal structure, and provide land use policies of a local nature to facilitate decision making by Council, public agencies and private interests with regard to the use and development of land within the Town. Of note is the Town's primary goal of 'place making', and the evaluation of development applications based on four key principles: Activity and Uses, Access & Linkages, Comfort & Image and Sociability. Further, all applications for an Official Plan Amendment are required to provide a place making brief with

activity mapping describing existing community meeting places and activities in the surrounding area.

Sections 4.2.7 to 4.216 of the Town of Innisfil Official Plan set out Cultural Heritage policies and provides a cross reference to urban design guidelines for development (9.1.3) within and adjacent to Heritage Conservation Districts (HCDs).

Section 9 of the Official Plan provides objectives and policies related to **Settlements and Growth Management**. A summary of applicable policies is as follows:

- Limited growth is permitted in Village Settlement areas such as Cookstown through intensification and on vacant designated greenfield lands (Section 9, Objective 2, 9.4.2).
- A minimum intensification target of 33 percent of all new residential units occurring annually are to be achieved within the delineated built up areas (9.9.1). Development of the Paolini lands will assist the Town of Innisfil in meeting this target as the subject property is located within a delineated built up area.
- The proposed development of the Paolini lands represents an opportunity for infill and intensification (9.9.5).
- Consideration will be given at the Site Plan Approval stage to the design of buildings such that the setbacks and architecture respect the character of the area (9.9.6).
- The neighbourhood to the south and east of the Paolini properties has been developed with single detached dwellings. The proposed development of townhouses on the Paolini property serves as an appropriate transition to the commercially designated lands to the west, and future development lands to the north (9.9.7).
- The development of the Paolini property represents a logical progression of development as the lands are contiguous to existing development and within the built boundary. (9.11.1)
- Municipal services exist on Wellington Street and subject to resolution of capacity, the site can be efficiently serviced. (9.11.1 iii)
- Townhouse development provides the opportunity for a different housing type in Cookstown, at a density that contributes to a complete community. While sale prices are not known at this time, it is possible that the units may be within the attainable price range. (9.11.v), vi) 14.3.5)

Section 10, Urban Residential Areas, also contains policies that support the development of townhouses on the Paolini property, as follows:

- A broad range of housing types is encouraged in the fully serviced settlement areas such as Cookstown. (Objective 1)
- Focal areas for 'place making' are referenced in the policies of Section 10.1. At the Site Plan Approval stage, an amenity area can be identified for neighbourhood gathering/socialization in the proposed townhouse development. (10.1.8)

- The development of 28 townhouses is an opportunity to provide a different type of housing in Cookstown to assist in diversifying the range of housing options. (10.1.20)
- The requested residential medium density is appropriate given the proximity of the property to the main street and to immediately adjacent commercial lands. (10.1.29)
- The building height, massing and architectural features of the townhouses are best determined as part of Site Plan Approval that will follow later in the planning process (10.1.40 – 10.1.48, 10.1.55-57). Similarly, the provision of adequate parking for occupants and visitors can be determined at Site Plan Approval. (10.1.50)

As noted previously, the requested redesignation is from Low Density Residential to Medium Density Residential. The Medium Density Residential policies are found in **Section 10.3, Residential Medium Density** of the Town's Official Plan and are supportive of the Paolini development as follows:

- The location of the subject lands represents a small pocket of land adjacent to a commercial designation. (10.3.1)
- Permitted uses in the medium density designation include uses such as single detached dwellings, townhouses, low rise apartments, duplexes, triplexes, schools, places of worship and convenience commercial uses. (10.3.2)
- The permitted medium density range is 25 to 60 units per net hectare. (10.3.3). The proposed townhouse development provides a density of 28.9 units per hectare, in line with what is permitted.
- The maximum permitted height in the Official Plan is 3 storeys (10.3.6). Architectural Control and Urban Design Guidelines and zoning would dictate height provisions that are compatible with Cookstown HCD policies.
- Policy 10.3.7 states that the zoning by-law shall establish a maximum number of multiple attached dwellings in one building. The current zoning standard is no less than three and no greater than eight and it is expected that there will be no deviation from this requirement (Section 2.66 of the Town's Zoning By-law).

The proposed Official Plan Amendment to facilitate the proposed development is consistent with the overall intent of the Town of Innisfil Official Plan and is appropriate and desirable for this location.

