



OFFICE USE ONLY

File No: D14 - 2020-003.

Related File(s): \_\_\_\_\_

Date Submitted: \_\_\_\_\_

Date Deemed Complete: \_\_\_\_\_

**APPLICATION TO AMEND THE ZONING BY-LAW  
OF THE CORPORATION OF THE TOWN OF INNISFIL**

**NOTE: BEFORE COMPLETING THIS APPLICATION  
PLEASE REVIEW THE FOLLOWING SECTIONS:**

- 18. APPLICANT'S CHECKLIST (PAGE 10)
- 19. SUPPORT MATERIALS (PAGE 11)

**1. APPLICANT/AGENT/OWNER**

a) Applicant (s) name and full mailing address:

1820839 Ontario Limited

Name: c/o Wayne Ezekel

Address: \_\_\_\_\_

\_\_\_\_\_

Tel. No.: 705-431-2268 (office)

Fax No.: 705-791-1394 (cell)

E-mail: wayne@anthomes.ca

b) Name of Applicant (s) authorized agent and full mailing address:

Innovative Planning Solutions

Name: c/o Vanessa Simpson

Address: 647 Welham Road, Unit 9A

Barrie, ON L4N 0B7

Tel. No.: 705-812-3281 ext. 25

Fax No.: \_\_\_\_\_

E-mail: vsimpson@ipsconsultinginc.com

c) Name of Registered Owner (s) of subject land and full mailing address (copy of Deed may be required):

Same as Applicant (s): X OR:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Tel. No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

E-mail: \_\_\_\_\_



**2. LOCATION AND DESCRIPTION OF LAND**

Concession Number(s): \_\_\_\_\_ Lot Number(s): \_\_\_\_\_  
Registered Plan No: RP51-1045 Lot(s) or Block(s): Block 39 & 41  
Reference Plan No: \_\_\_\_\_ Part Number(s): \_\_\_\_\_  
Name of Street/Road: \_\_\_\_\_ Street Number: \_\_\_\_\_  
Assessment Roll No: 431601003505451 & 431601003505449  
132.1m on Robertson Ave  
Frontage: 20m on Sunnybrae Ave Depth: irregular Area: 4.78 ha  
(in metric units)

**3. LAND USE**

a) What is the current use of the subject land?  
vacant

b) What is the proposed use for the subject land?  
21 estate residential lots, on municipal ROW. Metrolinx widening and berm.  
Refer to Planning Justification Report

**4. OFFICIAL PLAN**

a) What is the current Official Plan designation for the subject land?  
Village Residential

b) Provide an explanation of how this Application conforms to the Official Plan.  
Refer to Planning Justification Report

c) Provide an explanation of how this Application conforms to the County of Simcoe Official Plan.  
Refer to Planning Justification Report

**5. ZONING**

a) What is the current zoning for the subject land?  
Future Development FD Zone and Residential One with Special Provision (R1-8) Zone

b) What is the nature and extent of the zoning requested for the subject land?  
FD to R1-X  
R1-8 to R1-X Refer to Planning Justification Report

c) What is the reason why this rezoning is being requested?  
To establish zoning for residential dwelling lots  
Refer to Planning Justification Report



**6. PROVINCIAL PLANNING**

a) Provide an explanation of how this Application is consistent with the Provincial Policy Statement (PPS).

Refer to Planning Justification Report

b) Provide an explanation of how this Application conforms or does not conflict with Provincial Plans (e.g. Places to Grow).

Refer to Planning Justification Report

**7. CONCURRENT OR PREVIOUS APPLICATIONS**

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

**SUBJECT LANDS**

	File #	Approval Authority	Lands Affected	Purpose	Status	Effect on Amendment
OPA						
ZBA						
Plan of Subdivision Site Plan	D12-1998-008	County	51M-1045	38 lot sub	Registered Feb 2015	Adjacent development
Consent						
Minor Variance						

**WITHIN 120 METRES OF SUBJECT LANDS**

	File #	Approval Authority	Lands Affected	Purpose	Status	Effect on Amendment
OPA						
ZBA						
Plan of Subdivision Site Plan	D12-1998-008	County	51M-1045	38 lot sub	Registered Feb 2015	Adjacent development
Consent						
Minor Variance						

**8. SERVICES**

a) Is the proposal to be on municipal services? If yes, please specify municipal services available.

