

***Welcome  
Official Plan Review  
& Preferred Growth Strategy  
Information Centre***

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<b>Next Step</b>	<b>Date</b>
1. Policy Directions and Preferred Growth Options Open House	March 30, 2006
2. Open House on Draft Official Plan	Early May, 2006
3. Statutory Public Meeting	Late May / Early June, 2006





# Innisfil Official Plan

## *Growth Drivers*

### Growth Drivers: Population

- Current trends forecasts –base forecast – about 240 new homes each
- GTA Overspill – lack of supply and affordability issues
- Barrie Overspill – forecasted shortfall of 36,370 housing units
- Increased Immigration – 62,500/year new Canadians – 42% settle in Southern Ontario
- Increasingly smaller household sizes (3.2 to about 2.6 ppu)

### Growth Drivers: Employment

- About 21% of Innisfil residents work within the community, the remainder commute
- Municipalities typically target to retain 50% of jobs with the community
- While the long term industrial markets are strong, achieving an activity rate of 50% over the next 20 years will be challenging
- Under any scenario, new industrial lands must be designated and a strategy for servicing devised.



# Innisfil Official Plan *Forecasts*

- Table 1 Population Forecasts**

	Low	Reference	High
Additional Housing Units (Permanent & Seasonal)	30,936	38,027	51,403
Total Population in 2026	107,675	120,920	147,828
Minus potential population within existing settlements	55,000	55,000	55,000
Population to be accommodated in new areas	52,675	65,920	92,828

- Table 2 Employment Forecasts at 50% Activity Rate**

	Low	Reference	High
Employment Target @ 50% Activity Rate	53,837	60,460	73,914
Less Current Employment	6,577	6,577	6,577
Net Employment	47,260	53,883	67,337
Employment on Employment Lands @60%	28,356	32,330	40,402
Employment Density 33 person per ha	859	980	1,224
Contingency Factor @10% (ha)	86	98	122
Total Employment Land Requirement (ha)	945	1,078	1,347
Minus existing vacant land (ha)	180	180	180
Employment land to be accommodated in new areas (ha)	765	898	1,167



# Innisfil Official Plan *Policy Directions*

## ***Consideration of Intensification Opportunities***

- Thorough analysis of intensification opportunities undertaken
  - infill on vacant lots,
  - underutilized properties
  - redevelopment within the downtown core areas
- Potential population of approximately 7,000 may be achieved through intensification
- Higher rates would require considerable disruption of existing neighbourhoods.

## ***Target Population for the Official Plan***

- Proposed Provincial Growth Plan for the Greater Golden Horseshoe forecasts growth of 247,000 new residents (from 2004) and 100,000 new jobs in Simcoe County by 2031
- In recognition of proposed Provincial Growth Plan for the Greater Golden Horseshoe forecast, lack of certainty with changes to immigration levels, and need to distribute growth in County, prudent to be conservative
- Recommended that the Official Plan target a 2026 population of 105,000 or 42,000 units and target 750 gross hectares of employment land.



## Innisfil Official Plan

### *Vision*

Innisfil's future will build on its small town and scenic rural character through managed growth that will provide for a greater choice for housing, increased employment and increased self-sufficiency with shopping, recreation and community services. A thriving employment area will be focused along the 400 corridor, and in strategic locations within settlement areas. The existing settlement areas will be intensified while respecting the village character and identity of each individual settlement. Innisfil will continue to be a community of communities, but a strong identity as one "Town" will be promoted. The Municipal Civic Campus will assist in promoting that identity and become recognized as the centre of the Town. Transportation choices will be improved with future public transit service anchored on the new GO Station and GO 400 express service. Innisfil's countryside ambiance will be maintained through protection and enhancement of the rural agricultural areas and natural features with support for the viability of farming as growth occurs. Increased public access to the shoreline and improved health of Lake Simcoe will be a draw for community gathering. Growth will be based on prudent infrastructure planning and strong policies that will define where growth will occur, preserve the natural environment, maintain the quiet and peaceful countryside and foster the building of active communities.



# Innisfil Official Plan

## *Municipal Structure*

- **Natural Heritage System**
  - Seeks to maintain connections among natural features such that their existing functions are maintained or enhanced
  - Boundaries to be refined when applications proposed
  - Not a designation, and all existing uses and rural and agricultural uses are permitted
- **Rural and Agricultural Areas**
  - The Town should encourage a broad range of agriculture-related uses within the Rural and Agricultural Areas including permitting those related to farming as of right in the land use designations and zoning by-law
- **Municipal Civic Campus**
  - This area would be the central meeting place and focus for community wide civic activities
- **Urban Settlements**
  - Will accommodate the majority of residential and employment growth within the municipality and will be based on full municipal services
- **Village Settlements**
  - Non-serviced or partially serviced areas
  - Growth in Village Settlements will be limited to infill and rounding out of the boundaries of the settlement areas
- **Shoreline**
  - Growth in the Shoreline Areas are limited to infilling
  - Primary uses are permanent and seasonal dwellings, and commercial uses oriented to tourist and recreational activities
- **Housing**
  - Identify and encourage opportunities for infill and intensification within the existing built area
- **Employment Areas and Economic Development**
  - The long term goal of the municipality is to have one job per two residents (or 50% jobs to population ratio) which means that the Town's labour force could work in the Town
  - Need to re-balance the residential/non-residential tax base
- **Future Urban Boundary Expansions**
  - Contains evaluation criteria for any future boundary expansion request