4.5 Implementing Zoning By-law

The lands are currently zoned Residential R1 in the Town of Innisfil Zoning By-law 080-13. At this time, given servicing constraints, a rezoning to the Residential Townhouse (RT-29 (H)) zone is only being requested to allow for three townhouse units. These townhouses would be constructed east of the existing heritage house with specific performance standards set out in the implementing rezoning by-law. The owner of the lands currently holds 2 units of allocation and has requested a third unit to allow for the approval of the three freehold townhouses. The balance

of the lands will be considered for rezoning once servicing allocation has been resolved. A Hold zone will be placed on the rezoned lands, pending the production of Urban Design & Architectural Control Guidelines, in accordance with the Cookstown Heritage Conservation District (HCD) policies. The guidelines will address the location of the property within the Cookstown Heritage Conservation District and the importance of new development that is compatible in terms of scale, massing, and performance standards.

PART B - THE AMENDMENT**1. Introduction**

All of this part of the document entitled "Part B – The Amendment," which consists of the following text and Schedule "A," constitutes Amendment No. 1 to the Official Plan for the Town of Innisfil.

2. Purpose

The purpose of this Amendment is to change the designation of the Paolini lands from Residential Low Density 1 to Residential Medium Density as shown on the attached Schedule "A" and to add a Site Specific Policy to Schedule D and D2.

3. Scope

The lands, consisting of approximately 0.94 hectares, are located on the north side of Wellington Street in the northwest quadrant of the village of Cookstown. The location of the Paolini lands is shown more precisely on Schedule "A" attached hereto.

4. Details of the Amendment

The Town of Innisfil Official Plan is amended as follows:

1. Schedule B2 Land Use: Cookstown is amended by redesignating a portion of the subject lands shown on Schedule 'A' attached hereto from Residential Low Density 1 to Residential Medium Density.
2. Schedule D: Site Specific Policies and Schedule D2: Site Specific Policies – Cookstown is amended by adding Site Specific Policy Area 10.3.12
3. Section 10.3 of the Official Plan is hereby amended by adding a new subsection 10.3.12 to read as follows:

10.3.12 Within Site Specific Policy Area 10.3.12 in Cookstown, a maximum of 28 residential units are permitted, not including the existing heritage dwelling at 24 Wellington Street. Said 28 residential units shall consist either of townhouses, semi-detached dwellings, or a combination thereof. The existing heritage dwelling at 24 Wellington Street shall not be demolished.

Three townhouse units shall be permitted at 22A Wellington Street subject to a Zoning By-law Amendment, Consent Severance Agreement, and Urban Design and Architectural Control Guidelines reflecting the policies of the Cookstown Heritage Conservation District, based on existing sewer capacity.

The balance of the lands (30 and 36 Wellington Street) shall not be developed (i.e. obtain Draft Plan of Subdivision approval and Zoning By-law Amendment approval) until an Environmental Assessment (EA) process for Cookstown servicing options (e.g. Cookstown Water Pollution Control Plant expansion) has been completed resulting in an increased plant capacity that provides the ability to service development on the lands, and that a front end financing agreement with InnserVICES Inc. is entered into with the Developer/Owner for the construction of necessary works identified as the

preferred alternative in the EA. An application for Draft Plan of Subdivision and Zoning By-law Amendment at 30 and 36 Wellington Street shall include, but may not be limited to, the following:

- i. Planning Justification Report already completed
- ii. Stage 1 and 2 Archaeological Assessment already completed
- iii. Functional Servicing Report, including Stormwater Management and incorporating a review of Low Impact Development (LID) options already completed
- iv. Traffic Impact Study already completed
- v. Urban Design and Architectural Control Guidelines in accordance with all applicable Cookstown HCD policies
- vi. Design consideration of alternatives for pedestrian and/or vehicular linkages to the road allowance between 48 and 52 Queen Street, to the west of the subject lands, location of public and private sidewalks and connection to Trans Canada Trail

Prior to the release of a Holding (H) Provision on a Zoning By-law Amendment for those lands located to the east of the existing heritage house (22A Wellington Street), Urban Design and Architectural Control Guidelines shall be approved by the Town of Innisfil. The guidelines shall reflect the purpose and intent of the Cookstown Heritage Conservation District and will address building height, massing, zoning setbacks for both the habitable portion of the house as well as the garage, building style and repetition, to address compatibility with the existing heritage house and surrounding neighbourhood.

5. Implementation

This Amendment to the Official Plan for the Town of Innisfil shall be implemented by an Amendment to the Town's Comprehensive Zoning By-law, passed pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, for part of the lands.

6. Interpretation


The provisions set forth in the Official Plan of the Town of Innisfil, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment, and as may more specifically be set out or implied within the policies contained herein.

Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule "A".

THE CORPORATION OF THE TOWN OF INNISFIL

SCHEDULE 'A' OPA NO. 1



 **LANDS TO BE REDESIGNATED FROM RESIDENTIAL LOW DENSITY 1 TO RESIDENTIAL MEDIUM DENSITY ON SCHEDULE B2 AND SITE SPECIFIC POLICY AREA 10.3.12 ON SCHEDULE D AND D2**