

Table 1: Draft Criteria for Settlement Area Boundary Expansion Consideration		
No.	Criteria	Satisfied
1	There is a demonstrated need for additional land within a particular municipality given the results of a Land Needs Assessment (LNA) that is being completed at the time of a Municipal Comprehensive Review (MCR).	Yes
2	The expansion does not result in Designated Greenfield Area (DGA) land area capacity that would exceed the 2051 horizon of the Growth Plan.	Yes
3	The expansion area will be informed by applicable water and wastewater master plans and stormwater master plans, as appropriate.	Yes
4	The expansion area must be located immediately adjacent/contiguous with an existing Primary Settlement Area or Settlement Area as defined in the Growth Plan.	Yes
5	The expansion cannot result in land being added to a settlement if that land is situated in another municipality.	Yes
6	Expansion into a Specialty Crop area and lands subject to the Greenbelt Plan is prohibited.	Yes
7	The expansion area will avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system including the quality and quantity of water.	Yes
8	It should be demonstrated how any adverse impacts on the agri-food network including agricultural operations from expanding settlement areas will be avoided and if avoidance is not possible, minimized and mitigated.	Yes
9	The expansion area complies with the minimum distance separation formulae (MDS).	Yes
10	Prime agricultural areas are avoided where possible by considering and evaluating alternative locations. Where prime agricultural areas cannot be avoided, lower priority agricultural lands will be used.	Yes
11	The expansion area is located where development would support achievement of the Town's density and intensification targets and meets the policy intent of the Town's Official Plan.	Yes
12	Significant growth will be directed to Alcona, prioritizing the Major Transit Station Area surrounding the GO Station and areas subject to the Alcona South and Alcona North Secondary Plans.	Yes
13	The expansion area has appropriately considered matters related to sustainability and climate change.	Yes
14	The expansion area would be located to maximize the use of existing infrastructure and public service facilities. The infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets.	Yes
15	The expansion area is located where it can support a range and balance of housing (including affordable housing) and employment options.	Yes
16	The expansion area will contribute to achieving compact, walkable, sustainable and healthy communities that enhance a sense of place.	Yes

17	The expansion area adequately protects and avoids development within key natural heritage features and hydrologic features.	Yes
18	The expansion area provides an appropriate rural interface.	Yes

4.1 CRITERIA 1. LAND NEEDS ASSESSMENT

There is a demonstrated need for additional land within a particular municipality given the results of a Land Needs Assessment (LNA) that is being completed at the time of a Municipal Comprehensive Review (MCR).

On October 1st, 2021, the County of Simcoe with Hemson Consulting released the draft Land Needs Assessment (LNA). The Draft Land Needs Assessment (LNA) proposes a 2051 population for Innisfil of 84,570 and employment of 36,190 jobs; a growth of 40,210 people and 16,410 jobs respectively. The LNA also proposes an intensification target of 35% and a Designated Greenfield Density target of 55 residents and jobs (combined) per hectare for Innisfil. Based on the numbers and targets set out, the LNA has determined that 178 hectares of lands are needed for future urban area expansions.

Based on the results of the LNA, a land supply of 178 ha is needed in Innisfil. This proposal will contribute 4.7 ha to this total. This is well within the parameters of the recommendation and leaves plenty of additional areas to be considered.

Alcona is identified as a Primary Settlement Area in the Growth Plan. This community is prioritized to receive high concentrations of growth. According to the County, within the Designated *Greenfield Area* and *Rural Area* combined, there is a potential housing unit supply of 7,382 units. The Rural Area includes those areas outside Settlement Areas, which encompasses the subject land and are not prime agricultural lands.

4.2 CRITERIA 2. DESIGNATED GREENFIELD AREA

The expansion does not result in Designated Greenfield Area (DGA) land area capacity that would exceed the 2051 horizon of the Growth Plan.

The proposed expansion contributes to the Town achieving the DGA and housing targets, without exceeding the horizon of the Growth Plan. The subject lands will be developed to