

February 2, 2023

Hon. Steve Clark

Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, Ontario
M7A 2J3

RE: ERO # 019-6113
County of Simcoe Official Plan Amendment No. 7
6225 Yonge Street, Innisfil
TBG Project No. 20675

Biglieri Group Ltd. is the planning consultant for Dellray Developments Ltd., the owner of the lands municipally known as 6225 Yonge Street in the Town of Innisfil (“Subject Site”). The Subject Site is legally known as Part of the North Half of Lot 16, Concession 3, Town of Innisfil, County of Simcoe and is located southeast of the Yonge Street and Killarney Beach Road intersection in the Hamlet of Churchill.

SUBJECT SITE

The Subject Site is 40.01 hectares (98.87 acres) in size and has 612 metres of frontage on Yonge Street, and 490 metres of frontage on Killarney Beach Road (**Figure 1**). The northwest portion of the Subject Site is located within the Churchill Settlement Area Boundary (**Figure 2**).



Figure 1: Subject Site
Source: Google Maps, 2021



Figure 1: Town of Innisfil Official Plan – Municipal Strategy

Source: Town of Innisfil, 2020

The Subject Site is currently used for agricultural purposes and supports a single residential building and farm-related buildings. A watercourse flows in a southwest direction bisecting the Subject Site. A woodlot is located south of the watercourse on the Subject Site.

The Hamlet of Churchill currently has partial services with municipal water and no sanitary services with existing lots utilizing private septic systems. The Town of Innisfil Master Servicing Plan Update (2018) identifies a future sanitary forcemain that will connect to the proposed twinning of the existing sewer on Killarney Beach Road to convey wastewater flows from Churchill to Sewage Pumping Station (SPS) #5 and ultimately to the Lakeshore Wastewater Treatment Plan (WWTP) (Figure 3). The Master Servicing Plan states “a Churchill sewage pumping station and forcemain on Killarney Beach Road discharging to the proposed twinned Killarney Beach Road sewer may need to be constructed in the future to provide a sanitary sewer outlet for developments”.

POLICY CONTEXT

The Subject Site is designated as *Settlements*, *Agricultural*, and *Greenlands* in the County of Simcoe Official Plan (2016) and *Hamlet Residential*, *Hamlet Commercial Area*, *Agricultural Area*, and *Key Natural Heritage Features & Key Hydrologic Features (“KNHF & KHF”)*, *Hazard Land Area* in the Town of Innisfil Official Plan (2020). The Town of Innisfil Zoning By-law 080-13 zones the Subject Site as *AG – Agriculture* and *EP – Environmental Protection*.



Figure 3: Wastewater Servicing Recommendations

Source: Innisfil Town-wide Water and Wastewater Master Servicing Plan, Town of Innisfil, 2018

County of Simcoe OPA #7

The County of Simcoe is currently undergoing a Municipal Comprehensive Review (“MCR”), to bring the County Official Plan into conformity with the Growth Plan. On August 9, 2022, the County of Simcoe adopted Official Plan Amendment #7 (“OPA 7”). As part of OPA 7 a hierarchy of settlement areas are established from Category 1 – Primary Settlement Areas to Category 4 – Rural Settlements. A description of each Category is outlined below:

- *Category 1 - Settlement areas - these are the settlement areas that have been identified as primary settlement areas by the Growth Plan;*
- *Category 2 - Settlement areas - these are the settlement areas that have a delineated built boundary and existing or planned municipal water and wastewater systems;*
- *Category 3 - Settlement areas - these are the settlement areas that do not have a delineated built boundary but which have existing or planned municipal water and wastewater systems;*
- *Category 4 - Rural settlements - these are the settlement areas that have a municipal water or wastewater system (partial services) or have no municipal water or wastewater systems.*

The majority of growth to 2051 is to be directed to Category 1 and 2 settlement areas with the remaining directed to Category 3 settlement areas (Policy 3.2.2). The intent is to direct future growth to settlement areas that have full municipal services, either existing or planned, which would allow for a settlement area boundary expansion. Category 4 settlement areas that do not have existing or planned full municipal services would have limited growth, effectively within the

existing settlement area boundaries. Churchill is identified as a Category 4 settlement area in Table A of OPA 7.

APPLICATION / SUBMISSION HISTORY

As part of the MCR, Biglieri Group submitted a Settlement Area Boundary Expansion (“SABE”) request on August 27, 2021, to incorporate the lands on the Subject Site that are north of the watercourse and currently outside of the Churchill Settlement Area. Please refer to **Figure 4** identifying the portions that are currently within the Churchill Settlement Area, and the requested expansion lands. With approximately 6.9 hectares currently within the Churchill Settlement Area, the SABE would add an approximately 14.8 hectares to the Settlement Area for future development. This would round out the Hamlet utilizing natural features as the southeast boundary.



Figure 4: Proposed Settlement Boundary Expansion

In support of the SABE request, we submitted a number of studies to the County of Simcoe including a Planning Rationale Report, Conceptual Draft Plan, Functional Servicing Report, Preliminary Hydrogeological Investigation, and Natural Environment Assessment. A copy of the Planning Rationale Report is included as **Appendix A**.

The Conceptual Draft Plan (“CDP”) proposes 321 single-detached dwellings, a 1.09-hectare commercial block, public roads, a stormwater management block, and a park block. The proposed residential lots have frontages of 9.0 metres and 12.0 metres within the interior of the Subject Site, and lots with 25.0-metre frontages along Killarney Beach Road.

The development limits were determined through the Natural Environment Assessment (“NHA”) that established a preliminary developable area of approximately 21.74 hectares. With 321 lots proposed, the CDP has a net residential density of 19.2 units per hectare.

While only a portion of the Subject Site is located within the current Churchill Settlement Area, the CDP proposes a development concept utilizing all the developable area on the Subject Site in support of the SABE request.

The CDP proposes the Subject Site within the SABE as being fully serviced on municipal water and sanitary services. Existing municipal water services are located west and north of the Yonge Street and Killarney Beach Road intersection. The existing watermains will be extended easterly along Killarney Beach Road, and southerly along Yonge Street to create a loop through the proposed subdivision. As noted in the Innisfil Master Servicing Plan, a Churchill sewage pumping station and forcemain on Killarney Beach Road discharging to the proposed twinned Killarney Beach Road sewer would provide sanitary services to the Subject Site.

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The Ministry of Municipal Affairs and Housing has received OPA 7 and is now before the Minister of Municipal Affairs and Housing for a decision under the Planning Act. Following the approval of OPA 7 by the Minister, the County of Simcoe will continue with the next phase of their growth management exercise to guide growth and development to the year 2051. The next phase will include identifying settlement area boundary expansions in the County of Simcoe that will be incorporated in a future Official Plan Amendment.

COMMENTARY & ANALYSIS

OPA 7 identifies Churchill as a Category 4 settlement area. As the Innisfil Master Servicing Plan Update identifies a future sanitary forcemain on Killarney Beach Road between Churchill and the Lefroy settlement area. In our opinion, this is a planned sanitary sewer, bringing full municipal services to Churchill. While the item is identified as long term (post 2031) in the Master Servicing Plan Update, OPA 7 relates to long-term Growth Management across County of Simcoe to the year 2051. As such, the planned sanitary sewer needs to be considered within the 2051 timeframe.

Based on the above, Churchill will have existing or planned full municipal services and should be identified as a Category 3 settlement area in the County of Simcoe Official Plan. Biglieri Group notes that the Community of Stroud in the Town of Innisfil is identified as a Category 3 settlement area, which has existing water and a similarly planned sewage pumping station and forcemain in the Master Servicing Plan Update (**Figure 3**). These settlement areas should be identified in the same category, both having existing municipal water and planned wastewater systems.

Biglieri Group requests that Ministry staff review these comments and that Churchill be identified as a Category 3 settlement area in OPA 7. In doing so, this would allow for our SABE request to be considered through the next phase of the County of Simcoe MCR.

In addition, Biglieri Group supports amendments to OPA 7 that would explicitly permit settlement area boundary expansions for Category 3 settlement areas, where deemed appropriate through the County of Simcoe MCR.

The owners are committed to building new residential dwellings on the Subject Site. The expansion of the Churchill settlement area and the construction of the planned sanitary sewer on Killarney Beach Road will enable residential development of much needed new housing in the immediate future. These lands are suitable for residential development as a portion is already within the existing settlement area and designated for residential uses.

Thank you for the opportunity to provide comments. Should you have any questions or require any additional information, please contact the undersigned at 416-333-9734 or mjacobs@thebiglierigroup.com.

Respectfully,
THE BIGLIERI GROUP LTD.

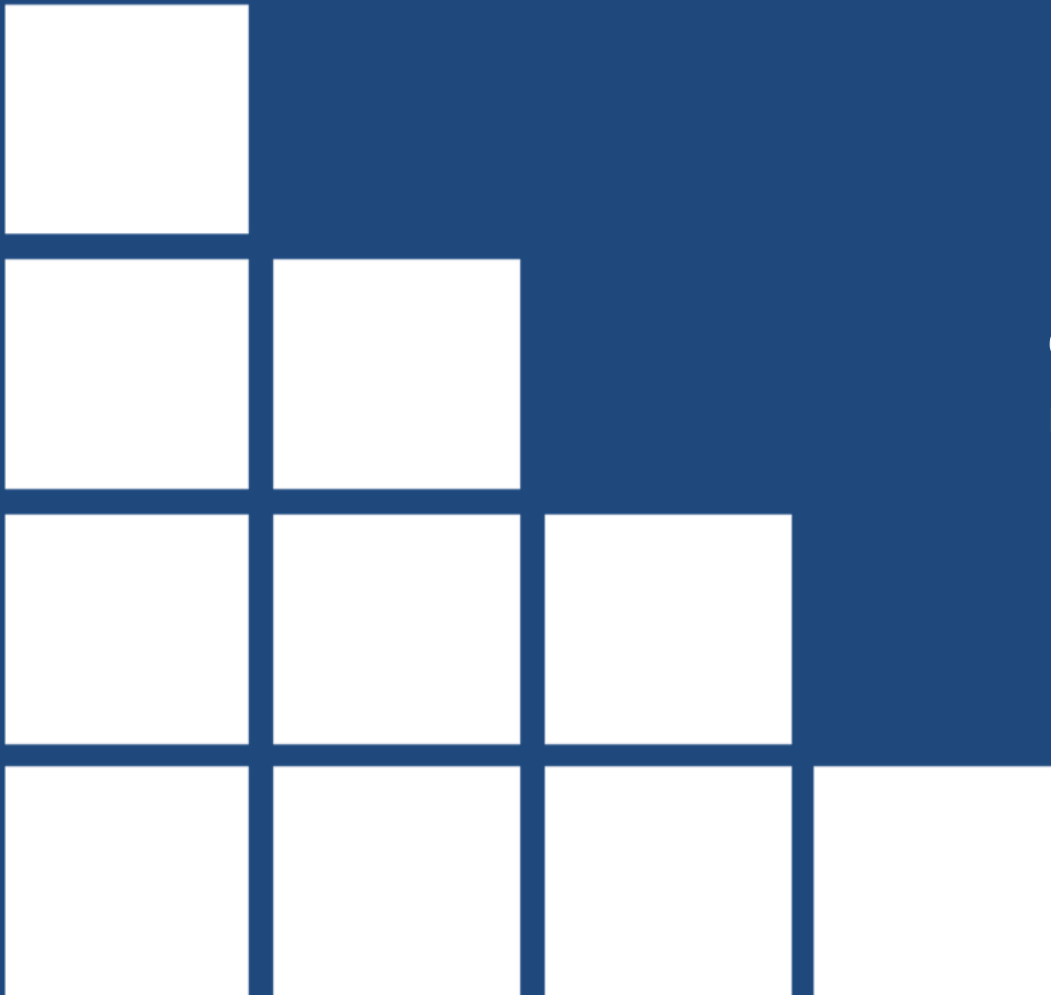
A handwritten signature in black ink that reads "Mark Jacobs". The signature is written in a cursive, slightly slanted style.

Mark Jacobs, MCIP RPP
Senior Planner

cc. Henry Li, Dellray Developments Ltd.

Appendix A

SABE Planning Rationale Report



PLANNING RATIONALE REPORT

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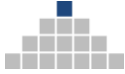
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1.0

INTRODUCTION

The Biglieri Group Ltd. (“TBG”) has been retained by Dellray Developments Ltd. to prepare a Settlement Area Boundary Expansion request through the County of Simcoe Municipal Comprehensive Review (MCR) for the lands municipally known as 6225 Yonge Street in the Town of Innisfil (“Subject Site”). The Subject Site is located within the Hamlet of Churchill and is partially within the existing Churchill Settlement Area.

This Planning Rationale Report has been prepared in support of the request to expand the Churchill Settlement Area Boundary to incorporate additional lands from within the Subject Site to support future development. Approximately 6.89 hectares of the Subject Site are currently within the existing Settlement Area, while the proposed expansion is an additional 14.85 hectares.

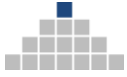
The Subject Site is legally described as Part of the North Half of Lot 16, Concession 3, Geographic Township of Innisfil and located southeast of the Yonge Street and Killarney Beach Road intersection. The Subject Site is approximately 40.01 hectares (98.87 acres) in size and has approximately 612 metres of frontage on Yonge Street, and 490 metres of frontage on Killarney Beach Road.

The Subject Site is designated as *Settlements, Agricultural, and Greenlands* in the County of Simcoe Official Plan (2016) and *Hamlet Residential, Hamlet Commercial Area, Agricultural Area, and KNHF & KHF, Hazard Land Area* in the Town of Innisfil Official Plan (2020).

The Innisfil Zoning By-law 080-13 zones the Subject Site as *AG – Agriculture and EP – Environmental Protection*.

In support of the Churchill Settlement Area Boundary expansion request, a mixed-use development concept has been prepared for the Site. The proposal includes 321 single-detached lots, a 1.09-hectare commercial block along the east side of Yonge Street, public roads, as well as stormwater management and park blocks.

This Planning Rationale Report has evaluated the merits of the Settlement Area Boundary Expansion request in the context of all applicable Provincial, Regional, and Local policies. We conclude that the request is consistent with and conforms to the policy framework articulated in the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2020), County of Simcoe Official Plan (2016), and the Town of Innisfil Official Plan (2020).



2.0 SITE LOCATION AND CONTEXT

2.1 The Subject Site

The Subject Site is currently utilized for agricultural purposes and hosts a single-detached dwelling, barn, and a field for cash crops. A watercourse flows from east to west through the southern portion of the property. The Subject Site is located southeast of the Yonge Street and Killarney Beach Road intersection and is located partially within the Churchill Settlement Area in the Town of Innisfil (**Figure 1**).

