



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

SENT VIA EMAIL

P – 2589

February 2, 2023

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
777 Bay Street, 16th Floor
Toronto, Ontario
M7A 2J3

Attention: Julianna Zhuo

**Re: County of Simcoe Official Plan Amendment No. 7
ERO Posting 019-6113
Ministry Reference Number: 43-OP-221936
2723773 Ontario Limited
Town of Bradford West Gwillimbury
County of Simcoe**

Dear Ms. Zhuo,

KLM Planning Partners Inc. acts on behalf of 2723773 Ontario Limited in relation to their 2.9 hectare (7.1 acre) site in the community of Lefroy-Belle Ewart in the Town of Innisfil.

On behalf of 2723773 Ontario Limited we submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications which were deemed complete on February 11, 2022 and for which Planning Act approvals are still pending with the Town. The applications were submitted in order to develop the subject lands with the following uses:

- Nine (9) single detached dwellings with minimum lot frontages of 15.3 metres. These units are located adjacent to existing single detached dwellings and are subject to the Town of Innisfil Official Plan policy 10.2.14 which requires a minimum rear lot width of 21 metres when adjacent to existing residential dwelling units on Church Drive, which is the nearest street to the east of the subject property;
- Nine (9) blocks containing fifty-six (56) townhouse dwelling units with a minimum lot frontage of 6.1 metres; and,
- A portion of the neighbourhood park.

In addition to Section 10.2.14 of the Town of Innisfil Official Plan, the property is subject to policy 10.2.4 which sets out the maximum density of 10-13 units per hectare in the Low Density Residential One designation. As a result of this reduced density, an Official Plan Amendment application was required in order to exceed the maximum permitted and increase the potential number of units and housing supply. In our view, a common density range for low density residential is typically 20 to 40 units per hectare whereas 10-13 is much too low.

As noted above, section 10.2.14 requires a minimum rear lot width of 21 metres adjacent to existing residential dwelling units on Church Drive. This policy has been reflected on the attached Draft Plan of Subdivision as lots 1 to 9. This policy ultimately requires significantly larger lots need to be created whereas these lots could easily accommodate a number of small single detached dwelling lots or even townhouse dwelling lots, which would increase the potential number of units and thereby contributing to the Provincial goal of 1.5 million homes by 2031. As an example, the nine large single detached dwelling units could accommodate approximately 17, 10.0 metre single detached dwelling lots thereby nearly doubling the number of single detached dwelling units that are currently being accommodated, as a result of this policy.

As such, we respectfully request that Section 10.2.4 of the Town of Innisfil Official Plan be amended to permit a density range of 20-40 units per hectare in the Low Density Residential One designation. In addition, we are respectfully requesting that Section 10.2.14 be removed from the Town of Innisfil Official Plan in order to allow for a greater range of housing units and types in order to assist the Province in achieving their goal of creating more housing.

Should you require anything further, do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.

