



Town of Innisfil
2101 Innisfil Beach Rd
Innisfil, Ontario L9S 1A1
Phone: (705) 436-3740

OFFICE USE ONLY
File No: D12-2020-001
Related File(s): _____
Date Submitted: _____
Date Deemed Complete: _____

APPLICATION for DRAFT PLAN of SUBDIVISION APPROVAL

Under Section 51 of the Planning Act, R.S.O., 1990, Chapter P.13, as amended

PRELIMINARY INFORMATION & INSTRUCTIONS

Application fees are required as part of the approvals process, as well as full cost recovery for external charges incurred by the County in its review and processing of this application. Please see refer to Town of Innisfil Fees & Charges Bylaw 048-16 Schedule "I" - Planning Services for details.

The application must be completed by the owner or authorized agent. Where the application is being made by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform with the interests of the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be included with the application.

This application is to be submitted to:

Tim Cane, Manager of Land Use Planning
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, Ontario L9S 1A1

If you require help completing this application form and preparing a draft plan of subdivision, please call Town of Innisfil Planning Services at 705-436-3740.

1. PRE-CONSULTATION

Note: The Town will not consider an application to be complete if this information is not provided.

- 1.1 Has the draft plan of subdivision proposed in this application been the subject of a Pre-Consultation meeting?

At the Town of Innisfil? YES ☒ NO ☐

Date Oct 16, 2019

Other Agencies? YES ☒ NO ☐

Date on going

Agencies Metrolinx

Please include a copy of all pre-consultation correspondence. If a formal Pre-Consultation meeting regarding the development outlined in this application has not occurred with the Town of Innisfil in the last 12 months, a written request to waive the requirement for Pre-Consultation must be submitted to the Manager of Planning.

- 1.2 Have the requirements identified through pre-consultation been satisfied? YES ☒ NO ☐

2. APPLICANT INFORMATION (All communication will be directed to the Prime Contact Only)

Prime Contact (X)		Name	Address	Phone/Fax/Email
Registered Owner(s)	X	1820839 Ontario Limited c/o Wayne Ezekel		705-431-2268 (office) 705-791-1394 (cell) wayne@anthomes.ca
Applicant(s)		same as owner above		
Planner	X	Innovative Planning Solutions c/o Vanessa Simpson	647 Welham Road, Unit 9A, Barrie, ON L4N 0B7	705-812-3281 ext. 25 vsimpson@ipsconsultinginc.com
Agent				
Ontario Land Surveyor		Rudy Mak Surveying c/o Rudy Mak	89 Big Bay Point Road Barrie, ON L4N 8M5	705-722-3845 Rudy@maksurveying.com
Engineer(s)		WMI & Associates Limited c/o Stephen Morash	119 Collier Street Barrie, ON, L4M 1H5	705-797-2027 ext 108 smorash@wmiengineering.ca
Solicitor				

3. DESCRIPTION OF THE SUBJECT PROPERTY

- a. Legal Description: Block 39 & 41, RP 51-1045
- b. Parcel Assessment Roll Number(s): 431601003505451 & 431601003505449
- c. Civic Address (if available): n/a
- d. Absolute Title? YES ☐ NO ☐ unknown

4. EASEMENTS/RESTRICTIVE COVENANTS/RESERVES

- a. Are there any easements (hydro, drainage, access, etc.), restrictive covenants or reserves affecting the subject lands? YES ☐ NO ☒
- b. If YES, supply a copy of such documents and provide a brief description of its effect:

5. FORMER LAND USE(S)

- a. State all previous known uses on the subject lands
agricultural uses, crop farming
- b. Has there ever been an industrial or commercial use, including a gas station, on the subject land or adjacent land? YES ☐ NO ☒ If YES, describe:

- c. Is there any reason to believe the subject lands have been contaminated by former uses on the site or adjacent lands? YES ☐ NO ☒
- d. Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land at any time? YES ☐ NO ☐ UNKNOWN ☒ If YES, describe:

- e. Has the grading of the subject land been changed by adding earth or other material?

YES ☒ NO ☐ UNKNOWN ☐ If YES, what is the source of the material used as fill?
Fill from Phase 1 IEE has been stored on the lands

- f. Has a soils investigation study been undertaken or requested? YES ☒ NO ☐

If NO, why? _____

- g. If YES to any of the above, has a Phase 1 Environmental Site Assessment been submitted?
YES ☒ NO ☐ Please include a Record of Site Condition and any MOECC clearance.