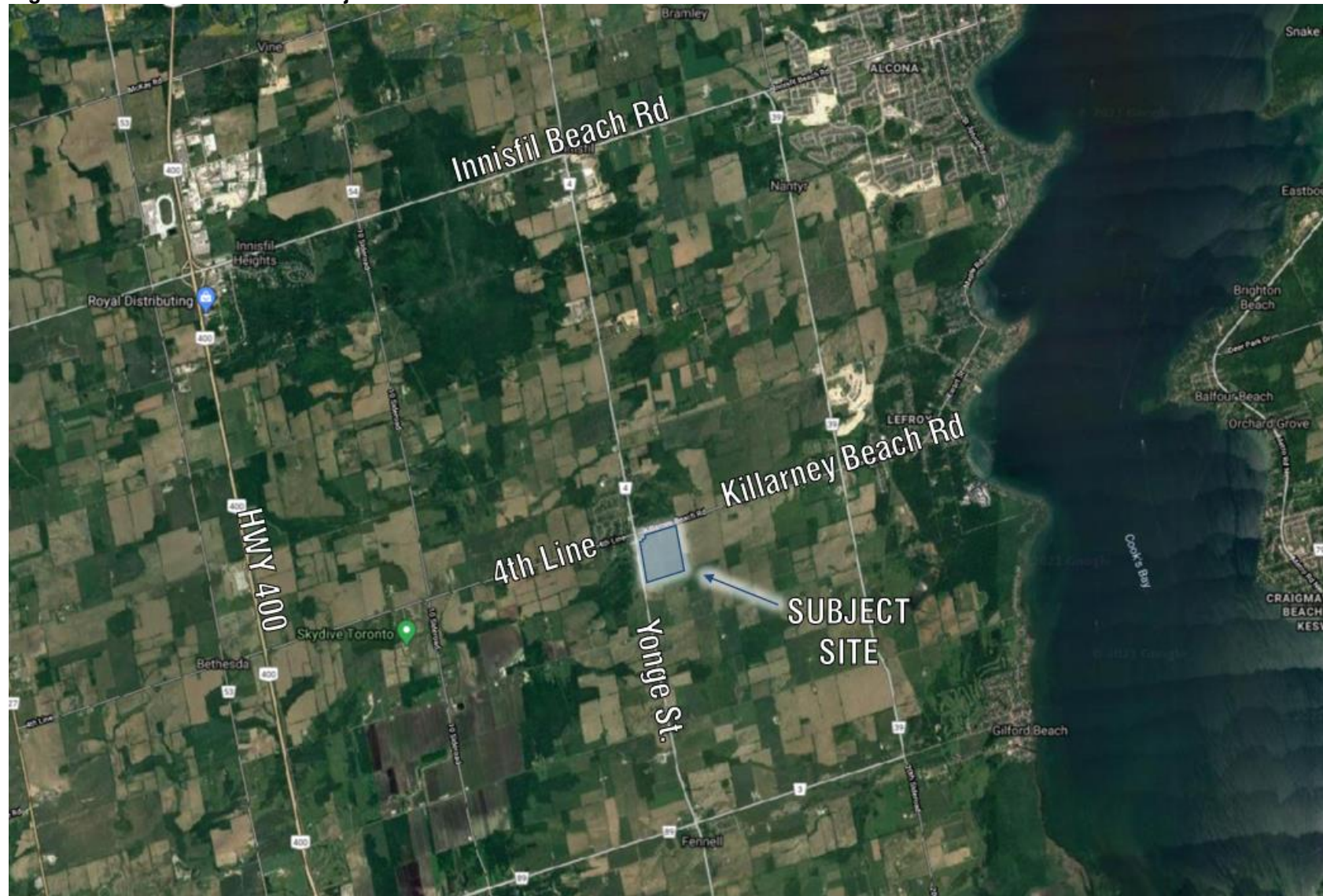
The Subject Site is located at 6225 Yonge Street, Innisfil and is legally described as Part of the North Half of Lot 16, Concession 3, Geographic Township of Innisfil. The Subject Site is located southeast of the Yonge Street and Killarney Beach Road intersection. The Subject Site is approximately 40.01 hectares (98.87 acres) in size and has approximately 612 metres of frontage on Yonge Street and 490 metres of frontage on Killarney Beach Road (**Figure 2**).

2.2 Surrounding Area

The following land uses surround the Subject Site (**Figures 3 through 6**):

North: Single-detached dwellings along Killarney Beach Road;
South: Agricultural lands;
East: Agricultural lands; and
West: Single-detached dwellings along Yonge Street, and 21-lot Churchill Downs Draft Plan of Subdivision (File No. I-T-90013) (**Figure 2**).

Figure 1 – Aerial Context of Subject Site



Source: Google Maps, 2021

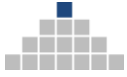


Figure 2 – Subject Site Location



Source: Google Maps, 2021

Figure 3 - West



Source: Google Maps, 2021

Figure 5 - North



Source: Google Maps, 2021

Figure 4 - East

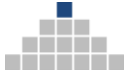


Source: Google Maps, 2021

Figure 6 - South



Source: Google Maps, 2021



2.3 Transportation Network

2.3.1 Road Network

The Subject Site fronts onto east side of Yonge Street and the south side of Killarney Beach Road. Yonge Street is designated as *Primary Arterial – Controlled Access* in the County of Simcoe Official Plan that provides connections within the Town of Innisfil and to its neighbouring municipalities to the north, Barrie, and to the south, Bradford West Gwillimbury. Killarney Beach Road is designated as *Major Collector* in the Innisfil Official Plan and provides connections to Lefroy and Lake Simcoe east of the Subject Site.

Highway 400 is located 5.5 km west of the Subject Site, which is a major provincial highway that runs north-south providing connections from the Trans Canada Highway north of Parry Sound to the City of Toronto to the south.

2.3.2 Transit Network

The Town of Innisfil has a ridesharing-transit partnership with Uber, for general rides, and local taxi companies, for accessible rides, to provide reliable, affordable, and on-demand transit service. There are three different types of trips provided, which include:

- **Key Destination Request** – residents pay between \$4 - \$6 to book a trip to a key destination within the boundary of Innisfil (**Figure 7**);
- **Custom Destination Request** – any destination within the boundaries of Innisfil through the Uber app, with a \$4 savings off the fare; and
- **Accessible Vehicle Request** – residents that require an accessible ride contact Barrie-Innisfil taxi, while paying the same price the trip would cost as a general Uber trip.

GO Bus Transit Route 68 provides service to the Churchill Settlement Area. The closest bus stops to the Subject Site are located at the southeast corner of Yonge Street and Killarney Beach Road intersection (north-bound), and in front of the Churchill Community Centre on the west side of Yonge Street, north of

Killarney Beach Road. Route 68 provides connection between Barrie and Aurora, with stops including the Barrie Transit Terminal; and the Allandale Waterfront, Barrie South, Bradford, East Gwillimbury, Newmarket, and Aurora GO Train stations.

There is a proposed GO Train Station on the Barrie GO Train line to be located between Alcona and Lefroy/Belle Ewert, approximately 4.8 km northeast of the Subject Site (**Figure 8**). The Barrie GO Train travels between Barrie and Union Station in Toronto.

The Subject Site is not serviced by County of Simcoe LINX transit system.

2.3.3 Active Transportation Network

Yonge Street is a designated *Recommended Multi-Use Trail*, and Killarney Beach Road is a designated *Recommended Paved Shoulder Trail* in the Town of Innisfil Official Plan (**Figure 8**).

2.4 Community Services and Facilities

The Churchill Settlement Area is host to community services and facilities that include a public library, community centre, municipal parks, and places of worship. **Figure 9** identifies several community services and facilities within 1.0km of the Subject Site.

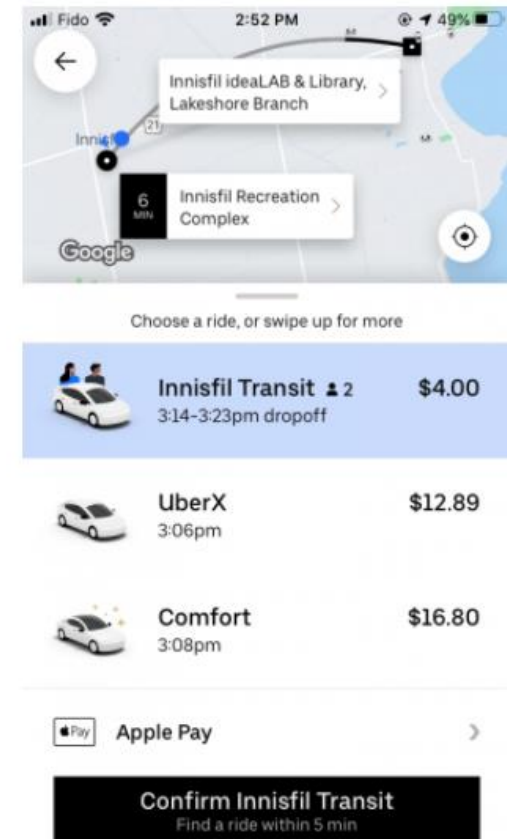
The Subject Site is located approximately 3.1km southwest of Innisfil Fire Station No. 2, and 5.9km south of the South Simcoe Police Station. Coral Woods Park, located 410m from the Subject Site, is approximately 1.8 hectares in size, and is adjacent to the Churchill Community Centre.

Innisfil Central Public School is the closest senior high school and is 1.3km north of the Subject Site. Killarney Beach Public School is the closest elementary school located approximately 2.3km from the Subject Site.

Figure 7 – Innisfil Transit Fares

Innisfil Transit fares

- \$4 for any trip to/from Innisfil Recreational Complex/Town Hall area
- \$4 for any trip to/from the Innisfil ideaLAB and Library, Lakeshore branch (967 Innisfil Beach Road.)
- \$4 for any trip to/from the South Innisfil Community Centre (Lefroy)
- \$4 for any trip to/from the Innisfil Community Church/Innisfil Food Bank (1571 Innisfil Beach Road).
- \$5 for any trip to/from the closest GO bus stop along Yonge St (see our FAQ section for help on booking your trip to one of the GO bus stop locations)
- \$6 for any trip to/from Barrie South GO train station
- \$6 for any trip to/from Innisfil Heights Employment Area and Highway 400 carpool lot
- When you travel anywhere else going within Innisfil boundaries you'll save \$4 off your fare.



Source: Town of Innisfil, 2021

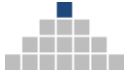
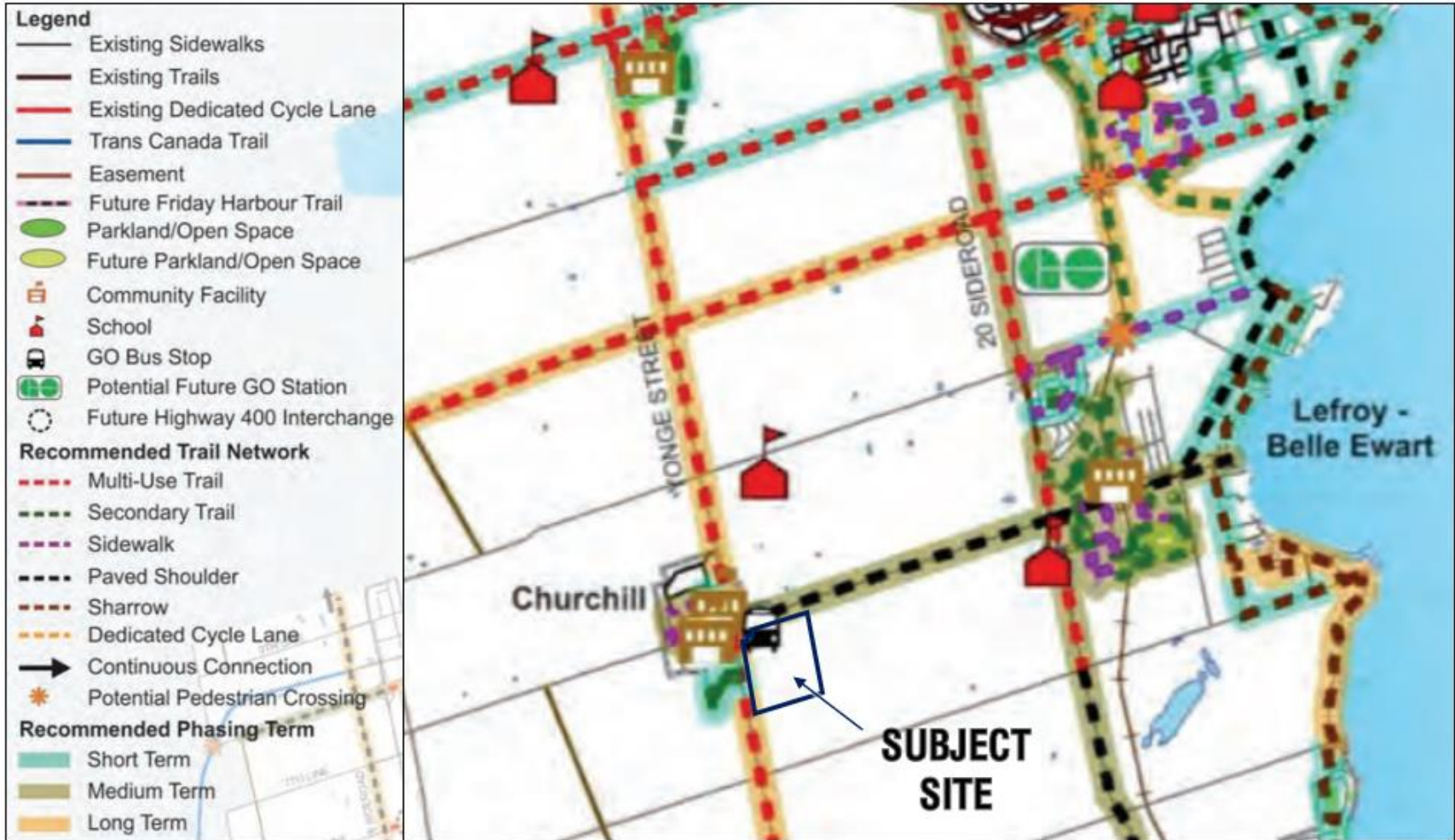
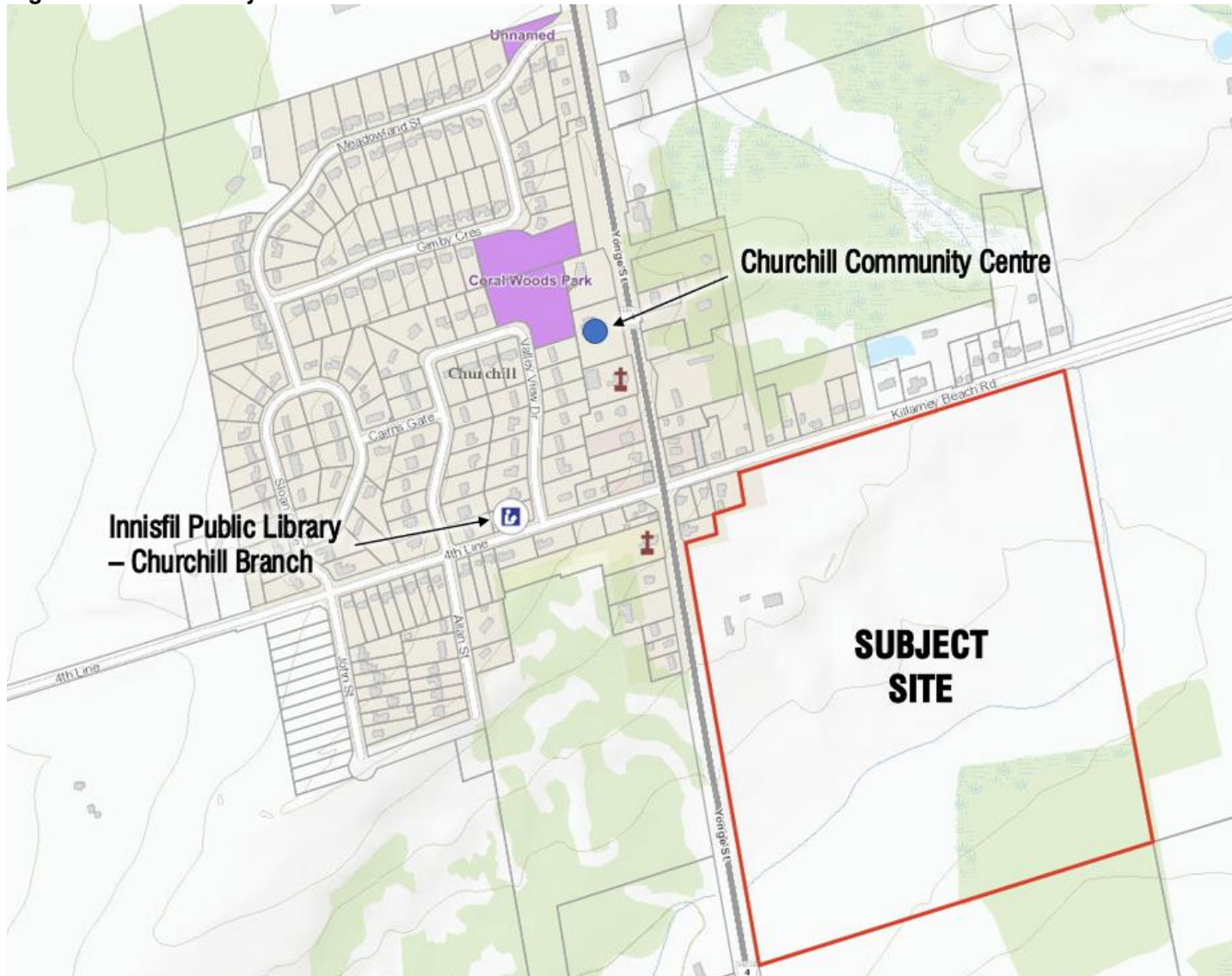


Figure 8 – Innisfil Official Plan – Active Transportation Facilities

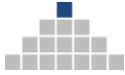


Source: Town of Innisfil, 2020

Figure 9 – Community Services and Facilities



Source: County of Simcoe, 2021



3.0 Development Concept

3.1 Conceptual Draft Plan

A Conceptual Draft Plan (“CDP”) has been prepared by The Biglieri Group in support of the Settlement Area Boundary Expansion request (**Figure 10**). The CDP proposes a residential subdivision with commercial uses located along Yonge Street.