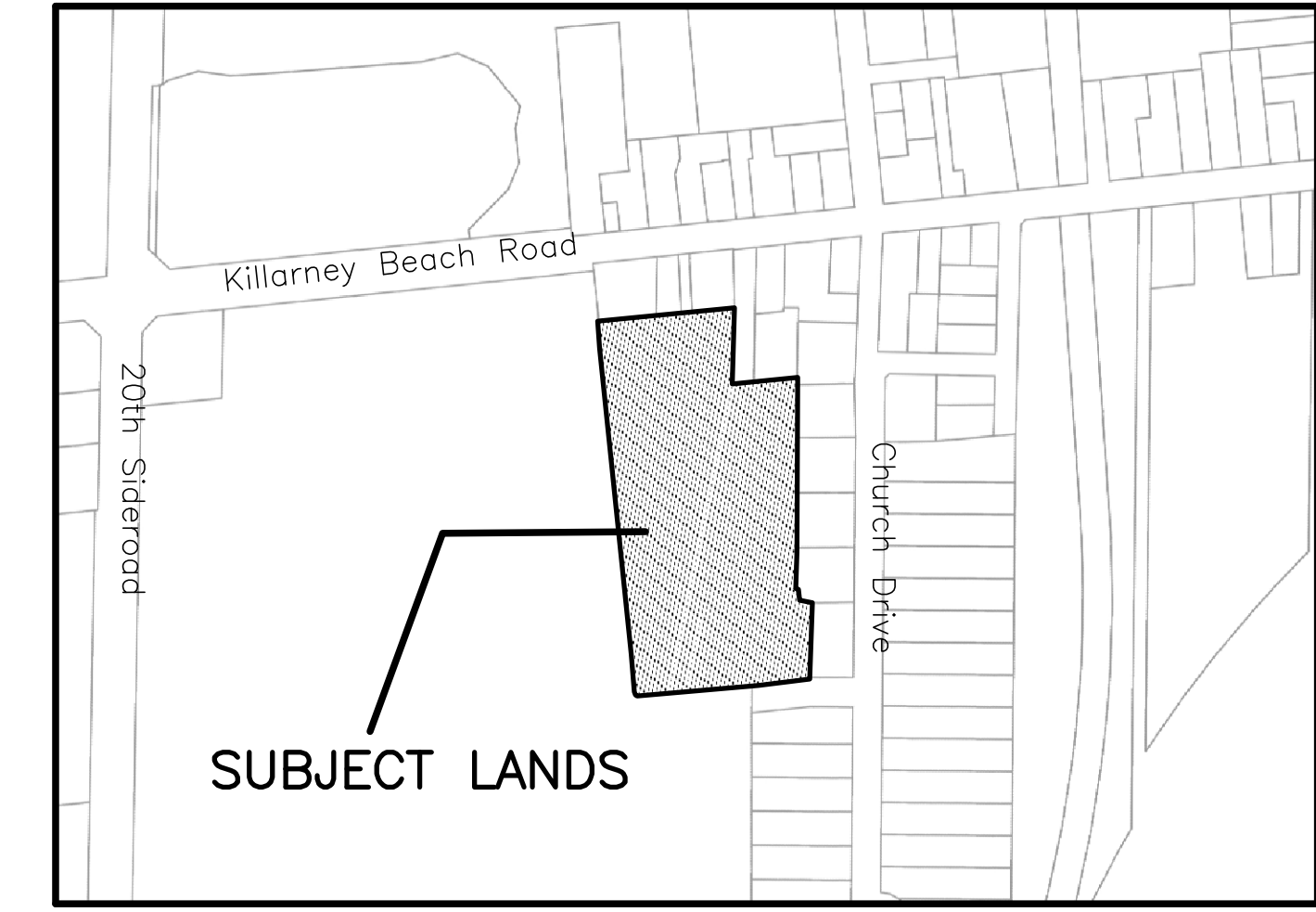


Keith MacKinnon BA, MCIP, RPP
Partner

cc. Tony Gallace - 2723773 Ontario Limited

DRAFT PLAN OF SUBDIVISION
 PART OF NORTH HALF OF LOT 21
 CONCESSION 3 (GEOGRAPHIC TOWNSHIP OF INNISFIL)
 AND
 PART OF LOTS 11, 12, 13 AND 14
 WEST SIDE OF CENTRE STREET
 PART OF WILLIAM STREET
 (CLOSED BY BY-LAW No. 100, INST. R0434723)
 REGISTERED PLAN 24
 TOWN OF INNISFIL
 COUNTY OF SIMCOE

DRAFT PLAN T-



KEY PLAN

SCALE NTS

SECTION 51, PLANNING ACT,
 ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE JUNE 27, 2022

G. B. Vanderveen
 GARY B. VANDERVEEN
 ONTARIO LAND SURVEYORS

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE REGIONAL MUNICIPALITY OF YORK FOR APPROVAL.

