

# ORIGINAL

## THE CORPORATION OF THE TOWN OF INNISFIL

### BY-LAW NO. 076-20

#### **A By-law of The Corporation of the Town of Innisfil to Adopt Amendment No. 2 to the Town of Innisfil Official Plan with Updated Polices and an Expanded Boundary for the Innisfil Heights Strategic Settlement Employment Area**

**WHEREAS** Section 21 of the *Planning Act*, R.S.O. 1990, c.P.13 as amended provides that Council may amend its Official Plan;

**AND WHEREAS** the Minister of Municipal Affairs and Housing has expanded the boundary for the Innisfil Heights Strategic Settlement Employment Area;

**AND WHEREAS** the Growth Plan for the Greater Golden Horseshoe requires the Town of Innisfil to implement this expanded boundary within the Town of Innisfil Official Plan;

**AND WHEREAS** the Council of The Corporation of the Town of Innisfil deems it desirable to amend the Town of Innisfil Official Plan with an expanded boundary for the Innisfil Heights Strategic Settlement Employment Area;

**NOW THEREFORE** the Council of The Corporation of the Town of Innisfil enacts as follows:

1. THAT the attached explanatory text and policies which constitute Amendment No. 2 to the Official Plan of the Town of Innisfil are hereby adopted.
2. THAT Schedule 'A' attached hereto forms part of Amendment No. 2.
3. THAT the Corporation of the Town of Innisfil makes application to the County of Simcoe for approval of said Amendment.
4. THAT 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 9<sup>TH</sup> DAY OF SEPTEMBER, 2020.**



Lynn Dollin,

Mayor



Lee Parkin,

Clerk

**AMENDMENT NO. 2**  
**TO THE**  
**'OUR PLACE' OFFICIAL PLAN FOR THE**  
**TOWN OF INNISFIL**

The attached explanatory text and Schedule 'A' constitutes Amendment No. 2 to the 'Our Place' Official Plan of the Town of Innisfil, which was adopted by the Council of The Corporation of the Town of Innisfil by By-law No. 076 -20 in accordance with Section 21 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, on the 9th day of September, 2020.



---

**Lynn Dollin,**

**Mayor**



---

**Lee Parkin,**

**Clerk**

**AMENDMENT NO. 2**  
**TO THE**  
**OFFICIAL PLAN FOR THE**  
**TOWN OF INNISFIL**

**THE CONSTITUTIONAL STATEMENT**

The following Amendment to the Official Plan for the Town of Innisfil consists of three (3) parts:

**PART A – THE PREAMBLE**

- Consists of the purpose, location and basis for the Amendment, and does not constitute part of the actual Amendment.

**PART B – THE AMENDMENT**

- Which sets out the actual Amendment consisting of the text and Schedule A which constitutes Amendment No. 2 to the Official Plan for the Town of Innisfil.

**PART C – THE APPENDICES**

- Consists of a list of information pertinent to this Amendment in the form of background information. This Section does not constitute part of the actual Amendment.



## **PART A – PREAMBLE**

### **1.0 PURPOSE**

The purpose of this Amendment to the Town's Our Place Official Plan is to implement the expanded boundary of the Innisfil Heights Strategic Settlement Employment Area (IHSSEA) that has been identified by the Province. The expanded boundary is identified in the letter received by the Town on April 30, 2020 and is attached to DSR-074-20 that was received by Town Council on May 13, 2020.

The Province is expanding the boundary of the IHSSEA, north to the City of Barrie border and south to the 6<sup>th</sup> Line, through an amendment to the Growth Plan for the Greater Golden Horseshoe. This expansion would add approximately 200 gross hectares of land to the IHSSEA. The Province did not amend any other policies of the Growth Plan as they relate to the permitted uses for the IHSSEA. As such, the Town will continue to plan the IHSSEA for employment uses such as manufacturing and warehousing that require large lots of land. Furthermore, major retail uses are prohibited within the IHSSEA under the Growth Plan.

### **2.0 LOCATION**

The policies contained within this Amendment affect the entire Innisfil Heights Strategic Settlement Employment Area as delineated by the Province. However, the areas being added to the IHSSEA are most directly impacted by this Amendment.

### **3.0 BASIS**

#### Provincial Policy Statement, 2020

Section 1.3 ('Employment') of the PPS includes numerous policies to ensure that municipalities plan for "economic development and competitiveness". Particularly, policy 1.3.2.1 of the PPS states that: "Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs." As such, this Amendment is supporting the objectives of the PPS with regards to the protection and preservation of employment areas.

#### Growth Plan for the Greater Golden Horseshoe, 2019

Under the Growth Plan, Innisfil Heights is identified as a Strategic Settlement Employment Area. It was identified as such through the Simcoe Sub-Area Amendment to the Growth Plan that came into effect on January 19, 2012 and established population and employment forecasts and growth management policies for Simcoe County and the cities of Barrie and Orillia. This Amendment to the Growth Plan also established the Bradford West Gwillimbury Strategic Settlement Employment Area, the Lake Simcoe Regional Airport Economic Employment District and the Rama Road Economic Employment District.

According to Section 6.4.2 of the Growth Plan, the Province has the sole authority to determine the location and boundaries of strategic settlement employment areas and will establish as appropriate the following:

- a) permitted uses, and the mix and percentage of certain uses;
- b) permitted uses for specific areas within the strategic settlement employment areas;
- c) lot sizes; and
- d) any additional policies and definitions that apply to these areas.