The CDP includes 321 residential lots to support single-detached dwellings, a 1.09-hectare commercial block along the east side of Yonge Street, public roads, a stormwater management block, and a park block.

The proposed residential lots have frontages of 9.0 metres and 12.0 metres within the interior of the Subject Site, and lots with 25.0-metre frontages along Killarney Beach Road.

The development limits were determined through a Natural Environment Assessment (“NHA”) prepared by GeoProcess (2020). The NHA established a preliminary developable area of approximately 21.74 hectares. Please refer to Section 6.1 of this Report for further details of the NHE.

With 321 lots proposed, the CDP has a net residential density of 19.2 units per hectare (as per the Town of Innisfil Official Plan).

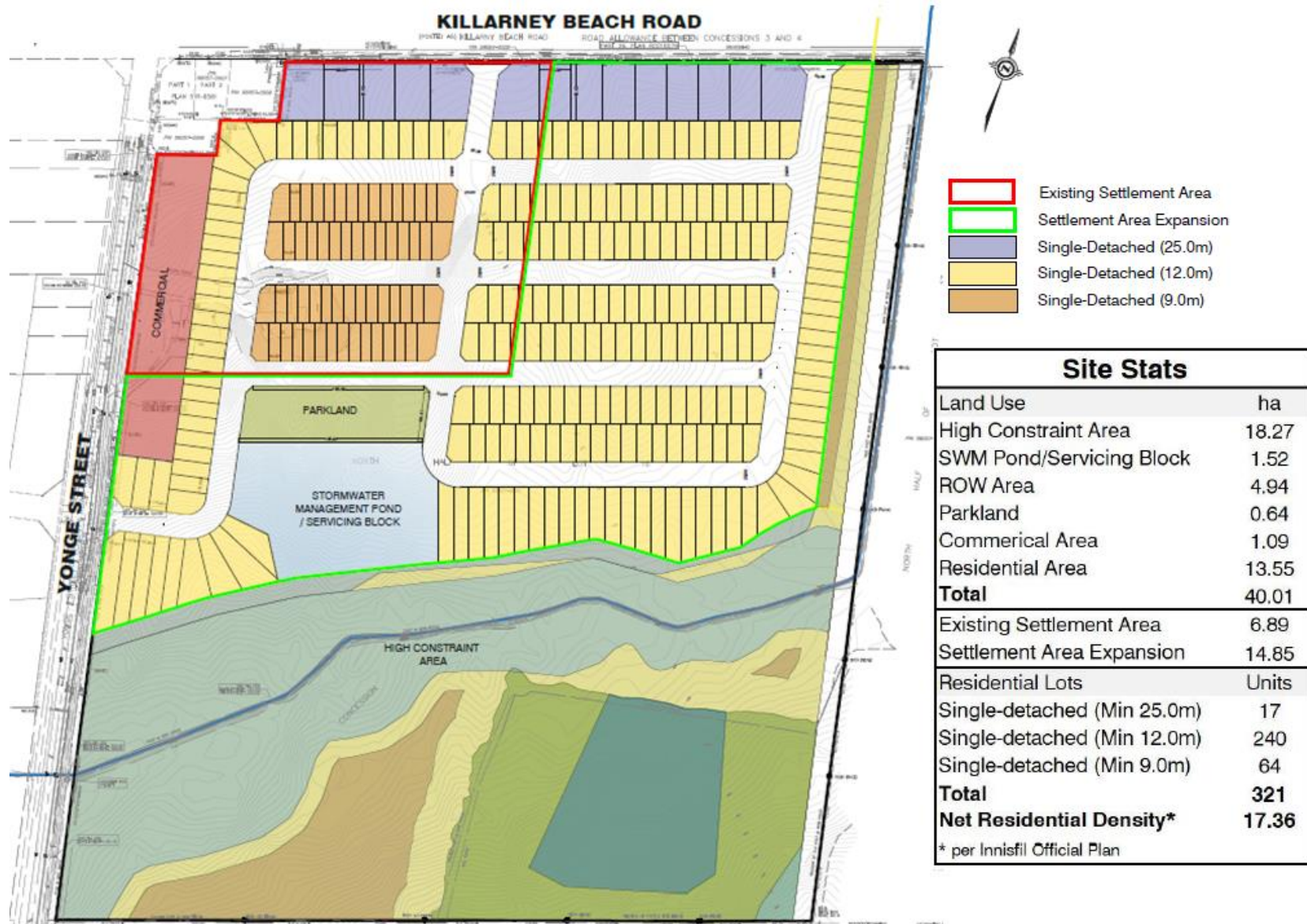
While only a portion of the Subject Site is located within the current Churchill Settlement Area, the CDP proposes a development concept utilizing all the developable area on the Subject Site in

support of the Settlement Area Boundary Expansion request. **Figure 11** details the location of the proposed Settlement Area Boundary Expansion in relation to the current Settlement Area.

3.2 Required Approvals

Should the Settlement Area Boundary be expanded to include additional portions of the Subject Site in the County of Simcoe Official Plan, municipal development and agency approvals will be required and sought to facilitate future development. Approvals include an amendment to the Town of Innisfil Official Plan to incorporate the Subject Site into the Churchill Settlement Area, a Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan Approval. A permit from Nottawasaga Conservation Authority will be required as well.

Figure 10 – Conceptual Draft Plan



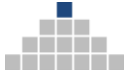
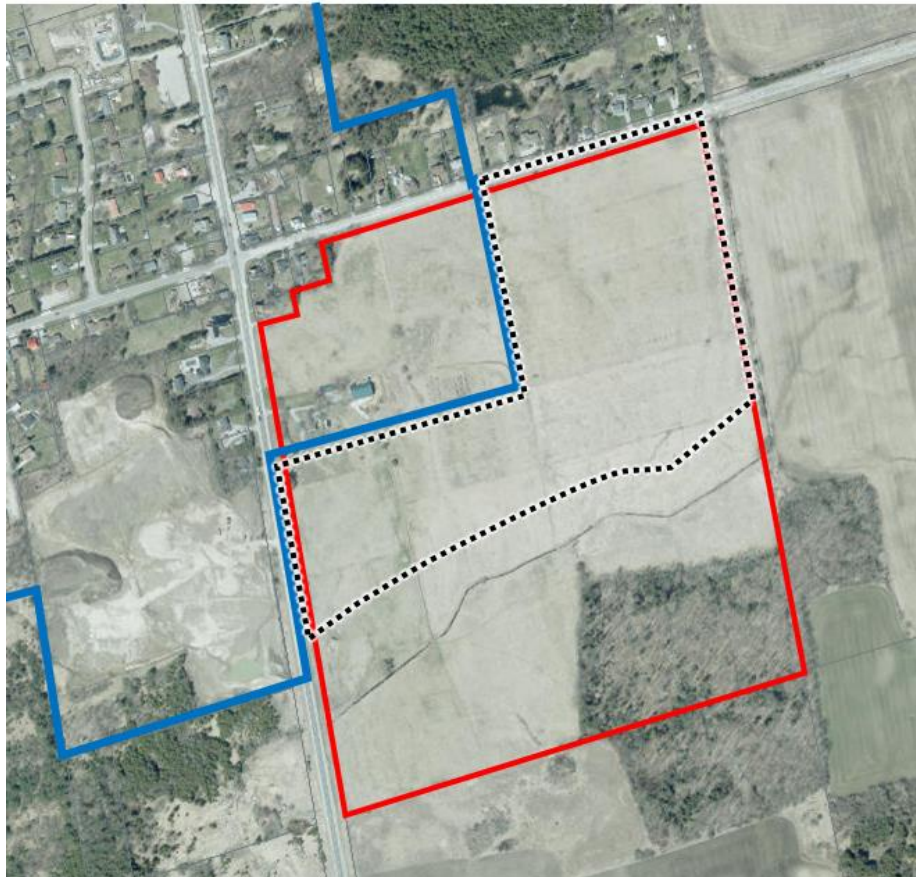


Figure 11 – Proposed Settlement Area Expansion



LEGEND

- Subject Site
- Existing Settlement Area Boundary (6.89 ha)
- Proposed Settlement Area Expansion (14.85 ha)

4.0 POLICY CONTEXT AND ANALYSIS

4.1 Overview

The proposed development is consistent with the policies of the Provincial Policy Statement (2020) (“PPS”), the Growth Plan for the Greater Golden Horseshoe (2020) (“Growth Plan”), the County of Simcoe Official Plan (2016) (“County OP”), and the Town of Innisfil Official Plan (2020) (“OP”) as further described below.

4.2 Provincial Policy Statement (2020)

The PPS provides overall direction on matters of provincial interest related to municipal planning decisions. The PPS was issued under Section 3 of the *Planning Act, 1990* and provides provincial direction in terms of land use planning and development in Ontario. The current PPS was issued by the Province of Ontario and came into effect on May 1, 2020. Decisions related to planning matters, including Official Plan Amendment and Zoning By-law Amendment applications made under the *Planning Act*, shall be consistent with the PPS.

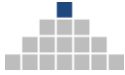
The PPS encourages efficient land use and development patterns to support healthy, livable and safe communities by promoting

efficient development and land use patterns, accommodating a range and mix of affordable and market-based residential units, avoiding development and land use patterns that may cause environmental or public health and safety concerns, and avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas that are adjacent or close to settlement areas (Policy 1.1.1a, b, c & d).

The PPS also directs that sufficient lands shall be made available to accommodate an appropriate range and mix of lands uses to meet projected needs for a time horizon of up to 25 years. An alternative timeframe may be used for specific areas of the Province subject to a provincial plan or planning exercise. Additionally, within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas (Policy 1.1.2).

The County of Simcoe is currently completing their municipal comprehensive review (“MCR”), in which a Land Needs Assessment (“LNA”) is being completed to determine if the current supply of land within settlement areas adequately provides for the County’s needs for the next 25 years. This Settlement Area Boundary Expansion request is being submitted to the County of Simcoe for consideration in the LNA process to determine the most appropriate locations for Settlement Area expansions. Inclusion of the Subject Site within the Churchill Settlement Area would provide additional lands for residential and commercial uses.

The PPS states that “*settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted*” (Policy 1.1.3.1). Within settlement areas, land uses shall be based on densities and a mix of land uses that efficiently use land, resources, infrastructure, public service facilities, and support active transportation (Policy 1.1.3.2.a). Further, land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria outline in Policy 1.1.3.3. Policy 1.1.3.3 states that “*planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development,*



accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs”.

The Subject Site is currently located on GO Bus Transit Route 68, which provides connections from Barrie to Aurora. The future Innisfil GO Train Station will also be located within approximately 4.8 km of the Subject Site, providing train access to Barrie and Toronto. Municipal water servicing is available and will be brought to the Site through the extension of the services located at the Yonge Street and Killarney Beach Road intersection as outlined in the Functional Servicing Report prepared by Valdor (Refer to Section 6.2 of this report for details). Sanitary servicing is proposed via pumping station and forcemain along Killarney Beach Road to the Lakeshore Wastewater Treatment Plant. Adequate public service facilities exist within 1km of the Subject Site, as described in Section 2.4 of this Report.

Additionally, the PPS states that “*new development in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure, and public service facilities*” (Policy 1.1.3.6).

The Subject Site is partially located within the Churchill Settlement Area. Including the developable lands of the Subject Site located outside of the Settlement Area will provide for a logical and sequential Settlement Area Boundary Expansion. The expansion will also match the existing Settlement Area Boundary on the north side of Killarney Beach Road and west side of Yonge Street, respectively.

The PPS allows settlement areas to be expanded, however, only at the time of a municipal comprehensive review and subject to the following requirements (Policy 1.1.3.8):

- a) *sufficient opportunities to accommodate growth and to satisfy market demand are not available through*

intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;

- b) *the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;*
- c) *in prime agricultural areas:*
 1. *the lands do not comprise specialty crop areas;*
 2. *alternative locations have been evaluated, and*
 - i. *there are no reasonable alternatives which avoid prime agricultural areas; and*
 - ii. *there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- d) *the new or expanding settlement area is in compliance with the minimum distance separation formulae; and*
- e) *impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.*

Amendment 1 to the Growth Plan came into effect on August 28, 2020 and established new residential and employment growth targets to the year 2051 for the County of Simcoe. The land needs assessment (LNA) to be completed as part of the County’s MCR will determine how and where the new Growth Plan population and employment forecasts to 2051 can be accommodated.

The proposed Conceptual Development Plan for the Subject Site is located both within and directly adjacent to the Churchill Settlement Area. In this regard, the inclusion of the Subject Site’s developable lands located outside the Settlement Area provides an orderly and scaled expansion of residential and commercial uses in a contiguous manner that can be integrated with the existing established land use patterns. The existing natural areas will remain protected, and are not being included in the Settlement Area Boundary Expansion request.

The Settlement Area Boundary Expansion request will enable utilization of existing public service facilities identified and will be developed on proposed municipal water servicing. Sanitary servicing will be established through the extension of sewers to the Lakeshore Wastewater Treatment Plant located east of the Subject Site, as described in Section 6.2.

The Subject Site is not located on, abutting, or in the vicinity of lands affected by mine hazards; oil, gas, and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations. As such no public health or safety concerns are present. The Subject Site is not located within the *Greenbelt Plan* or *Oak Ridges Moraine Conservation Plan* areas.

The Subject Site does support Natural Heritage environmental features, which include a watercourse and associated floodplain, significant woodland, and an organic groundwater-fed swamp adjoining the significant woodland. Further, the Subject Site is regulated by the Nottawasaga Valley Conservation Authority (NVCA) regulation area. The Conceptual Draft Plan was informed by the Natural Environment Assessment, prepared by GeoProcess Research Associates (see Section 6.1) and the developable area has been located outside of the natural heritage features and associated buffers as per policy and regulations. In this regard, no negative impacts would result to the natural environment as a result of the Settlement Area Boundary Expansion.

