



January 26, 2023

**Ministry of Municipal Affairs and Housing**

Municipal Services Office, Central Ontario

777 Bay Street, 16th floor

Toronto, ON

M7A 2J3

**Attention: Ms. Julianna Zhuo, Senior Planner**

**RE: Modification Request**

**County of Simcoe Official Plan Amendment No. 7 (“OPA 7”)**

**Ministry Reference Number 43-OP-221936**

**2182 20<sup>th</sup> Sideroad, Town of Innisfil (“Subject Lands”)**

Dear Madam,

I write on behalf of the Registered Owners of the above captioned lands, as it pertains to a request to have the Minister Modify a proposed Official Plan Amendment, from the County of Simcoe being OPA 7.

The request is for the Minister to Modify OPA 7, to include lands municipally addressed as 2182 20<sup>th</sup> Sideroad (“*Subject Lands*”), in the Town of Innisfil, within the proposed Settlement Boundary Expansion for the Alcona Primary Settlement Area.

**Site Location & Description:**

The Subject Lands are located within the Town of Innisfil (*Alcona*), with substantial frontage (250 metres) along 20<sup>th</sup> Sideroad being immediately across the street from existing commercial uses (*Walking Distance No Frills, Starbucks & Canadian Tire*) and Plans of Subdivision. The Subject Lands are addressed as 2182 20<sup>th</sup> Sideroad. The Subject Lands have a total Site Area of 4.7 Hectares (*11.6 Acres*) and located adjacent to the Alcona Settlement Area being a Primary Settlement Area within the Town of Innisfil.

The Subject Lands are municipally serviceable with existing and planned water, sanitary and storm services.

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The Subject Lands are currently under utilized, ready for development and identified, by the Town of Innisfil as a candidate site for inclusion within the Alcona Settlement Area.

### **Simcoe County Official Plan Amendment No. 7 (OPA 7) & Modification Request:**

On August 9<sup>th</sup>, 2022, Simcoe County adopted OPA 7 being a conformity Amendment, which includes Settlement Boundary Expansions and the identification of a Protected Major Transit Station Area (*MTSA*) for the Alcona Primary Settlement Area.

OPA 7 is currently being reviewed by the Minister of Municipal Affairs and Housing, who can either Approve, Defer, Refuse or Modify OPA 7.

It is requested the Minister Modify OPA 7 by:

- i. Amending Schedule ‘A’ of OPA 7 to include the Subject Lands within the Alcona Settlement Area boundary.

### **Rationale in Support of Modification Request:**

The request to have the Minister Modify OPA 7, to include the Subject Lands within the Primary Alcona Settlement Area, merits Approval based on the following Summary of Land Use Planning Criteria:

- i. The Subject Lands are located adjacent to the Alcona Settlement Area being an important east-west Gateway (*See Link Below to Video*) for the Town and can be serviced by existing capacity and planned municipal servicing and transportation infrastructure. Including the Subject Lands within the Alcona Settlement Area will permit development on both the east and west sides of 20<sup>th</sup> sideroad, which will ensure coordinated development and efficient use of existing and planned servicing infrastructure. Accordingly, including the Subject Lands within the Alcona Settlement Area is logical and supportable per land use planning criteria (*See Enclosed Settlement Area Boundary Expansion Report*).
- ii. The Subject Lands are surrounded by existing urban land uses including a vast amount of existing retail uses, pedestrian networks, and Transit Infrastructure (*e.g., Metrolinx GO*) including the planned Innisfil Beach Road By-pass, which will support future growth. Including the Subject Lands within the Alcona Settlement Area will help support the existing land uses and infrastructure investments, made by the province including the proposed Protected Major Transit Station Area.
- iii. The Subject Lands have been identified, by the Town of Innisfil as being a candidate Site for inclusion within the Alcona Settlement Area including being part of the Town of

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Innisfil Trail Master Plan, which links the Subject Lands to an extensive pedestrian/cycling network, linked to the Metrolinx Go Station.

- iv. The Subject Lands have been assessed for inclusion within the Primary Alcona Settlement Area and meet all municipal and provincial criteria for expansion (*See Excerpt from Settlement Boundary Expansion Report*).
- v. Including the Subject Lands within the Alcona Settlement Area, through Modification of OPA 7 will make the Subject Lands readily available for development of much needed housing supply while ensuring appropriate development is located in proximity to the Protected Major Transit Station Area.
- vi. Inclusion of the Subject Lands within the Alcona Settlement Area can provide various housing types (*e.g., Towns and Mid-Rise Building*) for all ages including ancillary uses to support a complete community such as daycares, pharmacies, health care offices and private schools.

We trust the above noted request will be considered.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,

**BLACKTHORN DEVELOPMENT CORP.**

Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.

Principal

Email Copy:

Client

Enclosures:

Aerial Photographs of Subject Lands, noting surrounding land uses.

Promotional Video Link: <https://youtu.be/6II5myCT02E>

Settlement Area Boundary Expansion Report, as prepared by Innovative Planning Solutions.

Schedule 'A' of OPA 7 identifying the location of the Subject Lands.

Criteria for Settlement Boundary Expansions Table.

Servicing Overview, as prepared by Tatham Engineering dated January 12<sup>th</sup>, 2023.