☒ water    ☐ sanitary sewer    ☒ storm sewer    ☐ none

b) Does the development rely on private sanitary sewers?

Yes, private individual septic for each residential lot

c) If yes, describe the type of private sewage disposal to be used.

Septic

d) If no municipal water is available, describe the type of water proposed:

☐ private owned and operated individual well    ☐ private communal well  
☐ lake    ☐ other (describe): \_\_\_\_\_

9. If the development is proposed on private wells / septic system, a report prepared by a Hydro-geologist indicating water quality and quantity and impact on surrounding area submitted with this Application may be required to facilitate this review.

10. If this Application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report are required (O.Reg. 545/06 Schedule 1 25.).

11. Type of access (check appropriate box).

<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> County Road
<input checked="" type="checkbox"/> Municipal Road maintained seasonally	<input checked="" type="checkbox"/> Municipal Road maintained all year
<input type="checkbox"/> right-of-way	<input type="checkbox"/> other public road
<input type="checkbox"/> water access*	

(\*on an attached appendix, describe the parking and docking facilities to be used and approximate distance of these facilities from the subject land and the nearest public road).

12. Other Services (check if the service is available).

<input checked="" type="checkbox"/> electricity	<input checked="" type="checkbox"/> telephone
<input type="checkbox"/> school bussing - unknown	<input checked="" type="checkbox"/> garbage collection
<input checked="" type="checkbox"/> natural gas	<input checked="" type="checkbox"/> cable tv



13. Describe the type of storm drainage:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> storm sewers | <input type="checkbox"/> ditches          |
| <input type="checkbox"/> swales                  | <input type="checkbox"/> natural drainage |

14. HISTORY OF THE SUBJECT LAND

a) Date of acquisition of the subject land:  
2012

b) Date of construction of existing buildings and structures on the subject lands:  
lands are vacant

c) For any existing building(s) describe:

i. the type of building or structure; and

ii. in metric units, the setback from the front lot line, rear lot line and side lot lines, and its dimensions or floor area.

d) Are any building(s) or structure(s) proposed to be built on the subject land?  
yes, 21 single detached dwellings

e) For any proposed building(s) describe:

i) the type of building or structure; and  
single detached dwelling

ii) in metric units, the setback from the front lot line, rear lot line and side lot lines, and its dimensions or floor area.

Refer to the Planning Justification Report

f) Length of time the existing uses on the subject property have continued:  
vacant - over five years, agricultural/crop farming - prior to land disturbance

g) Are there any easements, rights-of-way or restrictive covenants affecting the subject land?

Yes \_\_\_\_\_ No X



a) If yes, describe the easement, right-of-way or restrictive covenant and its effect.

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Where farm viability or size is an issue or where livestock barns are in proximity to the subject land, a Minimum Distance Separation (MDS) calculation is required to be submitted.

A certificate from the local Conservation Authority will facilitate the review of this Application.

A Sketch Plan is to be provided as per the requirements under Section A of the Support Materials, which is attached to this Application.

Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified? Please check the appropriate boxes if any apply.