The Subject Site is not located within a prime agricultural area nor are any surrounding lands designated as prime agricultural areas. While the Subject Site currently supports agricultural operations, it is not designated prime agricultural area and is surrounded to the west and north by current and future residential development. The agricultural operations to the south will be separated by the environmental features located on the east and south portions of the Subject Site. The watercourse that bisects the Subject Site runs parallel to the eastern lot line approximately 10-20 m east of the property limits and then turns westerly through the Subject Site. In this way, the watercourse establishes a natural boundary to the agricultural operations located east and south of the Subject Site. Further, these agricultural operations operate separately from the Subject Site, and as such development of the Subject Site will not

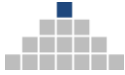
have adverse impacts to these operations. In addition, these agriculture operations do not have any livestock, nor are there any livestock operations within several kilometres of the Subject Site.

With respect to housing, Policy 1.4.3 of the PPS requires provisions to be made for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents by:

- *permitting and facilitating all forms of housing and residential intensification;*
- *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available;*
- *promoting densities which efficiently use land and resources and support active transportation in areas where it exists; and,*
- *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form.*

The Settlement Area Boundary Expansion for the Subject Site will add to the existing housing stock in the Churchill Settlement Area. There is existing public transit and proposed active transportation infrastructure and community and public service facilities in the Settlement Area to support the inclusion of the Settlement Area Boundary expansion on the Subject Site. The increased residential density will make efficient use of land and support the existing transit and community and public service facilities. The development concept proposes urban-sized residential lots that will increase the supply and diversity of residential units in the Hamlet of Churchill, Town of Innisfil and County of Simcoe.

The PPS addresses the efficient use of public service facilities (like recreation centres and police/fire) and infrastructure, (like sewage and water services and transportation). In terms of infrastructure, Policy 1.6.1 of the PPS stipulates that the planning for sewage and water services directs and accommodates expected growth or development that promotes the effective use and optimization of



existing municipal sewage and water services, ensures systems provide sustained water resources, feasible, financially viable and complies with regulatory requirements, protects human health and the environment, promotes water use conservation and efficiency, and integrates servicing and land use considerations throughout the planning process. The use of existing infrastructure and public service facilities should be optimized (Policy 1.6.3). Sewage, water and stormwater shall be designed to promote efficient use and optimization of existing services (Policy 1.6.6). Transit and land use shall be considered so as to promote minimization of the length and number of vehicle trips and support current and future use of transit and active transportation (Policy 1.6.7). Long-term economic prosperity will be supported by optimizing the use of land, resources, infrastructure and public service facilities, as well as encouraging a sense of place by promoting well-designed built form (Policy 1.7.1).

The Settlement Area Boundary Expansion request as demonstrated through the Conceptual Draft Plan will intensify an underutilized parcel of land located both within and directly adjacent to the Churchill Settlement Area. The Settlement Area Boundary Expansion request will enable further utilization of existing public service facilities identified and is proposed to be developed on municipal water infrastructure, as described in Section 6.2 of this report. The proposed municipal water infrastructure optimizes the use of the land to support residential growth and to achieve long-term economic prosperity.

The Subject Site is located on GO Bus Transit Route 68. In addition, the Subject Site will be located approximately 4.8 km to the future Innisfil GO Train Station. The Subject Site is located directly on future active transportation trails that will reduce the number of vehicle trips within the Town. The proposed commercial and residential uses are compatible and in keeping to the intent of the Churchill Settlement Area to be built as a complete community with a mix of uses and active transportation.

4.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (2020) (“Growth Plan”) was approved under the authority of the *Places to Grow Act, 2005* by the Lieutenant Governor in Council of the Province of Ontario, and came into full force and effect on June 16, 2006. Amendment 1 to the Growth Plan came into effect on August 28, 2020, replacing the Growth Plan from 2019.

The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: direction on where and how to grow, the provision of infrastructure to support growth, and protecting natural systems and cultivating a culture of conservation (Section 1.2.1). The Growth Plan carries forward many of the principles and policies of the PPS relating to rural areas, water resources, agricultural lands and natural heritage features. The Subject Site is located in the *Greater Golden Horseshoe Growth Plan Area* identified by the Growth Plan (**Figure 12**).

Section 2.1 of the Growth Plan states that “*better use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields. Concentrating new development in these areas provides a focus for investment in transit as well as other types of infrastructure and public service facilities to support forecasted growth, while also supporting a more diverse range and mix of housing options*”.

This Settlement Area Boundary Expansion request as demonstrated through the Conceptual Draft Plan represents residential intensification within and adjacent to the Churchill Settlement Area that utilizes existing public service facilities and provides for an increase in the available housing options and parkland in Innisfil.

Policy 2.2.2.1 of the Growth Plan does not establish minimum intensification targets within *Delineated Built-Up Areas* for County of Simcoe. Rather, Policy 2.2.2.1.b) directs the next Municipal Comprehensive review to establish growth within *Delineated Built-Up Areas* that maintain or improve upon the minimum intensification target contained in the applicable upper-or single-tier official plan.

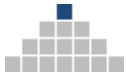


Figure 12 – Location of Subject Site in the Growth Plan



Source: MMAH, 2020

Policy 2.2.2.2 states that until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply. As part of County of Simcoe Municipal Comprehensive Review, a Growth Management Study is being conducted that includes a Lands Needs Assessment to allocate new population and employment targets to 2051 set out in Amendment 1 to the Growth Plan. The current County of Simcoe Official Plan accommodates population, household and employment forecasts until 2031.

Policy 2.2.6.1 states that upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders will support housing choice through the achievement of the minimum intensification and density targets in the Growth Plan as well as other policies of the plan. Policy 2.2.6.2 directs municipalities to support the achievement of complete communities by supporting intensification, planning to accommodate forecasted growth, planning to achieve the minimum intensification and density targets, and considering the range and mix of housing options and densities of existing housing stock, and planning to diversify their overall housing stock across the municipality.

Policy 2.2.7 outlines policies related to *Designated Greenfield Areas*. New development will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities and active transportation and encourages the integration and sustained viability of transit services. Policy 2.2.7.b) establishes a density target applicable to the *Designated Greenfield Areas* in the County of Simcoe at a minimum of 40 residents and jobs combined per hectare.

Schedule 3 of the Growth Plan forecasts the County of Simcoe (excluding Barrie and Orillia) to achieve a new population and employment forecast of 555,000 people and 198,000 jobs to 2051. As per the 2016 Census, the County of Simcoe (excluding Barrie and Orillia) had a population of 307,050 people. Therefore, the

County of Simcoe must accommodate approximately 247,950 new residents in the next 30 years to achieve the 2051 Growth Plan target. The County is currently completing a LNA to determine if the current supply of designated greenfield lands is adequate to support growth to 2051, and if additional lands are required to accommodate the 2051 Growth Plan targets.

The Conceptual Draft Plan proposes 321 residential units and a 1.07-hectare commercial area. By providing a range of single-detached lot frontages and employment, the inclusion of the Subject Site within the Churchill Settlement Area provides for intensification to meet the minimum intensification and density targets. The proposal establishes a density of 17.36 units per net hectare, plus employment within the commercial area, which will meet the minimum density target of 40 residents and jobs combined per hectare in *Designated Greenfield Areas* for County of Simcoe.

The Growth Plan provides policy direction for when Settlement Area Boundary expansions are contemplated, which are only to occur through a municipal comprehensive review and where it is demonstrated that (Policy 2.2.8.2):

- a) *based on the minimum intensification and density targets in this Plan and a land needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this Plan are not available through intensification and in the designated greenfield area;*
- b) *the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided for in policy 2.2.8.2 a), while minimizing land consumption; and*
- c) *the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan.*



As noted, the County of Simcoe must accommodate approximately 247,950 new residents in the next 30 years to achieve the 2051 Growth Plan target. The County is currently completing a LNA to determine the amount of growth that can be accommodated through intensification and within existing *Designated Greenfield Areas* is adequate to support growth to 2051, and if additional lands are required to accommodate the 2051 Growth Plan targets.

As noted in Policy 2.2.8.2 a) of the Growth Plan, Settlement Area Boundary Expansions can be contemplated when the forecasted growth cannot be accounted for through intensification of *Built-Up Areas* or in *Designated Greenfield Areas*. To achieve the Growth Plan's 2051 forecast will require almost a doubling of the 2016 population of the County of Simcoe. Additional *Greenfield Areas* are certainly likely to be needed to meet the 2051 population forecast.

Following the build-out of the Churchill Downs subdivision west of Yonge Street, (File No. I-T-90013) the portion of the Subject Site within the Churchill Settlement Area represents the last remaining large area of *Delineated Greenfield Area* in the Hamlet of Churchill. Incorporating additional portions of the Subject Site within the Churchill Settlement Area will allow for a contiguous, orderly, and logical expansion within the horizon of the Growth Plan. With a large amount of population growth forecasted to 2051, a Settlement Area Boundary Expansion will not preclude intensification targets within *Built-Up Areas* from being realized.

Policy 2.2.8.3 of the Growth Plan states that where the need for a Settlement Area Boundary Expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policies in the Plan, including the following:

- a) *there is sufficient capacity in existing or planned infrastructure and public service facilities;*
- b) *the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;*

- c) *the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;*
- d) *the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to 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;*
- e) *key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible;*
- f) *prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper-or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:*
 - i. *expansion into specialty crop areas is prohibited;*
 - ii. *reasonable alternatives that avoid prime agricultural areas are evaluated; and*
 - iii. *where prime agricultural areas cannot be avoided, lower priority agricultural lands are used*
- g) *the settlement area to be expanded is in compliance with the minimum distance separation formulae;*
- h) *any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;*
- i) *the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied;*
- j) *the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and*
- k) *within the Protected Countryside in the Greenbelt Area*

With existing municipal water services in close proximity to the Subject Site, minimal extensions will be required to service future development. In addition, a sanitary sewer extension is already proposed by the Town, along Killarney Beach Road from the Subject Site to the Lakeshore Wastewater Treatment Plant in accordance with the Town of Innisfil's 2018 Master Servicing Plan. As noted, there are public service facilities in the Churchill Hamlet including a community centre and public library. The County of Simcoe utilizes development charges, user rates, developer contributions, fees and service charges, and reserve funds to pay for any extensions, upgrades, or improvements required as a result of growth.

The Subject Site contains key natural heritage and hydrologic features as per Schedule B of the County of Simcoe Official Plan and Schedule B of the Town of Innisfil Official Plan. A Natural Environment Assessment was prepared by GeoProcess to identify the limits of the key natural heritage and hydrologic features and establish buffers to determine the Subject Site's developable area. The Conceptual Draft Plan has been prepared to ensure future development is located in a manner that avoids and protects the key natural heritage and hydrologic features located on the Subject Site.

Further, the Subject Site is not designated as Prime Agricultural Area in the County of Simcoe Official Plan or Town of Innisfil Official Plans.

The Subject Site is significantly distant from uses that potentially house livestock as the agricultural operations in the surrounding area consist of cash crops.

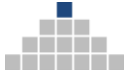
The expansion of the Churchill Settlement Area to include additional portions of the Subject Site would not result in any adverse impacts to the agri-food network and surrounding agricultural operations. The existing watercourse that flows through the Subject Site provides a natural separation from the agricultural lands to the east and south.

Incorporating the Subject Site to the Settlement Area Boundary will not have significant impact on natural heritage, water, agricultural, mineral or cultural and archaeological resources. While, the Subject Site contains natural hazards and is within the Nottawasaga Valley Conservation Authority (NVCA) regulation area, the Conceptual Draft Plan has taken the location of the *key natural heritage and hydrologic features* and their associated buffers into account to ensure these features are avoided and protected. Overall, the Settlement Area Boundary Expansion request will only include the developable lands that are not inhibited by the existing *key natural heritage and hydrologic features*, and as such will not establish any impacts on the natural heritage features or hazard lands. The Subject Site is not located within an area of *High Potential Mineral Aggregate Resources* as outlined on Schedule 5.2.1 of the County OP, and as such inclusion of the Subject Site in the Churchill Settlement Area would not reduce aggregate resources.

The Subject Site is not located within the *Greenbelt Plan Area* therefore the *Greenbelt Plan* is not applicable. In addition, the policies of the *Oak Ridges Moraine Conservation Plan*, *Niagara Escarpment Plan*, and *Lake Simcoe Protection Plan* are not applicable to the Subject Site.

Section 6 of the Growth Plan establishes additional policies as it relates to the *Simcoe Sub-area*, which is comprised of the County of Simcoe and the cities of Barrie and Orillia. Policies in Section 6 direct a significant portion of growth to communities where development can be most effectively serviced, and where growth increases the opportunities for people to live, work, and play. Directing growth to the *primary settlement areas* is emphasized. It is important to the prosperity of *Simcoe Sub-area* to ensure that an appropriate supply of land for employment and residential growth is available while utilizing existing *infrastructure*.

Policy 6.2.1 directs that the County of Simcoe, through the next municipal comprehensive review, will allocate the growth forecasts in Schedule 3 to lower-tier municipalities in accordance with policy 5.2.3.2.e), such that a significant portion of population and employment growth is directed to lower-tier municipalities that



contain primary settlement areas. Policy 5.2.3.2.e) directs that Upper-tier municipalities, in consultation with lower-tier municipalities, will, through a municipal comprehensive review, will allocate forecasted growth to the horizon of the Growth Plan to the lower-tier municipalities in a manner that would support the achievement of the minimum intensification and density targets of the Growth Plan. The proposed Settlement Area Boundary Expansion will assist the County in achieving the intensification targets of the Growth Plan.

Policy 6.3.5 states that “any lands that are designated for agricultural uses or rural uses in a lower-tier official plan as of January 20, 2017 can only be re-designated for the purposes of development within a settlement area subject to the policies in subsection 2.2.8.” The proposed Settlement Boundary Expansion only includes the lands outside the Churchill Settlement that are designated as *Agricultural Area*. A Natural Environmental Assessment has been prepared to identify the location of the watercourse and associated hazard lands and buffer. As noted, the proposed settlement boundary expansion addresses the criteria in subsection 2.2.8.

4.4 County of Simcoe Official Plan (Office Consolidation, December 29, 2016)

The County of Simcoe Official Plan (2016) (“COP”) was, approved, in part, by the OMB on April 19, 2013, and further approved in phases by the Board to December 29, 2016.

The COP sets the planning and land use framework for local decision-making. The policies of the COP guide the physical, economic and social development of the city to manage growth, and economic development, to protect the natural environment, resources, and agricultural lands, as well as to provide infrastructure. The policies in the COP are meant to help co-ordinate detailed planning.

The Subject Site is designated as *Settlements, Agricultural and Greenlands* on Schedule 5.1: Land Use Designation of the COP (**Figure 13**). The Subject Site is partially located within the Churchill Settlement Area. The COP outlines that the predominant use of lands in *Settlements* shall be the focus of population and employment growth (Policy 3.5.1). The lands located outside of the Churchill Settlement Boundary are designated *Agricultural* and *Greenlands*.

4.4.1 Municipal Comprehensive Review

As per the requirements of the Growth Plan (2020), County of Simcoe initiated a Municipal Comprehensive Review (MCR) of their Official Plan on April 28, 2020. The MCR will examine how and where the County’s local area municipalities may grow; and a review of Provincial policies on the following matters:

- Refinements to the provincial natural heritage system;
- Refinements to the provincial agricultural land base;
- Growth management;
- Employment;
- Climate change; and
- Watershed management.