6. CURRENT LAND USE(S)

Current use(s) on the subject lands: vacant

7. BUILDINGS & STRUCTURES

Are there any existing buildings and/or structures on the subject lands? YES ☐ NO ☒

If YES, are they to be:

Retained YES ☐ NO ☐ Structure(s): _____

Demolished YES ☐ NO ☐ Structure(s): _____

Removed YES ☐ NO ☐ Structure(s): _____

Other _____

8. OFFICIAL PLAN

- a. What is the current designation(s) of the subject land in the approved Official Plans?

County Official Plan: Settlement Innisfil Official Plan: Village Residential

- b. Provide an explanation of how this Application conforms to the Official Plan:

Please refer to Planning Justification Report

- c. If it does not conform, has an application for an Official Plan Amendment been made? YES ☐ NO ☒

Application File Number _____ Decision _____

9. ZONING

'Future Development (FD)' Zone and 'Residential
One with special provision (R1-8)' Zone

- a. What is the current zoning of the subject land? _____

- b. Does the proposed plan conform to the existing zoning? YES ☐ NO ☒

- c. If NO, have you made a concurrent application for rezoning? YES ☒ NO ☐

Application File Number Town to assign Decision _____

10. DESCRIPTION OF PROPOSED LAND USE(S)

- a. Provide a description of proposed land uses: 21 estates residential lots, on a municipal ROW.
Metrolinx widening is required, along with berm. Refer to Planning Justification Report.

11. PARKLAND DEDICATION

Please indicate how the parkland dedication requirement will be met:

☐ Land

☐ Combination (Land & Cash-in-lieu)

☒ Cash-in-lieu (See Town Cash-in-lieu by-law)

Other _____

Refer to Planning Justification Report. Cash-in-lieu contribution has been previously made.

12. PROPOSED LAND USE DETAILS

PROPOSED USE	NUMBER OF UNITS/ DWELLINGS	NUMBER OF LOTS AND/OR BLOCKS	AREA (ha)	DENSITY (units/ dwelling per ha)
Single Detached Residential	21		3.60	5 upha
Semi-detached Residential				
Multiple Attached Residential (Rows)				
Apartment Residential				
Seasonal Residential				
Mobile Home				
Other Residential <i>Please Specify:</i>				
Commercial				
Industrial				
Park, Open Space	n/a			n/a
Institutional <i>Please Specify:</i>				
Road Allowances	n/a	Robertson Ave	0.57	n/a
Other <i>Please Specify:</i>	MLX Berm MLX 12m Widening	1 1	0.22 0.39	
TOTALS	Lots -21 Blocks -2		4.78	

13. PROVIDING A RANGE & MIX OF HOUSING TYPES

Housing Type	No. of Units	Unit Size	Estimated Price/Rent Per Month (a) & (b)	Tenure (c)	% of Affordable Units (d)	Building Materials Construction Type
Detached Dwellings	21	~278m ²	unknown at this time. Will be market value at time of sale.	freehold	0%	to be determined at building permit stage
Semi-Detached						
Multiple Attached Dwellings						
Apartment Block(s)						
Other Types <i>Please Specify:</i>						

Notes:

- If there are more than three unit sizes and prices/rents with each housing type, attach this information in a similar form. If only the lot is to be sold, indicate its estimated market value.
- Estimated price/rent should be calculated at today's market value.
- 'Tenure' means ownership (freehold/condominium/cooperative), market rental and/or assisted rental, municipal non-profit, other.
- Affordable units are defined in the County of Simcoe Official Plan. Please refer to annual municipal affordability values published by the County of Simcoe Social Housing Department.

- 13.1 How will this application contribute to the community's affordable housing stock?
(Indicate targeted needs groups).

Refer to Planning Justification Report

If it does not, why not?

- 13.2 How does this application contribute to providing a range and mix of housing types within the community?
Refer to Planning Justification Report

NOTE: An updated copy of the "Range & Mix of Housing Types" chart may be required just prior to the Town's consideration of the draft approval of this application.