Furthermore, 'strategic settlement employment areas' are defined in the Growth Plan as areas "to be planned and protected for employment uses that require large lots of land and depend upon efficient movement of goods and access to Highway 400. These are not settlement areas. Major retail and residential uses are not permitted".

On February 3, 2013, under the authority of Section 6.4.2 of the Growth Plan, the Province issued a 'Directive' to set out the location, employment area boundary, permitted uses and details regarding employment-supportive uses and lot sizes in the IHSSEA. Though the Province expanded the boundary of the IHSSEA on April 30, 2020, the remaining policies as summarized below were unchanged:

- Permitted uses are limited to manufacturing, warehousing, assembly, processing, research facilities and outdoor storage uses that depend on access to, and the efficient movement of goods on, Highway 400; and employment-supportive uses.
- Employment-supportive uses:
  - are limited to commercial and highway commercial uses, office, tourist and recreational uses that are accessory to a permitted use, which are compatible with permitted uses, or serve the permitted uses;
  - will occupy no more than 25 percent of the total area of the IHSSEA; and
  - will be planned to be compact in design and limited in scale to maintain the primary function and character of the IHSSEA, and will be developed concurrently with the development of the permitted uses they support.
- Major retail and residential uses are not permitted.
- The IHSSEA will be planned to ensure the availability of large lots that support the permitted uses that depend upon the efficient movement of goods and access to Highway 400.

As such, the Town must conform to and implement the boundary established by the Province, while also planning for land uses within the Innisfil Heights employment area based on this Provincial Directive.

#### County of Simcoe Official Plan

Section 3.9 ('Strategic Settlement Employment Areas and Economic Employment Districts') of the County's Official Plan includes policies to recognize the two strategic settlement employment areas and two economic employment districts within the County. The County's policies further require conformity to the Provincial Directive for each of these employment areas "in order to maximize their economic benefits and long-term vitality." The County will proceed with an administrative update to the County's Official Plan schedule to implement the boundary change decision by the Province.

#### Town of Innisfil Official Plan

The Town's 'Our Place' Official Plan took effect in 2019 and included policies to implement the boundary and land uses as released by the Province on February 3, 2013 for the IHSSEA. However, the Town's vision for an expanded boundary of the IHSSEA was reflected as a 'Future Strategic Settlement Employment Area' overlay on Schedule A – Municipal Structure. This vision for an expanded boundary was initially expressed through the adoption and approval of Official Plan Amendment 1 (OPA1) by the Town and County of Simcoe in 2009. As such, an expanded IHSSEA boundary is supported by the existing policies and vision of the Our Place Official Plan.

## **PART B – THE AMENDMENT**

### **1.0 INTRODUCTION**

All of this part of the document entitled Part B – The Amendment consisting of the following text constitutes Amendment Number XX to the Official Plan of the Town of Innisfil.

### **2.0 DETAILS OF THE AMENDMENT**

The Official Plan of the Town of Innisfil is amended as follows:

- 2.1 Within Objective 11 in Section 12, that “and future 6<sup>th</sup> Line interchanges” be inserted after “interchange.”**
- 2.2 Within policy 12.7.2 a), “or 6<sup>th</sup> Line” be inserted after “Innisfil Beach Road”.**
- 2.2 Within policy 12.7.2 c), the words after “Employment Supportive Commercial Area overlay” and before “provided”, be modified to read as follows:**

“...and within the Employment Area designation in the portions of Innisfil Heights that are south of Innisfil Beach Road,”
- 2.4 Within the first sentence of policy 12.8.1, the words “on the north and south sides of” be deleted; and the words “and 6<sup>th</sup> Line” be inserted after “Innisfil Beach Road”.**
- 2.5 Within policy 12.8.3 ii), the words “on Innisfil Beach Road” be deleted.**
- 2.6 Within policy 12.8.4, the words “located on Innisfil Beach Road” be deleted.**
- 2.7 The existing Schedule A: Municipal Structure is hereby repealed and replaced with the modified version of this map found in Schedule ‘A’.**
- 2.8 The existing Schedule B: Land Use is hereby repealed and replaced with the modified version of this map found in Schedule ‘A’.**
- 2.9 The existing Schedule BB: Agricultural Land Base is hereby repealed and replaced with the modified version of this map found in Schedule ‘A’.**
- 2.10 The existing Schedule B6 Land Use: Innisfil Heights is hereby repealed and replaced with the modified version of this map found in Schedule ‘A’.**
- 2.11 The existing Appendix 1: Key Place Making Destinations is hereby repealed and replaced with the modified version of this map found in Schedule ‘A’.**

### **3.0 IMPLEMENTATION**

This Amendment to the Official Plan for the Town of Innisfil shall be implemented by amendment to the Town’s Zoning By-law No. 080-13, as amended, or through a future Community Planning Permit System, passed pursuant to Section 34 or O. Reg. 173/16 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

**4.0 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.

**PASSED THIS 9<sup>TH</sup> DAY OF SEPTEMBER, 2020.**



---

**Lynn Dollin, Mayor**



---

**Lee Parkin, Clerk**



## **SCHEDULE 'A'**

### **BY-LAW NO. 076-20**

The maps identified in this 'Schedule A' will replace the existing maps in the Town of Innisfil Official Plan as outlined in sub-sections 2.7 to 2.11 of the explanatory text of the Amendment. The maps which comprises 'Schedule A' is listed as follows:

- 1. Schedule A: Municipal Structure**
- 2. Schedule B: Land Use**
- 3. Schedule BB: Agricultural Land Base**
- 4. Schedule B6 Land Use: Innisfil Heights**
- 5. Appendix 1: Key Place Making Destinations**