4.4.2 Settlement Area Boundary Expansion Policy

When a Settlement Area Boundary Expansion is considered, they are only to occur through an approved municipal comprehensive review that is consistent with the growth management study and is to have regard for the following (Policy 3.5.17):

- a) *Sufficient opportunities to accommodate forecasted growth contained in Table 1, through intensification and in designated Greenfield areas, using the intensification target and density targets, are not available within the applicable local municipality to accommodate the growth allocated to the municipality pursuant to this Plan;*

- b) *The expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in subsection (a) above;*
- c) *The timing of the expansion and the phasing of development within the designated Greenfield area will not adversely affect the achievement of the intensification target and density target, and the other policies of this Plan;*
- d) *Where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans;*
- e) *The existing or planned infrastructure and services required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;*
- f) *In prime agricultural areas:*
 - i. *The lands do not comprise specialty crop areas;*
 - ii. *There are no reasonable alternatives that avoid prime agricultural areas; and,*
 - iii. *There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- g) *Impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible;*
- h) *Compliance with the minimum distance separation formulae; and,*
- i) *In determining the most appropriate location for expansions to the boundaries of settlement areas, the other policies of this Plan are applied.*

Table 1 of the COP reflects the population and employment forecasts to each local municipality in the County based on Schedule 7 of the 2016 Growth Plan. As per Amendment 1 to the Growth Plan, Schedule 7 has since been removed and population forecasts for the County of Simcoe added to Schedule 3 of the current Growth Plan.

Through the MCR, the County of Simcoe will be examining where to allocate growth based on the updated Growth Plan population and employment forecasts to 2051. Schedule 3 of the Growth Plan forecasts County of Simcoe to achieve a new population and

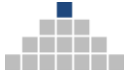
employment forecast of 555,000 people and 198,000 jobs to 2051. The expansion will make available lands within the 30-year horizon and will support the County's intensification targets. The proposed densities of the Conceptual Draft Plan minimize land consumption.

The Subject Site is not located within the *Greenbelt Plan*, *Niagara Escarpment Plan*, and *Oak Ridges Moraine Conservation Plan* areas.

The Conceptual Draft Plan proposes to be fully serviced on municipal water and sanitary services. Existing municipal water services are located west and north of the Yonge Street and Killarney Beach Road intersection. Extensions of the existing watermains will be extended easterly along Killarney Beach Road, and southerly along Yonge Street to create a loop through the proposed subdivision. Currently the Hamlet of Churchill is on private septic systems. As outlined in the Town of Innisfil Master Servicing Plan Update (2018) a sanitary pumping station and sewer on Killarney Beach Road can connect to the proposed twinning of the existing sewer on Killarney Beach Road to convey wastewater flows from Churchill to Sewage Pumping Station (SPS) #5 and ultimately to the Lakeshore Wastewater Treatment Plan (WWTP).

The Subject Site is comprised of lands located both within and outside the Churchill Settlement Area boundary. The Settlement Area Boundary Expansion request – with the borders and uses presented in the Conceptual Draft Plan - represents a contiguous, orderly, and logical expansion of the Churchill Settlement Area. The lands outside the existing Settlement Area Boundary consist of *Agricultural* lands that are bound by Yonge Street, Killarney Beach Road and a watercourse that runs parallel to the east property line and then transects the Site in a southwesterly direction. The Settlement Area Boundary Expansion will round out the existing Settlement Area within boundaries established by natural features.

An Agricultural Impact Assessment may be submitted with future development applications to ensure that any adverse impacts on the agricultural system is minimized and mitigated. That being said, there are no concerns regarding compliance with the minimum



distance separation formulae, as surrounding agricultural uses are for cash crops, not livestock.

Further to Policy 3.5.17, Policy 3.5.18 provides additional criteria for assessing the direction or location of settlement area expansions which shall be based on:

- *an analysis of servicing and transportation facilities, ensuring the efficient use and expansion of servicing infrastructure including sidewalks, trails and transit;*
- *agricultural land quality, directing growth to areas of lower land quality where feasible;*
- *protecting natural features and ecological functions within the natural heritage system;*
- *avoiding hazardous lands and hazardous sites;*
- *expansion into specialty crop lands is not permitted;*
- *ensuring that aggregate and agricultural resource development potential is not compromised by the expansion; and*
- *conservation of significant built heritage resources, significant heritage landscapes and significant archaeological resources, all in keeping with the policies of this Plan and the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan where applicable. Such factors shall be determinant in achieving the objectives of 3.5.17 and other sections of this Plan.*

The Subject Site is located directly on the GO Bus Transit Route 68, as well as is approximately 4.8km southwest of the proposed Innisfil GO Train station in Alcona. There are existing water services in Churchill that can easily be extended to the Subject Site. In addition, sanitary services are located 2.8 km east of the Subject Site with future potential expansions to Churchill as envisioned through The Conceptual Draft Plan.

An Agricultural Impact Assessment would be submitted with future development applications to determine the agricultural land quality of the lands designated *Agricultural* on the Subject Site.

A Natural Environment Assessment (NHA) was prepared by GeoProcess (Section 6.1) to identify and locate the *key natural*

heritage features and key hydrologic features on the Subject Site. A watercourse, significant woodland, and an organic groundwater-fed swamp adjoining the significant woodland were identified. A 15m buffer from the watercourse and 30m buffer from the woodland and swamp have been applied to the boundaries of these features to ensure their protection from future development. The Conceptual Draft Plan has been designed in a manner to ensure these features and buffers are preserved and protected.

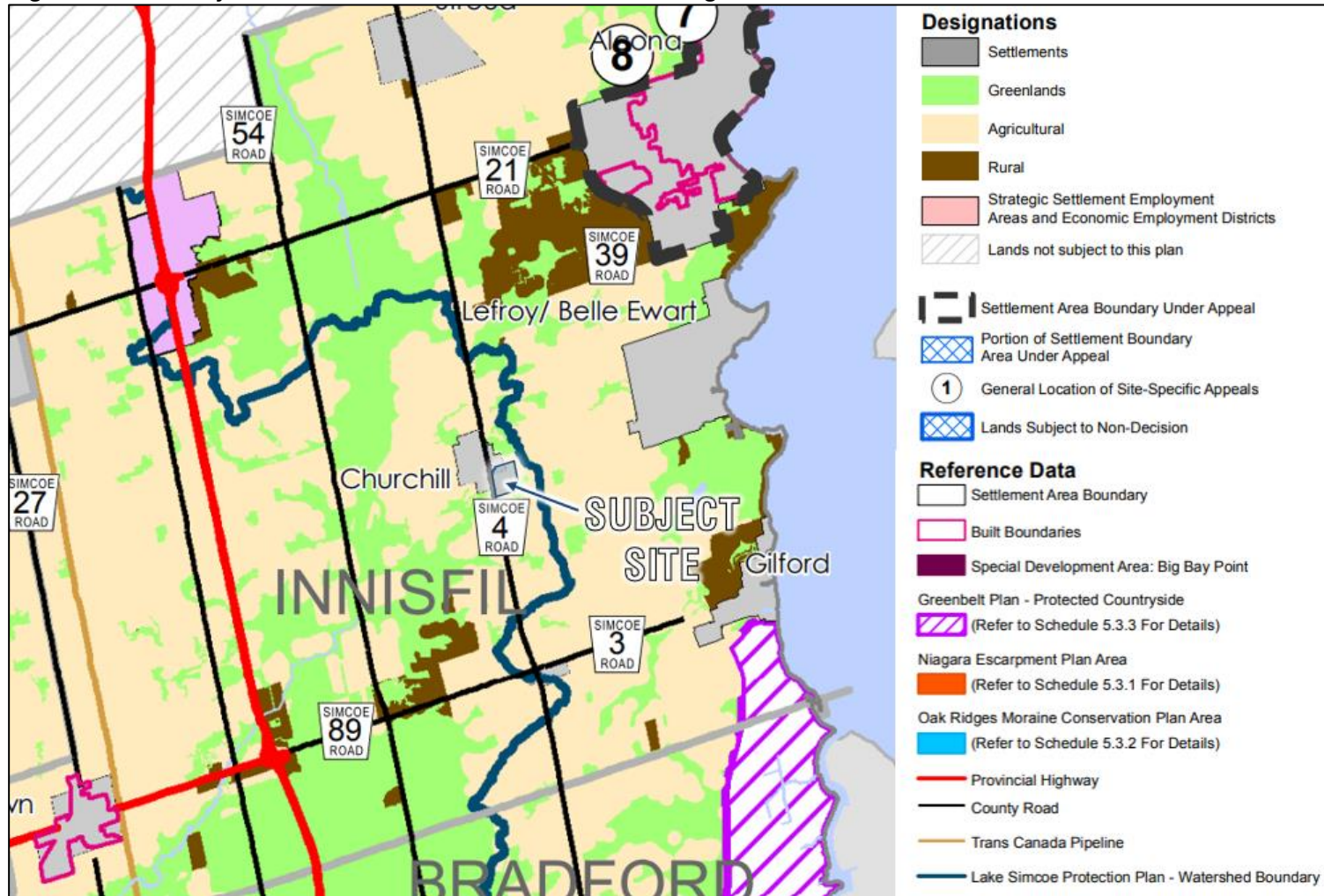
The Subject Site contains *Hazard land Area*, as per Schedule C of the Innisfil Official Plan. The Natural Heritage Assessment NHA has also determined the location and extent of the hazard lands on the Subject Site. Through the NHA appropriate buffers based on policy and guidelines were determined to identify the limit of developable area. The proposed development concept has incorporated the findings of the NHA to ensure the proposed development concept is located outside of the *Hazard land Area*.

The Subject does not contain specialty crop lands.

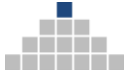
The Subject Site is not located within an area of *High Potential Mineral Aggregate Resources* as outlined on Schedule 5.2.1 of the County OP, and as such inclusion of the Subject Site in the Churchill Settlement Area would not reduce aggregate resources.

As noted, the Subject Site is not located within the *Niagara Escarpment Plan*, the *Oak Ridges Moraine Conservation Plan*, and the *Greenbelt Plan* areas

Figure 13 – County of Simcoe Official Plan – Land Use Designations



Source: County of Simcoe, 2016



4.5 Town of Innisfil Official Plan (Office Consolidation 2020)

The Town of Innisfil Official Plan (Office Consolidation, 2020) (“TOP”) was adopted by Town Council on January 17, 2018, and approved by the County of Simcoe Council on October 9, 2018. The most current office consolidation of the TOP is August 2020.

The TOP sets the planning and land use framework for local decision-making. The policies of the TOP guide the physical, economic and social development of the city to manage growth, and economic development, to protect the natural environment, resources, and agricultural lands, as well as to provide infrastructure.

4.5.1 Land Use Designations

The Subject Site is designated as *Hamlet* and *Countryside* on Schedule A: Municipal Strategy of the TOP (**Figure 14**). Further, *Agricultural Area*, *Key Natural Heritage Features* and *Key Hydrologic Features*, and *Hazard Land Area Overlay* on Schedule B: Land Use of the TOP (**Figure 15**). Yonge Street is classified as a *County Arterial*, and Killarney Beach Road is classified as a *Major Collector* as per Schedule C: Transportation.

Within the Churchill Settlement Area, the Subject Site is designated as *Hamlet Residential*, *Hamlet Commercial*, and *Hazard Land Area Overlay* on Schedule B8 Land Use: Churchill (**Figure 16**).

Outside of the Churchill Settlement Area, the remainder of the Subject Site is designated *Agricultural Area*, *Key Natural Heritage Features* and *Key Hydrologic Features*, and *Hazard Land Overlay* (**Figure 15**).

The *Hamlet Residential* designation “recognizes unserviced, partially serviced or limited services for residential development in Innisfil’s Villages and Hamlets, as well as limited new residential development on private or partial services where appropriate”

(Policy 10.5.1). Permitted uses within the *Hamlet Residential Area* include: single detached dwellings, accessory second dwelling units, home occupations, bed and breakfast establishments, parks, and community hubs including existing schools, places of worship and other local community uses (Policy 10.5.2). The lot density of the *Hamlet Residential Area* should generally be in the range of 2.5 units per net hectare, but the specific density is to be confirmed through a hydrogeological study and if communal water and sanitary servicing is provided (Policy 10.5.3 and 10.5.4).

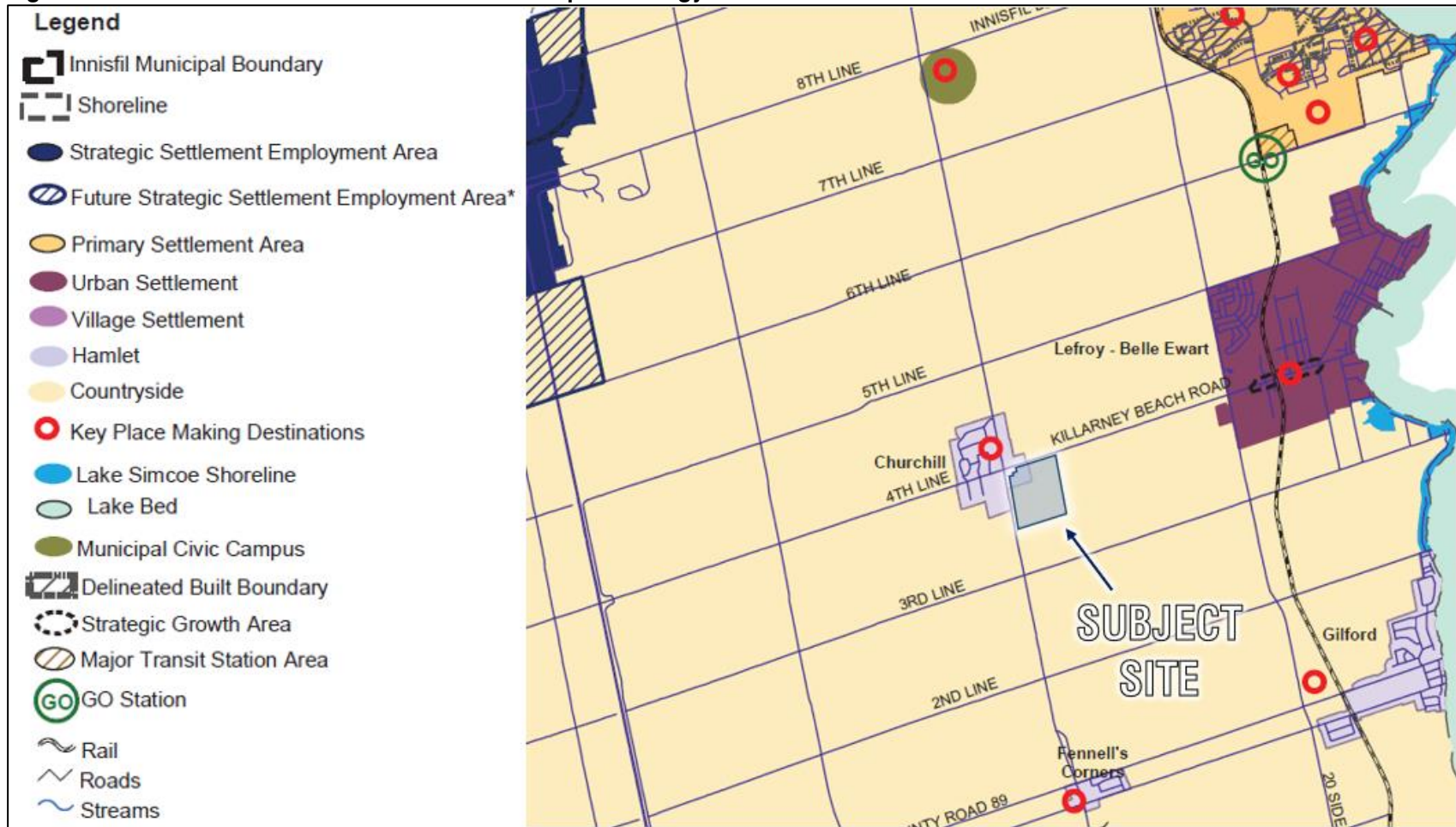
The *Hamlet Commercial Area* (Section 11.5) is intended to primarily service the convenience commercial needs of the residents in Innisfil’s hamlets and surrounding rural areas. Permitted uses within the *Hamlet Commercial Area* include: convenience retail, personal services, restaurants, automobile services stations, and tourist related retail. Hamlet commercial uses are to occur on private services. The proposed concept plan establishes a 1.09 ha commercial block along the east side of Yonge Street south of the Killarney Beach Road/4th Line and Yonge Street intersection, consistent with the Town OP designations for Churchill (**Figure 16**).