14. STATUS OF OTHER PLANNING APPLICATIONS

On the following chart, provide information on concurrent or previous applications:

	File #	Approval Authority	Lands Affected	Status
OPA				
ZBA	concurrent			
Plan of Subdivision	D12-1998-008	County	51M-1045	Registered Feb 2015
Site Plan				
Consent				
Minor Variance				

- a. If the subject land is covered by a Ministers Zoning Order, what is the Ontario Regulation Number?

- b. Are the water, sewage or road works associated with the proposed development subject to the provisions of the *Environmental Assessment Act*? YES ☐ NO ☒
- c. If YES, will the notice of public meeting for this application be modified to state that the public meeting will address the requirements of both the *Planning Act* and the *Environmental Assessment Act*? YES ☐ NO ☐

15. SITE SERVICING

- 15.1 Access to the subject lands will be by (check all that apply):

- ☐ Provincial Highway ☐ County Road
☒ Assumed Municipal Street ☐ Private Street (Seasonal)
☐ Right-of-Way ☐ Private Street (All Year)
☐ Other: _____

- 15.2 Water Supply

- a. Water supply will be provided to the subject lands by:
☒ Municipal water services ☐ Individual on-site water services

☐ Private communal water services ☐ Other: _____

- b. Is the proposed development within a wellhead or intake protection area? YES ☒ NO ☐

If YES, what measures are proposed to protect the drinking water source?

****see letter enclosed with submission****

Has a Risk Management Plan (RMP) been submitted or a Notice to Proceed issued?

YES ☒ NO ☐

- c. Does the plan propose development of more than five lots or units on privately owned and operated individual or communal wells? YES ☐ NO ☒

If yes, a servicing options report and a hydrogeological report are required (O. Reg. 544/06 – schedule 1 – 18).

15.3 Sewage Services

- a. Sanitary/Sewage disposal will be provided to the subject lands by:

☐ Municipal sewage services ☐ Private communal sewage services
☒ Individual on-site sewage services ☐ Other: _____

- b. Does the plan propose development of five or more lots or units on privately owned and operated individual or communal septic system? YES ☒ NO ☐

If Yes, a servicing options report and a hydrogeological report are required (O. Reg. 544/06 – schedule 1 – 20).

- c. Does the plan permit development of fewer than five lots or units on privately owned and operated individual or communal septic systems? YES ☐ NO ☒

If more than 4500 litres of effluent will be produced per day as a result of the development being completed, a servicing options report and hydrogeological report are required (O. Reg. 544/06 – schedule 1 – 21).

If 4500 litres of effluent or less will be produced per day as a result of the development being completed a hydrogeological report is required (O. Reg. 544/06 – schedule 1 – 22).

15.4 Storm Drainage

- a. Storm drainage will be provided by:

☒ Connection to municipal storm sewer
☐ Outlet to municipal drain/watercourse - Please Provide Name: _____
☐ Low Impact Development (LID) design
☐ Swales, ditches
☐ Other – Please specify: _____

- b. Has a preliminary stormwater management plan been completed that includes the identification of the best LID opportunities within the Plan? Please note LID opportunities shall be in accordance with recommendations from the geotechnical and hydrogeological investigations. YES ☒ NO ☐

If YES provide: Name of study _____

Completed by WMI & Associates Limited

Date of study _____

- c. The subject lands are within the Lake Simcoe watershed and the _____ sub-watershed. How does the storm water management plan address the specific needs of the

watershed/sub-watershed?
Refer to engineering report.

Please note that if the lands are within the Lake Simcoe watershed, refer to designated policies 4.8-DP, 4.9-DP and 6.4-DP of the Lake Simcoe Protection Plan, as amended, for storm water management plan requirements.

15.5 Utilities

Check what utilities will be provided:

☒ Electricity Provider: InnServices/InnPower
☒ Natural Gas Provider: Enbridge
☒ Telephone Provider: Bell Canada

15.6 Waste & Recycling Collection

Collection of residential household waste & recycling materials is anticipated to be provided by:

☒ County of Simcoe ☐ Private Contractor

16. PROVINCIAL PLANS & POLICY

16.1 Is the plan consistent with policy statements issued under subsection 3.1 of the *Planning Act*?

YES ☒ NO ☐

16.2 Is the subject land designated under any Provincial Plan or Plans?

- Growth Plan for the Greater Golden Horseshoe YES ☒ NO ☐
- Greenbelt Plan YES ☐ NO ☒
- Lake Simcoe Protection Plan YES ☒ NO ☐

16.3 Briefly explain how this proposal is consistent with the Provincial Policy Statement issued under the *Planning Act*.