# Innisfil Official Plan

## *Natural Environment Policies*

### **Natural Environment Area Designation**

- Includes:
  - Environmentally Significant Areas (excluding Hydrogeologically Significant Areas);
  - Evaluated wetlands;
  - Areas of Natural and Scientific Interest (ANSI's);
  - Significant Woodlands; and
  - Stream corridors including fisheries buffers

### **Criteria For Significant Woodlands**

- Any woodland that supports valued species of flora or fauna including any of the following:
  - any G1, G2, G3, S1, S2, or S3 plant or animal species, or community as designated by the Natural Heritage Information Centre (NHIC); or
  - any species designated by Committee on the Status of Endangered Wildlife in Canada (COSEWIC) or Committee on the Status of Species at Risk in Ontario (COSSARO) as Threatened, Endangered, or of Special Concern.
- Any woodland over 2 ha that is:
  - within 100 metres of another significant feature; or
  - within 30 metres of a natural watercourse, surface water feature or evaluated wetland
- Any woodland that is greater than or equal to 10 ha in size.



## Innisfil Official Plan

# ***Rural and Agricultural Area Policies***

- Rural and Agricultural Areas are designated as:
  - **Specialty Crop Area**
    - Includes lands ranked 1 on Map 5 of the *Issues and Options Report*
    - Severances for all uses except for agricultural use or surplus farm dwellings resulting from farm consolidation prohibited
    - Should include the policies from Section 5.4 ‘Market Garden Policy Area’ from the current *Official Plan*
  - **Agricultural Area**
    - Includes lands ranked 2 and 3 on Map 5 of the *Issues and Options Report*
    - Should include the policies from Section 5.1 ‘Agricultural Policy Area’ from the current *Official Plan*
    - A full range of secondary uses and agricultural related uses should be permitted
    - Limit severances only to a residence surplus to a farming operation
  - **Rural Area**
    - Includes lands ranked 4 and 5 on Map 5 of the *Issues and Options Report*
    - Should include the policies from Section 5.2 ‘Rural Policy Area’ from the current *Official Plan*



# Innisfil Official Plan

## *Residential Area Policies*

- Proposed Residential designations:
  - **Estate Residential**
    - Incorporates the policies in Section 5.5 “Estate Residential Policy Area” in the current *Official Plan*
  - **Village Residential**
    - Applies to residential lands in Village Settlements
    - Housing will be limited to non-municipal serviced lots
  - **Shoreline Residential**
    - Permits permanent and seasonal, single detached housing, home occupations, parks, institutions and schools, and Bed and Breakfast establishments.
  - **Recreational Retirement Residential**
    - Incorporates policies of Section 5.12 in the current *Official Plan*
  - **Low Density Residential One**
    - Permits single detached dwellings, schools, parks, home occupations, and accessory units
    - Density of 12.5 units per net hectare (5 units per acre)
  - **Low Density Residential Two**
    - Permits same uses as Low Density Residential One
    - Density of up to 20 units per net hectare (8 units per acre)
  - **Medium Density Residential**
    - Permits semi-detached, townhouses, and limited single detached housing
    - Maximum density of 40 units per net hectare (16 units per acre)
    - Secondary plans could allow certain sites or areas to have higher densities.
  - **High Density Residential**
    - Provides guidance for future applications
    - Permits townhouses, apartments and multiple unit housing
    - Density range from 60 – 120 units per net hectare (24 to 48 units per acre)



# Innisfil Official Plan

## ***Commercial Area Policies***

- Proposed Commercial designations:
  - **Core Commercial** or downtown areas
    - Permit the broadest range of retail and service uses including convenience, destination and comparison goods shopping with permission and encouragement for higher density mixed use development
  - **Neighbourhood commercial**
    - Provides for convenience and service commercial needs serving the day-to-day and weekly shopping needs of a neighbourhood
  - **Highway or Arterial Commercial**
    - Provides for uses which cater to the drive by trade or which require large land areas
  - **Shoreline / Marine Commercial**
    - Provides for the convenience and tourist retail needs of the residents and visitors to the shoreline areas including marinas and associated marine uses
  - **Village Commercial**
    - Provides for the convenience needs of residents within the Small Urban areas.
  - **Convenience Commercial**
    - Small retail stores providing a convenience function to the local neighbourhood
    - Permitted as of right in the urban residential designations subject to zoning permissions





# Innisfil Official Plan

## ***Employment Area Policies***

- Proposed Employment designations:
  - **Business Park**
    - Applies to lands located adjacent to Highway 400
    - A full range of light industrial operations and office uses permitted
  - **General Industrial**
    - Permit all types of employment uses excluding commercial uses
  - **Light Industrial**
    - Permit a range of light industrial uses, business services, contractors and construction workshops and services, auto services and service commercial uses
  - **Rural Industrial**
    - Existing policies contained in Section 5.10.1 of the current *Official Plan* should be encompassed in this designation



# Innisfil Official Plan

## *Other Designations*

- **Resort Recreational**
  - Applications must demonstrate need for such a use
  - Criteria to evaluate application
- **Hazard Land Areas**
  - Includes flooding and erosion hazard areas to be placed in this designation
- **Aggregate Resources and Extractive Industrial Areas**
  - Protects mineral aggregate resources for long-term use
- **Institutional Areas**
  - Lands designated for a specific Institutional Use shall be reserved for that use for a period of 10 years unless an alternative site is designated
- **Parks and Open Space**
  - Provides specific requirements for parkland dedication
  - Includes recommendations from the Town's *Culture, Parks and Recreation Master Plan*
- **Greenbelt**
  - Lands in the south-east corner of the municipality encompass a portion of the Greenbelt Plan