Lands designated as *Agricultural Area* are located outside settlement areas and which are not specialty crop or rural areas. The function of *Agricultural Area* is to “provide for a full range of agricultural uses, agriculture-related uses and on-farm diversified uses that fit in to enhance the character and economic vibrancy of the Town’s countryside” (Policy 18.3.1). The *Hazard Land Areas* overlay designation is to direct development away from areas of hazardous lands and sites to protect public health and property from risks associated with natural and human-made hazards (Policy 20.1). Lands designated as *Key Natural Heritage Features* and *Key Hydrologic Features* applies to significant natural heritage features and system in the Town outside of the Greenbelt Plan area, and is meant to protect, maintain, and where possible enhance significant natural heritage features (Policy 17.1.1).

Should the Subject Site be added to the Churchill Settlement Area, an amendment to the TOP will be required to bring the portion of the Subject Site located outside of the Churchill Settlement Area

into the Churchill Settlement Area and to redesignate the Subject Site to an appropriate land use category.

Figure 14 – Town of Innisfil Official Plan – Municipal Strategy



Source: Town of Innisfil, 2020

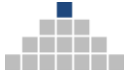
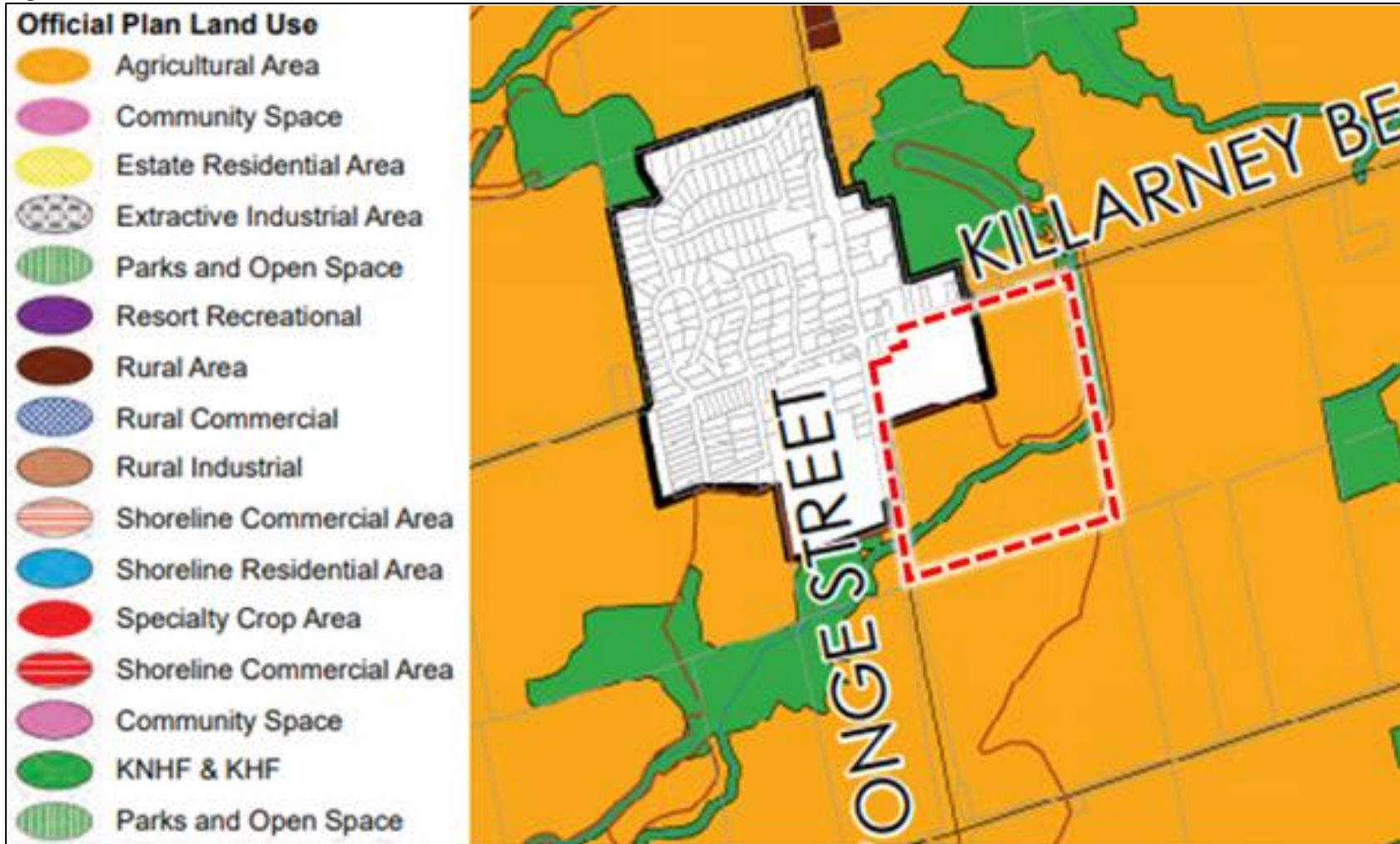
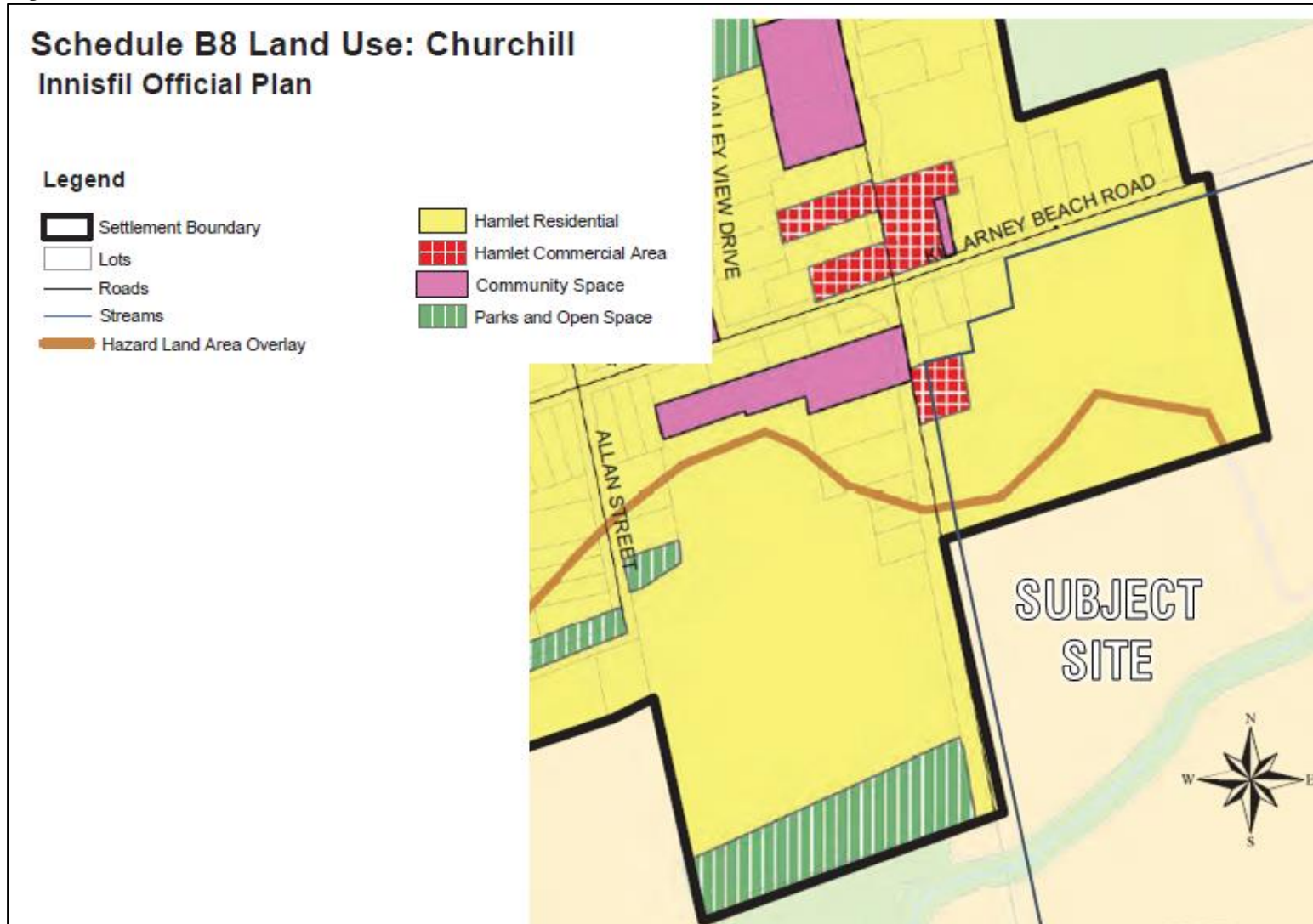


Figure 15 – Town of Innisfil Official Plan – Land Use

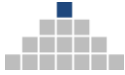


Source: Town of Innisfil, 2020

Figure 16 – Town of Innisfil Official Plan – Churchill Settlement Area – Land Use



Source: Town of Innisfil Official Plan, 2020



4.5.2 Growth Management Policies

Section 9 of the TOP provides objectives for how growth will be managed within Innisfil. These objectives include but are not limited to:

- *Direct the vast majority of growth and development to the Primary Settlement Area and Urban Settlement Areas that have existing and planned municipal water and wastewater systems and to direct a significant portion of growth to Alcona;*
- *Direct limited growth to Village Settlement Areas through intensification and on vacant designated greenfield lands in recognition of their limited servicing capacity;*
- *Limit growth in Hamlets to infill development;*
- *Ensure retail services are made available at an appropriate scale in every primary, urban and village settlement; and*
- *Provide a range of lot sizes and densities, housing types and tenure, provided the scale and massing of development is in keeping with the character of the adjacent neighbourhood.*

The Town of Innisfil has established a *settlement area* hierarchy outlined in its OP, starting with *Primary Settlement Areas* as the highest priority and then followed by in decreasing priority, *Urban Settlement Areas*, *Villages*, and *Hamlets* (Policy 9.1.1). Churchill is designated as a *Hamlet*. Allocation of growth to *settlement areas* is partially based on available servicing to support said growth. As per the TOP and municipal strategy, growth in *Hamlets* is to be limited to infill development within the boundaries of the *settlement area* in a manner that maintains the local character and due to limitations of private servicing (Policy 9.5.2). Also, *Hamlets* will be comprised of large lot single detached dwellings on partial services, small scale, local serving commercial uses, existing churches, existing schools and other local institutional uses and parks, open space and recreational uses (Policy 9.5.1).

The Conceptual Draft Plan proposes to extend both municipal water and sanitary services to the Subject Site. As a result of the proposed water and sanitary servicing extensions to the Subject Site, a higher density is able to be supported on the Subject Site. The proposed

development concept includes 321 residential lots, with a density of 19.2 units per net hectare. The TOP directs that on partial servicing Hamlet's are to have a density of 2.5 units per net hectare, however that the specific density should be confirmed through a hydrogeological study (Policy 10.5.3). Further, where communal water and sanitary servicing is provided, the maximum density shall be based on the capacity of the communal system (Policy 10.5.4). With the provision of municipal water and sanitary servicing to the Subject Site, more residential units can be established, supporting population growth in the County.

The Conceptual Draft Plan consists of single detached lots that range in width from 9.0m to 12.0m in size. Wider lots have been proposed along the Killarney Beach Road, with a width of 25.0m – 28.0m to maintain the local character of the Hamlet and to provide a transition to the smaller lots located internally on the Site. A commercial block is proposed along Yonge Street to provide for local commercial uses.

Additionally, as part of the Subject Site is currently located within the Churchill Settlement Area, inclusion of the developable area of the Site provides a logical expansion and phasing of development.

The TOP provides population and employment targets for the Town of Innisfil that have been allocated by the County of Simcoe. The County has allocated a 2031 population forecast of 56,000 and an employment forecast of 13,100 to the Town (Policy 9.7.1). The population and employment targets to 2051 for Innisfil will be established through the County's MCR, which will increase the existing 2031 targets.

When expansions to Settlement Area Boundaries are considered, they should only be considered through a municipal comprehensive review conducted by the County of Simcoe (Policy 9.8.1). If any future Settlement Boundary Expansions are considered, the County of Simcoe is encouraged to prioritize the area subject to the Alcona South and Alcona North Secondary Plans together with the lands abutting the future GO Station (Policy 9.8.3).

When development occurs, its progression within settlement areas is to be based on a sustainable and logical progression of

development in accordance with Provincial, County of Simcoe, and Town policies (Policy 9.11.1). Further, Policy 9.11.12 states that “*development within settlement areas shall proceed by plan of subdivision, plan of condominium, rezoning and/or site plan approval only with the demonstration of sufficient reserve sewage system capacity, sufficient reserve water system and distribution facilities, stormwater management facilities and transportation facilities or commitments have been made and approved to make the necessary infrastructure available*”.

While the Subject Site is located in Churchill and not the *primary settlement area* of Alcona, a portion is located within an existing *Settlement Area*. Expansion of the Churchill Settlement Area to include the additional portions of the Subject Site that are not encumbered by natural environmental features represents a logical and orderly Settlement Area Boundary Expansion. Future development will occur through a plan of subdivision supported by the appropriate studies to confirm sufficient water and wastewater infrastructure is available and natural environmental features are protected and preserved.

4.6 Town of Innisfil Zoning By-law

The Town of Innisfil Zoning By-law 080-13 (office consolidation, April, 2021) approved on July 10, 2013 applies to the Subject Site. The Subject Site is zoned as *AG – Agricultural* and *EP – Environmental Protection* (**Figure 17**).

The AG zoning permits the following uses:

- Agricultural use;
- Riding and racing stable;
- Accessory buildings and structures;
- Secondary agricultural use;
- Accessory second dwelling unit;
- Bed and breakfast;
- Bunkhouse;
- Farm gate sales or accessory retail use which is agriculturally related;
- Garden suite dwelling;

- Home industry;
- Pet day care establishment; and
- Single detached dwelling.

The AG zone provisions are:

- Minimum lot frontage: 150 metres;
- Minimum lot area: 40 hectares;
- Front yard setback: 10 metres;
- Side yard setback: 10 metres (interior); 10 metres (exterior)
- Rear yard setback: 10 metres;
- Maximum lot coverage: N/A; and
- Maximum height: 11 metres.

The EP zoning permits the following uses:

- Conservation use;
- Passive recreation;
- Public uses; and
- Non-habitable accessory buildings and structures.

An amendment to Zoning By-law 080-13 would be required to permit residential and commercial development. A zoning by-law amendment will rezone the lands to an appropriate zone category in order to support the development of the currently underutilized site.