Refer to the Planning Justification Report

16.4 The following features are matters of provincial interest and/or relate to the Provincial Policy Statement (PPS). Pursuant to the *Planning Act*, RSO 1990, Planning Authorities decisions shall be consistent with the PPS. Please indicate if they are on the subject property or abutting property and explain how they have been incorporated and/or addressed in the development plan in attached technical/background reports. Please indicate the page number or section in the reports where each issue is addressed.

FEATURES OR DEVELOPMENT CIRCUMSTANCES	Feature on site	Feature is within 500m of site (specify distance in metres)	N/A	POTENTIAL INFORMATION NEEDS
Non-farm development near designated urban areas or rural settlement areas	<input checked="" type="checkbox"/>	adjacent residential subdivision <input checked="" type="checkbox"/> _____ metres	<input type="checkbox"/>	Demonstrate sufficient need within 20 year projections and that proposed development will not hinder efficient

FEATURES OR DEVELOPMENT CIRCUMSTANCES	Feature on site	Feature is within 500m of site (specify distance in metres)	N/A	POTENTIAL INFORMATION NEEDS
				expansion of urban areas or rural settlement areas.
Class 1 Industry ¹	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry ²	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry ³	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Assess development for residential and other sensitive uses within 1000 metres.
Waste Disposal Site	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Address possible leachate, odour, vermin and other impacts. D4 Study May Be Required
Sewage Treatment Plant	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Assess the need for a feasibility study for residential and other sensitive land uses. Compatibility Study May Be Required
Waste Stabilization Pond	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway Line	<input type="checkbox"/>	adjacent, east property line <input checked="" type="checkbox"/> _____ metres	<input type="checkbox"/>	Evaluate impacts within 300 metres. Noise and Vibration Report May Be Required
Controlled access highways or freeways, including designated future ones	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Evaluate impacts within 100 metres. Noise and Vibration Report May Be Required
Electric transformer station	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Determine possible impacts within 200 metres.
High voltage transmission line	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Consult the appropriate hydroelectric power service.
Transportation and infrastructure corridors	<input type="checkbox"/>	adjacent, east property line <input checked="" type="checkbox"/> _____ metres	<input type="checkbox"/>	Will the corridor be protected? Noise study prepared? Yes, to be protected.
Prime agricultural land	<input type="checkbox"/>	<input checked="" type="checkbox"/> ~20m metres	<input checked="" type="checkbox"/>	Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.
Agricultural operations	<input type="checkbox"/>	<input checked="" type="checkbox"/> ~50 metres	<input checked="" type="checkbox"/>	Development to comply with the Minimum Distance Separation Formulae .
Mineral aggregate resource areas	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Will development hinder continuation of extraction? Noise and Dust Study May Be Required

¹ Class 1 Industry – small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

² Class 2 Industry – medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

³ Class 3 Industry – indicate if within 1000 metres – processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

FEATURES OR DEVELOPMENT CIRCUMSTANCES	Feature on site	Feature is within 500m of site (specify distance in metres)	N/A	POTENTIAL INFORMATION NEEDS
Existing pits and quarries	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Will development hinder continued operation or expansion? Noise and Dust Study May Be Required
Significant wetlands or potentially significant wetlands	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Provide Environmental Impact Study.
Significant ravine, valley, river, stream corridor and significant portions of endangered habitat and threatened species	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Provide Environmental Impact Study, including Species At Risk Assessment.
Significant fish or wildlife habitat, woodlands, valley lands, areas of natural and scientific interest	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Provide Environmental Impact Study.
Sensitive groundwater recharge areas, headwaters and aquifers	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Demonstrate the groundwater recharge areas, headwaters and aquifers will be protected.
Significant built heritage resources and cultural heritage landscapes	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant archaeological resources or areas of archaeological potential	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential an archaeological assessment prepared by a person who holds a license that is effective with respect to the subject land, issued under Part VI of the Ontario Heritage Act, and a Conservation Plan for any archaeological resources identified in the assessment, will be required.
Erosion hazards	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Determine the extent of the erosion hazard limit based on the 100 year erosion rate, an allowance for slope stability, and an erosion/erosion access allowance.
Floodplains	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Determine limit of development or where a Special Policy Area (SPA) is in effect. Development must meet the Official Plan policies. Provide Floodplain Study
Hazardous sites ⁴	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Demonstrate the hazards can be addressed. Provide Hazard Lands/Slope Stability Assessment