Use or Feature	On the subject land	Within 500 metres of the subject land, unless otherwise specified (indicate approximate distance)
an agricultural operation, including livestock facility or stockyard	--	with approximately 20m
a landfill	--	--
a sewage treatment plant or waste stabilization plant	--	--
a provincially significant wetland (class 1, 2, or 3 wetland)	--	--
a flood plain	--	--
a rehabilitated mine/pit site	--	--
An active mine/pit site	--	--
a non-operating mine/pit site within one km of the subject land	--	--
an industrial or commercial use, and specify the use	--	--
An active railway line	--	adjacent, east property line



15. Please record the required application and administration fee and date of payment below.

Required Administration Fee:	<u>\$2,350</u>	Date Administration Fee Paid:	<u>July 2, 2020</u>
Deposit:	<u>\$6,000</u>	Date Deposit Paid:	<u></u>

**16. AFFIDAVIT OR SWORN DECLARATION**

Must be completed by the Applicant/Agent

I, Vanessa Simpson of the Town of Innisfil  
(home Town or City)  
in the County of Simcoe make oath and say that all the statements  
(County or Region)

contained in this Application are true and conscientiously believe to be true, all the information contained in the documents that accompany this application. Furthermore, I authorize and consent to the use by or the disclosure to any person or public body of any information collected under the Planning Act for the purposes of processing this Application.

I further understand and agree that should approval of this application result in a hearing before the Ontario Municipal Board, the Town will require my undertaking to provide all necessary expertise (including legal, planning and engineering) to appear at such hearing in support of the Application, and the Town may require that I enter into an agreement with the Town to provide same. I declare that I have read the Town's Fees By-law and that I agree to the terms and conditions of the Town's Fees By-law. I also understand that the Application is not complete until all required information, reports, fees and deposits are provided to the Town. I further acknowledge that in default of any payment of fees or costs owing by me by virtue of this application or any Ontario Municipal Board Hearing held therefore, the Town may collect said fees in such manner as set out in Section 391 of the Municipal Act.

Sworn before me at the Town of Innisfil in the County of  
Simcoe this 5 day of August, 2020

Caroline Helen Midgley  
Commissioner of Oaths

VSimpson  
Signature of Applicant

Vanessa Simpson  
Print Name Here

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





**17. AUTHORIZATION**

If the Applicant is not the Owner of the land that is the subject of this Application, the written authorization of the Owner that the Applicant is authorized to make the Application must be included with this form or the authorization set out below must be completed.

**Authorization of Owner for Agent  
to Make the Application**

1820839 Ontario Limited (Wayne Ezekel, President)

I, WAYNE EZEKEL am the Owner of the land that is the subject of this Application and I authorize Innovative Planning Solutions to make this Application on my behalf. 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.

May 28, 2020

Date

Wayne Ezekel  
Signature of Owner

**18. APPLICANTS CHECKLIST**

The Town will assign a File Number for submitted applications and this should be used in all communications.

**Submission Requirement (please check):**

Note: materials  
have been submitted  
digitally, ONLY. If  
printed copies are  
required, please  
let agent know.

- ☒ one (1) original completed Application Form (including required information under Section 5(a) and 5(b))
- ☒ five (5) copies of all required studies or reports associated with the Application
- ☒ five (5) copies of the requested Zoning By-law Amendment text
- ☒ five (5) copies of the requested Zoning By-law Amendment schedule
- ☒ list of studies submitted with this Application:

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

**NOTE: The Town will also require:**

- a reduced sized drawing of 8 ½" x 11"
- a digital copy of all of the above drawings
- a digital copy of all of the above Reports and Studies

- \$2,350 (updated fee)
- ☒ \$2,200.00\* Zoning By-law Amendment (2016 Fees and Charges By-Law)
  - ☐ \$590.00\* Removal of 'H' (Holding) (2016 Fees and Charges By-Law)
  - ☒ Deposit \$ 6,000

\*Administration fee plus full cost of applicable staff time, Town expenses and or any related Town Consultant's invoice. The cost of staff or consultant review shall be estimated and the estimated cost together with the basic fee shall be deposited prior to the commencement of the review and prior to Application be deemed complete under the Planning Act. Any portion of the deposit that is not used will be refunded following closure of the Application. The Applicant will be invoiced by the Town for any actual costs in excess of the estimated cost and deposit.

**Forward Application to: Town of Innisfil**  
**2101 Innisfil Beach Road**  
**Innisfil, ON L9S 1A1**

**Attention: Manager of Planning**