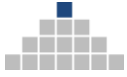
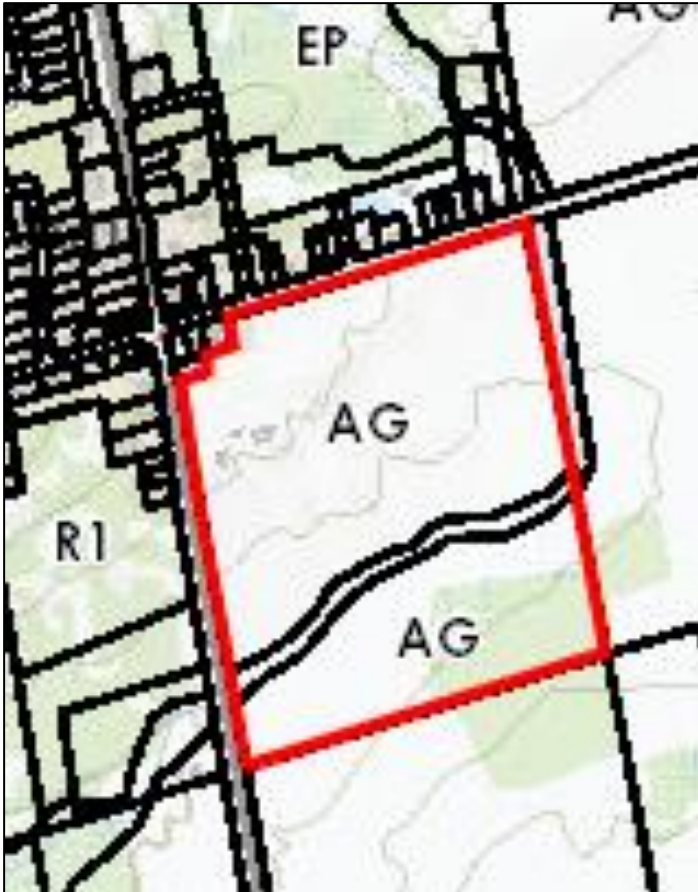


Figure 17 – Town of Innisfil Zoning By-law 080-13



Source: Town of Innisfil, 2020

5.0

SETTLEMENT AREA BOUNDARY EXPANSION REQUEST

The County of Simcoe initiated a Municipal Comprehensive Review (“MCR”) as an update to its Official Plan to be in conformity with the 2020 Growth Plan. A key component of the Municipal Comprehensive Review is a Growth Management Study (“GMS”). As part of the GMS a Land Needs Assessment (“LNA”) will be conducted to determine how much future growth can be accommodated within the existing settlement areas and how much additional land will be needed to accommodate the remaining growth.

The Settlement Area Boundary Expansion request is for consideration through the County of Simcoe’s MCR. Currently 6.89 hectares of the Subject Site are located within the existing Churchill Settlement Area. The purpose of the request is to bring an additional 14.85 hectares of the Subject Site into the Churchill Settlement Area and to redesignate the lands from *Agricultural Areas* to *Hamlet Residential Areas*.

The Growth Plan and County of Simcoe Official Plan have established a list of criteria that shall be considered when a Settlement Boundary Expansion is proposed. **Table 1** below provides responses to each of these policies.

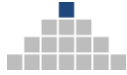
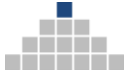


Table 1 - Detailed Conformance of Settlement Boundary Expansion Policy

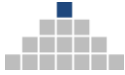
Criterion	Growth Plan (2020)	County of Simcoe Official Plan	Response
Demonstrate the need for the expansion	<p>2.2.8.2: A settlement area boundary expansion may only occur through a municipal comprehensive review where it is demonstrated that:</p> <p>a) based on the minimum intensification and density targets in this Plan and a land needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities accommodate forecasted growth to the horizon of this plan are not available through intensification and in the designated greenfield areas:</p> <p>i) within the upper- or single tier municipality, and</p> <p>ii) within the applicable lower-tier municipality;</p>	<p>3.5.17: Settlement area boundary expansions may occur only in accordance with an approved municipal comprehensive review that is consistent with the growth management study in 3.5.8 and where it has been demonstrated that:</p> <p>j) Sufficient opportunities to accommodate forecasted growth contained in Table 1, through intensification and in designated Greenfield areas, using the intensification target and density targets, are not available within the applicable local municipality to accommodate the growth allocated to the municipality pursuant to this Plan;</p>	<p>As noted, the County of Simcoe must accommodate approximately 247,950 new residents in the next 30 years to achieve the 2051 Growth Plan target. The County is currently completing a LNA to determine the amount of growth that can be accommodated through intensification and within existing <i>Designated Greenfield Areas</i> is adequate to support growth to 2051, and if additional lands are required to accommodate the 2051 Growth Plan targets.</p> <p>As noted in Policy 2.2.8.2 a) of the Growth Plan, Settlement Area Boundary Expansions can be contemplated when the forecasted growth cannot be accounted for through intensification of <i>Built-Up Areas</i> or in <i>Designated Greenfield Areas</i>. To achieve the Growth Plan's 2051 forecast will require almost a doubling of the 2016 population of County of Simcoe. Additional Greenfield Areas are certainly likely to meet the 2051 population forecast.</p> <p>Following the build-out of the Churchill Downs subdivision west of Yonge Street, the portion of the Subject Site within the Churchill Settlement Area represents the last remaining large area of <i>Delineated Greenfield Area</i> in the Hamlet. Incorporating the additional portions of the Subject Site within the Churchill Settlement Area will allow for a contiguous, orderly, and logical expansion within the horizon of the Growth Plan. The Settlement Area Boundary</p>
	<p>2.2.8.2 b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided in policy 2.2.8.2 a),</p>	<p>b) The expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in subsection (a) above;</p>	

	while minimizing land consumption, and		Expansion will allow a rounding-out of the existing Settlement Area within the boundaries of existing natural heritage features. With a large amount of population growth forecasted to 2051, a Settlement Area Boundary Expansion will not preclude intensification targets within <i>Built-Up Areas</i> from being realized.
	2.2.8.2 c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in the Plan, as well as the other policies of this Plan.	c) The timing of the expansion and the phasing of development within the designated Greenfield area will not adversely affect the achievement of the intensification target and density target, and the other policies of this Plan;	
Determining most appropriate locations for expansion based on feasibility	2.2.8.3: Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined based on the comprehensive application of all of the policies of this Plan, including the following:		
Feasibility – infrastructure and public service facilities	2.2.8.3 a) there is sufficient capacity in existing or planned infrastructure and public service facilities;	e) The existing or planned infrastructure and services required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;	County of Simcoe utilizes development charges, user rates, developer contributions, fees and service charges, and reserve funds to pay for any extensions, upgrades, or improvements required as a result of growth. With existing municipal water services located in close proximity to the Subject Site, minimal extensions will be required to service future development. A sanitary sewer extension is identified in the Town of Innisfil's 2018 Master Servicing Plan along Killarney Beach Road between the Hamlet of Churchill and the Lakeshore Wastewater Treatment Plant.
Feasibility – infrastructure and public service facilities	2.2.8.3 b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;		
Feasibility – water, wastewater, and stormwater.	2.2.8.3 c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;		

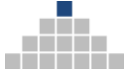


<p>Feasibility – watershed conditions, water resource system</p>	<p>2.2.8.3 d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resources system, including the quality and quantity of water.</p>		<p>The Subject Site supports <i>key natural heritage</i> and <i>hydrologic features</i>. A Natural Environmental Assessment has been prepared to identify these features and their associated buffers to ensure that there are no adverse impacts and to determine the limits of the developable area. The Conceptual Draft Plan has been prepared with consideration of the <i>key natural heritage</i> and <i>hydrologic features</i> and associated buffers.</p>
<p>Feasibility – key hydrologic areas and Natural Heritage System for the Growth Plan, other environmental areas/features</p>	<p>2.2.8.3 e) key hydrological areas and the Natural Heritage System for the Growth Plan should be avoided where possible;</p>		<p>The Subject Site supports <i>key natural heritage</i> and <i>hydrologic features</i>. A Natural Environmental Assessment has been prepared to identify these limits of the <i>key natural heritage and hydrologic features</i> and their associated buffers to ensure that there are no adverse impacts and to determine the limits of the developable area. The Conceptual Draft Plan has been prepared with consideration of the <i>key natural heritage</i> and <i>hydrologic features</i> and associated buffers.</p>
<p>Feasibility – Prime Agricultural Areas</p>	<p>2.2.8.3. f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:</p>	<p>f) In prime agricultural areas: i. The lands do not comprise specialty crop areas ii. There are no reasonable alternatives that avoid prime agricultural areas iii. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</p>	<p>The Subject Site is not designated as <i>Prime Agricultural Area</i> in the County of Simcoe Official Plan or Town of Innisfil Official Plans.</p>

	<p>i) expansion into specialty crop areas is prohibited; ii) reasonable alternatives that avoid prime agricultural areas are evaluated; and iii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;</p>		
Feasibility – Impacts on Agricultural uses	2.2.8.3 g) the settlement area to be expanded is in compliance with the minimum distance separation formulae;	h) Compliance with the minimum distance separation formulae; and	The Subject Site is significantly distant from uses that potentially house livestock as the agricultural operations in the surrounding area consist of cash crops. As such, there are no concerns regarding compliance with the minimum distance separation formulae
Feasibility – Impacts on Agricultural uses	2.2.8.3 h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;	g) Impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible;	<p>The inclusion of additional portions of the Subject Site in the Churchill Settlement Area would not result in any adverse impacts to the agri-food network and surrounding agricultural operations. The existing watercourse that flows through the Subject Site provides a natural separation from the agricultural lands to the east and south.</p> <p>An Agricultural Impact Assessment may be submitted with future development applications to ensure that any adverse impacts on the agricultural system is minimized and mitigated.</p>
Feasibility – Resources and Public Health and Safety	2.2.8.3 i) the policies of Section 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety of the PPS) are applied;		Incorporating additional portions of the Subject Site to the Settlement Area Boundary will not have significant impact on natural heritage, water, agricultural, mineral or cultural and archaeological resources. While the Subject Site contains natural hazards and is within the Nottawasaga Valley Conservation Authority (NVCA) regulation area, the Conceptual



			Draft Plan has taken the location of the <i>key natural heritage and hydrologic features</i> and their associated buffers into account to ensure these features are avoided and protected. Overall, the Settlement Area Boundary Expansion request will only include the developable lands that are not inhibited by the existing <i>key natural heritage and hydrologic features</i> , and as such will not establish any impacts on the natural heritage features or hazard lands. The Subject Site is not located within an area of <i>High Potential Mineral Aggregate Resources</i> as outlined on Schedule 5.2.1 of the County OP, and as such inclusion of additional portions the Subject Site in the Churchill Settlement Area would not reduce aggregate resources.
Feasibility – Other provincial plans and source protection plans	2.2.8.3 j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan;	d) Where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans;	The Subject Site is not located within the <i>Greenbelt Plan Area</i> therefore the <i>Greenbelt Plan</i> is not applicable. In addition, the policies of the <i>Oak Ridges Moraine Conservation Plan</i> , <i>Niagara Escarpment Plan</i> , and <i>Lake Simcoe Protection Plan</i> are not applicable to the Subject Site.
Feasibility – Greenbelt Plan limitations	2.2.8.3 k) within the Protected Countryside in the Greenbelt Area: i. the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village;		The Subject Site is not located within the <i>Greenbelt Plan Area</i> and as such the Settlement Area Boundary Expansion Request would not result in the Urban Area expanding into the <i>Greenbelt Plan Area</i> .



6.0 SUPPORTING TECHNICAL DOCUMENTS

6.1 Natural Environment Assessment

A Natural Environmental Assessment (“NEA”) has been prepared by Geoprocess Research Associates Inc. (“Geoprocess”) dated December 1, 2020 in support of the Settlement Area Boundary Expansion. The NEA includes a discussion on the applicable Provincial, Local, and Conservation Authority policy and requirements; assessment of the Natural Heritage System; field survey of species at risk; and the net developable area calculation of the Subject Site.

A watercourse is located on the Subject Site and on adjacent lands to the east. The watercourse originates from a wetland located north of the Subject Site and flows south through the property to the east, approximately 10-20 metres from the east property line, then veers southwest traversing the Subject Site. The watercourse travels under Yonge Street and drains into a wetland. The watercourse has an approximate wetted width of 1 metre. A 15-metre setback has been applied from the floodplain estimate based on conservation mapping and the approximate top of bank based on elevation data.

There is a fresh-moist deciduous woodland and associated swamp located at the southeast corner of the Subject Site. The woodland is characterized by a mix of mid-age to mature species that include: Sugar and Red Maple, American Beech, Eastern Hemlock, White Ash, and American Basswood. Geoprocess identified groundwater seeps through this community resulting in linear pockets of organic swam that are characterized by well decomposed organic soils and facultative wetland and obligate species. A 30-metre setback has been applied to the limit of the woodland and wetland feature.

Geoprocess utilized existing information through a desktop review and an in-field survey to identify any Species at Risk (“SAR”) on the Subject Site. The desktop background review was conducted using the Natural Heritage Information Center database, Fisheries and Ocean Canada Aquatic Species at Risk Maps and the surrounding areas SAR lists. An in-field survey was conducted in October 2020.

Based on the results of the SAR screening methods and field observations the following species were identified as either Endangered, Threatened, or Special Concern:

- Little Brown Myotis (*Myotis lucifugus*) – Endangered;
- Northern Myotis (*Myotis septentrionalis*) – Endangered;
- Tri-coloured Bat (*Perimyotis subflavus*) – Endangered;
- Barn Swallow (*Hirundo rustica*) – Threatened;
- Bobolink (*Dolichonyx oryzivorus*) – Threatened;
- Eastern Meadowlark (*Sturnella magna*) – Threatened;
- Grasshopper Sparrow (*Ammodramus savannarum*) - Special Concern; and
- Butternut (*Juglans cinerea*) – Endangered.

Geoprocess has concluded that suitable forested habitat within and adjacent to the Subject Site would be protected within the natural constraints and buffers, and as such the following species are not expected to affect the Net Developable Area of the Site: Little Brown Myotis, Northern Myotis, and Tri-coloured Bat. No Butternut trees were identified during the field survey. Breeding bird surveys may be necessary to satisfy the requirements of an Environmental Study and a permit from the MECP for Barn Swallows, Boblinks, and Eastern Meadowlarks, as well as possible habitat compensation if Boblink and Eastern Meadowlark breeding is confirmed.

Breeding Bird Surveys may be necessary to satisfy the requirements of an EIS, but a permit from the MECP is not required for Grasshopper Sparrows. However, a Significant Wildlife Habitat (SWH) assessment for habitat of Special Concern species may be necessary to satisfy the requirements of an EIS. If confirmed, SWH would be protected.

Geoprocess has identified three natural heritage features on the Subject Site. These features include: a watercourse and its floodplain limits; a significant woodland; and an organic groundwater-fed swamp adjoining the significant woodland. All these features have been identified as High Constraint and as such are not developable under the current policy framework. The watercourse and floodplain limit, and its associated buffer area (15 metres) comprise an area of 8.23 hectares. The Significant Woodland and adjoining swamp, and its associated buffer (30 metres) comprise an area of 5.21 hectare.

The Subject Site is 40.01 hectares in size. Geoprocess has calculated a projected developable area of 21.74 hectares. This area is based on both consideration of the High Constraint Areas as well as exclusion of all lands south of the watercourse.

6.2 Functional Servicing Report

A Functional Servicing Report (“FSR”) has been prepared by Valdor Engineering Inc. dated June 2021 in support of the Settlement Area Boundary Expansion. The FSR includes a discussion on the proposed water and sanitary servicing, drainage, stormwater management and design, phosphorus loading, grading and erosion and settlement control measures. The FSR is provided under a separate cover. The Subject Site will be developed on full-municipal services.

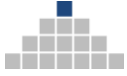
To service the Subject Site, the existing watermains located at the intersection of Yonge Street and Killarney Beach Road will need to be extended easterly along Killarney Beach Road and southerly along Yonge Street to create a loop through the proposed

subdivision. Watermains within the subdivision will range in diameter from 150mm to 200mm. Each single detached dwelling will be serviced with a 25mm diameter water connection, and a 20mm x 25mm water meter that are to be purchased from the Town of Innisfil.