OWNER

2723773 ONTARIO LIMITED

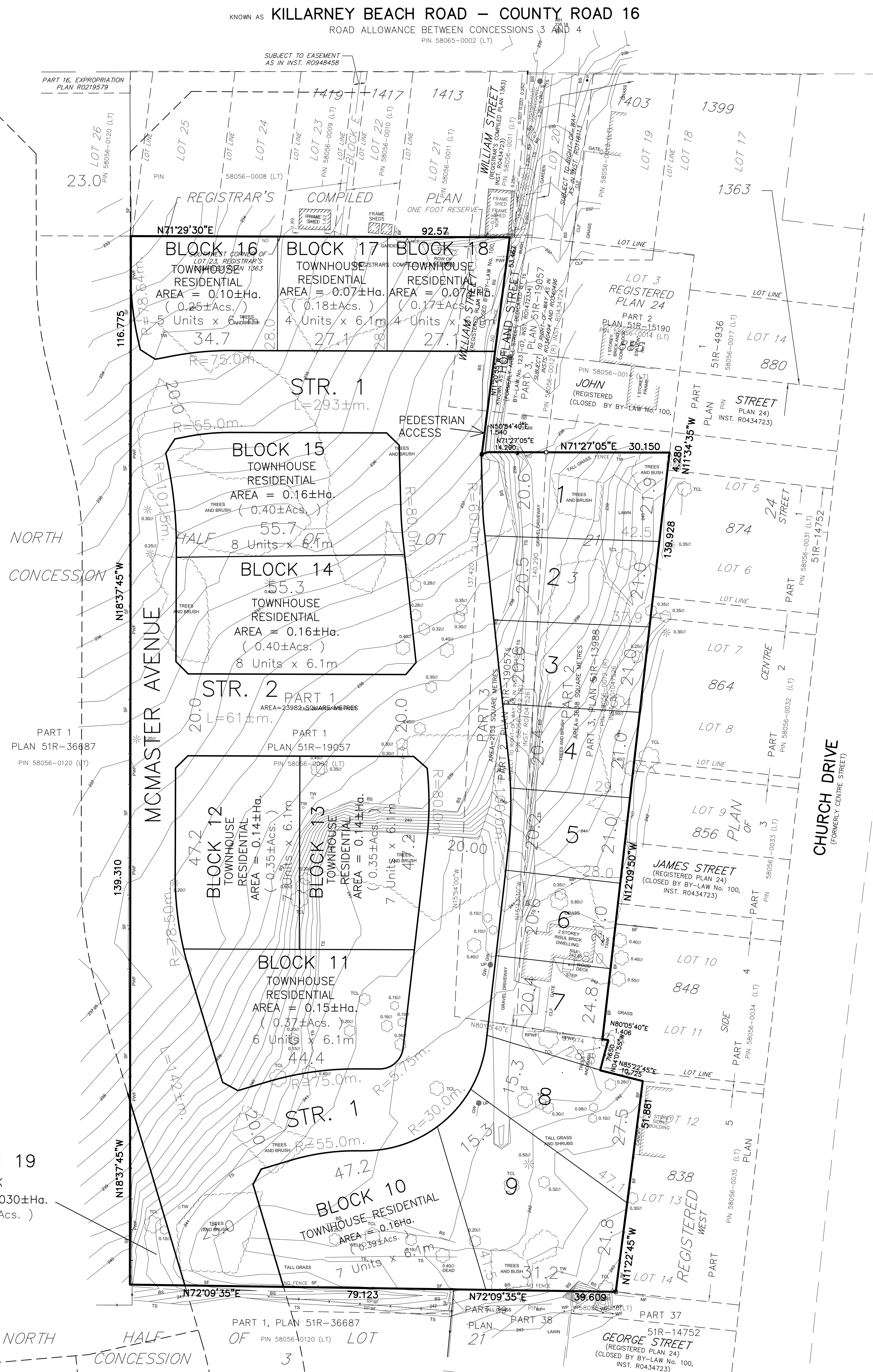
800 ARROW ROAD
 UNIT 6
 TORONTO, ON
 M9M 2Z8

T. Gallace
 TONY GALLACE
 A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 2.977±Ha. (7.356±Ac.)					
SINGLE DETACHED DWELLINGS					
LOTS	1-9	BLOCKS	LOTS	UNITS	±Ha. ±Ac.
MIN. LOT FRONTAGE=15.3m. MIN LOT AREA=520 sq.m.					
LOTS	1-9		9	9	0.727 1.796
TOWNHOUSE DWELLINGS					
MIN. LOT FRONTAGE=6.1m.					
BLOCK	10-18		9	56	1.185 2.929
SUBTOTAL					
			9	9	65 1.912 4.725
BLOCK	19 - PARK		1		0.030 0.074
STREET					1.035 2.557
23.0m. WIDE TOTAL LENGTH=142±m. = 0.327±Ha.					
20.0m. WIDE TOTAL LENGTH=354±m. = 0.708±Ha.					
TOTAL LENGTH=496±m. = 1.035±Ha.					
TOTAL			10	9	65 2.977 7.356

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM



BLOCK 19
 PARK
 AREA = 0.030±Ha.
 (0.074±Ac.)

KLM PROJECT No. P-2589
 SCALE 1:500 MAY 4, 2022
 (2589DES5) X-REF: (2589MAS2, 2589MTOPO)
DWG. No. - 22:5
 PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
 TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com
 Planning • Design • Development