⁴ Hazardous sites – property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays, organic soils) or unstable bedrock (Karst topography)

FEATURES OR DEVELOPMENT CIRCUMSTANCES	Feature on site	Feature is within 500m of site (specify distance in metres)	N/A	POTENTIAL INFORMATION NEEDS
Rehabilitated mine site	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Application for approval from Ministry of Northern Development and Mines should be made concurrently.
Contaminated sites	<input type="checkbox"/>	<input type="checkbox"/> _____ metres	<input checked="" type="checkbox"/>	Assess an inventory of previous uses in areas of possible soil contamination. Further Reports/Studies may be required.

Note: Please provide five (5) copies of all required information.

17. CHECKLIST OF REPORTS & PLANS

Please use the space provided below to list all of the reports and plans that are included with your submission. Alternatively, a complete list of all materials can be attached to this application form.

TITLE	DATE	AUTHOR
Planning Justification Report: including placemaking brief	June 2020	Innovative Planning Solutions
Draft Zoning By-law Amendment Text and Schedule	June 2020	Innovative Planning Solutions
Functional Servicing Report & Stormwater Management Report; including Sewage Disposal (Section 13) and Traffic Design Brief (Section 16)	June 2020	WMI & Associates Ltd.
The Railway Noise Impact Study	June 2020	R. Bouwmeester
Ground Vibration Monitoring Memorandum	June 3rd, 2020	J.E. Coulter Associates Limited,
Hydrogeological Impact Assessment	June 2020	Azimuth Environmental Consulting Inc.
Environmental Site Assessment Update Phase 1 Environmental Site Assessment (ESA)	October 29, 2019 May 18, 2012	BAE Environmental BAE Environmental
Stage 1 and 2 Archaeological Report Ministry of Culture Clearance Letter	June 10, 2011	Amick Consultants Limited
Draft Plan of Subdivision, 24 x 36	May 27 2020	Innovative Planning Solutions

18. OWNER'S AUTHORIZATION

I/we, 1820839 Ontario Limited (Wayne Ezekel), being the registered owner(s) of the subject lands, hereby authorize Innovative Planning Solutions to prepare and submit a draft plan of subdivision for approval. Furthermore, for the purposes of the Freedom of Information Act, I authorize and consent to the use by disclosure to any person or public body of any information collected under the *Planning Act* for the purposes of processing this Application.

Wayne Ezekel
Signature of Owner

May 28, 2020

Date

Note: If an agent is employed, all registered owners must complete the following or provide similar authorization on the face of the draft plan.

Note: If any of the Owners are an incorporated company, the company seal must be applied. If the company does not have a seal, a statement of authority to bind is required.

19. DECLARATION

I/we, Vanessa Simpson of the Town of Innisfil in the
(Name of Applicant) (City or Town)
County of Simcoe do solemnly declare that all the statements contained in this application and
(County or Region)

all attachments are true, and I make this solemn declaration conscientiously believing it to be true and knowing it has the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

Declared before me at Town of Innisfil
in the Municipality of Innisfil
this 5 day of August, 2020

VS Simpson
Owner(s) or Authorized Solicitor or Authorized Agent

Chloe
A Commissioner for taking oaths

Caroline Helen Midgley,
a Commissioner, etc., Province of Ontario.
for The Corporation of the Town of Innisfil.
Expires September 17, 2022.

PERMISSION TO ENTER

Date: May 28, 2020

Planning Services
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, Ontario
L9S 1A1

Dear Sir/Madam:

Re: Submission of Planning Application

Location of Land: Block 39 & 41, RP 51M-1045, Town of Innisfil

I hereby authorize the members of the staff of the County of Simcoe and Town of Innisfil and public agencies to enter onto the above-noted property for the limited purposes of evaluating the merits of this application.

Wayne Ezekel, President

Please Print Name

Wayne Ezekel

Signature of Owner or Authorized Agent

Address

705-431-2268 / 705-791-1394

Telephone