The community of Churchill does not have a wastewater treatment plant (WWTP), and properties are currently serviced by individual private on-site septic systems. It is proposed to extend municipal sanitary servicing to Churchill to service the Site. As indicated in the Town of Innisfil’s Master Servicing Plan Update, Churchill can be connected to the Lakeshore wastewater system via a sewage pumping station with a forcemain connecting to the existing sewer on Killarney Beach Road located approximately 2.8km east of the Subject Site. Additionally, the Master Servicing Plan indicates that the proposed twinning of the existing sewer on Killarney Beach Road will provide sufficient capacity to convey wastewater flows from Churchill to sewage pumping station (SPS) #5 and that downstream infrastructure has adequate capacity to convey the flows to the Lakeshore WWTP. The Town will need to confirm the availability of treatment capacity based on current actual flow and treatment performance.

A local sanitary system consisting of 200mm diameter sewers will service the Subject Site, which will discharge to the proposed pumping station located west of the SWM Pond Block. Individual 100mm diameter sanitary service connections to each lot will be established in accordance with the Township standards.

The Subject Site is located within the Innisfil Creek watershed, a tributary to the Nottawasaga River watershed that outlets into Georgian Bay at Wasaga Beach. A major/minor system storm conveyance has been incorporated in the functional servicing design for the proposed development as per the Town’s engineering design criteria. The proposed minor storm sewer system is designed to convey runoff from the 5-year storm event to the stormwater management facility (SWM pond). The major system will be comprised of an overland flow route along the municipal road network directing drainage to a safe outlet. This major system



will convey flows that are in excess of the capacity of the SWM pond to the low point on the road adjacent to the SWM pond.

The post-development drainage is divided into three areas: Catchment 201, Catchment 202, and Catchment 301. Catchment 201 includes the residential and commercial development areas, a park and the SWM pond, comprising of 20.12 ha. Catchment 202 includes the rear yard areas for the single-detached dwelling lots that back onto the undeveloped lands, comprising of 1.62 ha. Catchment 301 includes the external lands, the existing residential lots, that drain onto the Subject Site, comprising of 0.56 ha. Drainage from this catchment will be conveyed to the SWM pond via the proposed minor system.

Stormwater management criteria for the Subject Site involves controlling the stormwater from the development in accordance with standards set by the Ministry of the Environment (MOE), Nottawasaga Valley Conservation Authority (NVCA) and the Town of Innisfil. Quality control requires a permanent pool to be sized to provide Enhanced (Level 1) treatment of stormwater runoff. To control erosion, stormwater runoff from the 25mm storm event is required to be stored and released over a minimum 24-hour period (48 hours is preferred). Flood storage and control shall be provided to maintain peak outflows from the pond at or below pre-development levels for the 4-hour Chicago and 24-hour SCS storm distributions for the 2-year through 100-year design storm events. The proposed development concept is to be serviced by a SWM pond prior to discharge to the watercourse.

The stormwater quality controls proposed include various source controls, conveyance and end-of-pipe SWM facilities. These include reduced lot grades, rear and side yard grassed swales, SWM pond, and infiltration trenches/basins. The SWM pond has been designed as a wet pond to provide a minimum Enhanced (Level 1) water quality treatment, extended detention for erosion control and flood control using the calculated pre-development flow targets up to and including the 100-year storm event. The wet pond consists of a sediment forebay and main cell separated by a forebay berm.

Erosion and settlement control measures are detailed in the FSR in accordance with the NVCA guidelines. Erosion control is to be provided using an extended detention active storage zone sized to capture the runoff resulting from a 25mm rainfall event and to release the runoff over a period of at least 24 hours. The required erosion volume for the SWM facility is 2,488 m³.

6.3 Hydrogeological Investigation

A Hydrogeological Investigation was prepared by Palmer dated January 15, 2021 in support of the Settlement Area Boundary Expansion and has been provided under a separate cover.

6.3.1 Physiography and Regional Geology

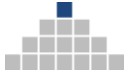
The Subject Site is located within the physiographic region known as the Peterborough Drumlin Field, characterized as a rolling till plain containing over 3,000 drumlins that lies north of the Oak Ridges Moraine and southwest of Lake Simcoe. The surficial geography is characterized as Newmarket Till which is overlain on the north half of the site by fine-grained glaciolacustrine deposits and ice-contact stratified deposits. The Newmarket Till is a dense, over-consolidated till typically composed of stone-poor, sandy silt to silty sand sediments, but may also occur in clay to silt textured facies. Fine-textured glaciolacustrine deposits on site are composed of laminated silt and clay, minor sand and gravel, and the ice-contact stratified depots are composed of sand and gravel, minor silt, clay and till. These ice-contact deposits are stratigraphically linked to the Oak Ridges Moraine south of the study site and overlay the Newmarket Till on a regional scale. Paleozoic bedrock at the site is characterized by the laminated, nodular to black limestone of the Lindsay Formation (part of the Simcoe Group). Bedrock was not encountered during the drilling program, and based on Ministry of Environment, Conservation and Parks (MECP) water well database information, this formation is encountered at approximately 133 m below ground surface, or 132 meters above sea level (masl) at the site location.

The study area lies within the Innisfil Creek Subwatershed, which forms the far southeastern portion of the Nottawasaga Valley Watershed. The subwatershed encompasses four secondary subwatershed systems, Innisfil Creek, Bailey Creek, Beeton Creek, and Penville Creek. The study site is located within the Innisfil Creek secondary subwatershed, and the drainage feature located on site (Figure 1) ultimately flows into Innisfil Creek southwest of the site.

6.3.2 Conclusions and Recommendations

The Preliminary Hydrogeological Investigation provided the following conclusions and recommendations:

- The subject site is approximately 40.01 hectares (ha) in area and the subject site currently consists of agricultural lands, a barn, and a residential dwelling. A drainage feature is located in the southern portion of the site, flowing from east to west, which contributes to the tributary of Innisfil Creek.
- Based on a search of the MECP water well database, 26 water wells were identified within a 500 m radius of the site. Of the 26 water wells, 5 are used for observation wells, 2 are abandoned, and the remaining 19 are used for domestic water supply.
- An HVA underlies all but the northwestern corner of the site with a vulnerability score of 6, and the site is not located within a WHPA-Q1 or WHPA-Q2. Based on a review of the South Georgian Bay Lake Simcoe Source Protection Plan (2019), no regulated activities correspond to this area;
- Borehole drilling at the site revealed surficial geology at the site is generally consistent with regional OGS mapping; Newmarket Till was found at surface in the southern portion of the site and glaciolacustrine silty clay was found at surface in the northern portion of the site;
- Groundwater levels in the monitoring wells were measured on December 1 and December 7, 2020. The groundwater table ranged in depth from 0.70 mbgs (MW20-4) to 2.08 mbgs (MW20-6). Groundwater flow at the site generally follows topography and flows in a south-southwest direction towards the Innisfil Creek tributary. A mean horizontal groundwater gradient of 0.047 m/m is observed towards the south of the site;
- Based on the results of SWRTs and grain size analyses, the laciolacustrine silty clay was found to have a K value of approximately 2.0×10^{-8} m/s and the clayey silt Newmarket Till was found to have a K value of approximately 8.7×10^{-9} m/s. The geometric mean hydraulic conductivity (K) value of the sandy silt Newmarket Till is 1.0×10^{-6} m/s, and the geometric mean K value for the sand and gravel is 7.4×10^{-5} m/s;
- The average percolation rate of the glaciolacustrine silty clay is expected to be approximately 16.2 mm/hr and the percolation rate of the clayey silt Newmarket Till is approximately 13.0 mm/hr. Based on the calculated percolation rates, the laciolacustrine silty clay has a corresponding T-time of 37.0 min/cm and the clayey silt Newmarket Till has a corresponding T-time of 46.1 min/cm.
- Monitoring of the drainage feature on site revealed a mean downward vertical hydraulic gradient of -0.73 m/m at MP2. Based on the negative hydraulic gradient measured within the drainage feature and the presence of low-permeability soils underlying the feature, it is concluded that this feature is predominantly surface water supported and facilitates limited groundwater recharge.
- Groundwater chemistry analysis results indicated that the concentration of nitrate in MW20-6 (15.6 mg/L) was much higher than the other two wells sampled. MW20-3 and MW20-4 had nitrate concentrations of <0.02 and 1.05, respectively. It is interpreted that the difference in nitrate concentration across the site is due to the efficient reduction of nitrate to nitrite and ammonia in MW20-3 and MW20-4, as well as the location of MW20-6 downgradient along the groundwater flow path. It is expected that the source of nitrate contamination is agricultural, and will be eliminated with residential land use. Additional groundwater sampling is recommended to monitor the seasonal variability of groundwater quality and confirm representative site conditions.
- A water balance analysis was completed for the site using climate data from Pearson Int'l Airport and surplus data reported by NVCA (2017). The total yearly precipitation recorded by the Toronto Int'l Airport Meteorological Station was 786.0 mm/year. The average surplus over the entire Innisfil



Creek Watershed was calculated by NVCA and reported as 258 mm/year (NVCA, 2017). It is estimated that approximately 61% of the surplus runs off (157 mm/year), and the remaining 39% infiltrates (101 mm/year). Based on a site area of 38.87 ha, it is estimated that 39,265 m³/year of rain infiltrates and 49,589 m³/year runs off.

- Due to the high water table and low percolation rate on site, the use of partially raised beds is recommended to meet OBC requirements. Additional confirmation of soil and shallow water table conditions is recommended at each leaching bed location during later design stages.
- The use of LID measures should be considered as part of the overall stormwater management plan to help achieve at least 5 mm of stormwater retention and minimize changes to the existing water budget. The site hosts a high water table and the surficial materials generally consist of low permeability silt and clay (10-6 – 10-9 m/s) therefore LID measures need to take this into consideration. Infiltration trenches, vegetated swales and bioretention areas can all be effective in low permeability soils to increase infiltration.

6.4 Geotechnical Report

A Geotechnical Report was prepared by Palmer dated January 16, 2021 in support of the proposed development concept and has been provided under separate cover.

6.4.1 Subsurface Soil Stratigraphy

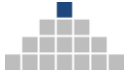
The general subsurface soil stratigraphy consists of the following units from top to maximum depth of investigation onsite which they can be described as follows:

- Surficially, a topsoil layer was encountered in all Boreholes. The topsoil thicknesses ranged from 100 to 300 mm thick;
- Below the topsoil in all boreholes, a fill unit was encountered. The fill extended to depths of about 0.7 to 1.5m below the existing ground surface. The fill material typically comprised of clayey silt and sand textures. The in-situ moisture content ranged from 16% to 50%;

- Sandy clay deposit was encountered below the fill in Boreholes BH20-1 and BH20-2, and beneath the clayey silt till deposit in Borehole BH20-3, and extended to depths of about 2.7m to 6.7m below the existing ground surface. The natural moisture contents ranged from 18% to 35%;
- Clayey silt till to silty clay till deposits were encountered below the fill materials or sandy silt or silty sand deposits in all Boreholes except BH20-1, and extended to depths ranging from about 2.3m to 6.7m below the existing ground surface. Boreholes BH20-2, BH20-4 and BH20-5 were terminated in these deposits. The natural moisture contents measured in the soil samples ranged from approximately 8% to 31%;
- Sandy silt deposit was encountered beneath the silty clay deposit in Borehole BH 20-2, and as a layer within the clayey silt till to silty clay till deposits in Borehole BH20-4, and extended to depths ranging from 3.3 to 4.1m below existing ground surface. The natural moisture contents measured in the soil samples ranged from approximately 17% to 22%;
- Sand and gravel deposit was encountered imbedded in the clayey silt till to silty clay till deposits in Borehole BH20-4, and extended to a depth of about 3.5m below existing ground surface. The natural moisture contents measured in the soil sample was approximately 7%;
- Silty sand deposit was encountered imbedded in the clayey silt till deposit in Borehole BH20-5, and extended to a depth of about 2.2m below existing ground surface (Elev. 257.2m). The natural moisture contents measured in the soil sample was approximately 15%; and
- Sandy silt till deposit was encountered below the clayey silt till deposit in borehole BH20-6, and extended to a depth of about 6.7m below the existing ground surface. Borehole BH20-6 was terminated in this deposit. The natural moisture contents measured in the soil samples ranged from approximately 9% to 28%. Grain size analysis was conducted on one (1) sample (BH20-6/SS7) from the sandy silt till deposit, and was comprised of the following: gravel (10%), sand (31%), silt (45%), and clay (14%).

6.4.2 Groundwater Conditions

Based on the boreholes that were drilled at the site, water was encountered during drilling in all boreholes at depths ranging from 1.5m to 6.1m below existing ground surface (Elev. 267.7 to 254.3m). Upon completion of drilling, water was observed in Boreholes BH20-5 at depth of 4.6m below existing ground surface (Elev. 254.8m). Four (4) monitoring wells (50mm dia.) were installed to monitor stabilized groundwater levels.



7.0

CONCLUSION

The Settlement Area Boundary Expansion request is supported by the applicable policy framework articulated in the Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe (2020), County of Simcoe Official Plan (2016), and Town of Innisfil Official Plan (2018). All of the aforementioned documents promote mixed use developments on underutilized parcels within Settlement Areas to support residential and employment growth targets.

From a land use perspective, the Settlement Area Boundary Expansion request represents a suitable mixed-use, low density development on an underutilized parcel of land within and directly adjacent to the Churchill Settlement Area. Future development of the Subject Site will be well-integrated into the existing urban fabric due to its proximity to existing infrastructure and services, built form of the surrounding buildings, and character of the surrounding neighbourhood, and will contribute to providing additional housing in County of Simcoe and the Town of Innisfil.

The Subject Site is located directly on Yonge Street and Killarney Beach Road, which are part of the proposed trail network through the County, a GO Bus Transit route, and will be within approximately 5km of the future Innisfil GO Station in Alcona, a Major Transit Station Area, slated for intensification by the Growth Plan.

This Settlement Area Boundary Expansion request is in keeping with the objectives for intensification and redevelopment as outlined in the PPS, Growth Plan, County of Simcoe OP, and Innisfil OP.

Inclusion of the Subject Site within the Churchill Settlement Area Boundary represents good planning for the following reasons:

- It is located both within and immediately adjacent to the Churchill Settlement Area;
- It is also located adjacent in close proximity to the existing municipal services and infrastructure that serves the surrounding area;
- The inclusion of the Subject Site as part of the Settlement Area Boundary Expansion would provide a contiguous Settlement Area by means of an orderly and logical expansion;
- The existing natural environmental features provides a natural boundary to round-out the Churchill Settlement Area; and,
- Future residential units as shown on the Conceptual Draft Plan will contribute to County of Simcoe's population targets for 2051 through sequential development of the Churchill Settlement Area.

For all of the foregoing reasons, it is our professional opinion that the Settlement Area Boundary Expansion is appropriate and desirable, represents good planning, and warrants the support of staff and of Council. The additional lands to the Churchill Settlement Area should be evaluated during the Lands Needs Assessment as part of the County of Simcoe Municipal Comprehensive Review.

Respectfully submitted,
THE BIGLIERI GROUP LTD.

A handwritten signature in blue ink, appearing to read 'A Biglieri'.

Anthony Biglieri, MCIP, RPP
Principal

A handwritten signature in black ink, appearing to read 'Mark Jacobs'.

Mark Jacobs, MCIP, RPP
Planner

A handwritten signature in black ink, appearing to read 'Robyn Stebner'.

Robyn Stebner, BSc, BURPI
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