

AMENDMENT NO. 3
OF THE
SIMCOE COUNTY
OFFICIAL PLAN
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INTRODUCTION

PART A – THE PREAMBLE does not constitute part of this Amendment.

PART B – THE AMENDMENT, consisting of the following text, constitutes Amendment No. 3 to the Simcoe County Official Plan.

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose of this Official Plan Amendment is to amend the text of section 3.14.1 of the Simcoe County Official Plan to delete references to the maximum and minimum statistics including the resort unit count, commercial GFA and amenity GFA within the Marina Community District. Section 3.14.1 will continue to recognize the overall structure of the resort and its various integral components, but will leave the details regarding space and unit requirements to the Big Bay Point Resort Secondary Plan.

2.0 LOCATION

The lands subject to the Amendment are located in the northeastern part of the Town of Innisfil in the Big Bay Point area. The subject lands are generally bounded by Lake Simcoe to the east, Thirteenth Line to the south, and Big Bay Point Road to the north and west.

2.1 Existing Land Use

The lands subject to this Amendment are under development and improved with modern resort recreational uses, resort commercial uses, a resort marina, an 18-hole golf course, trail system and resort residential uses, all in accordance with the Big Bay Point Resort Secondary Plan.

3.0 PROPOSAL

Corresponding Applications to amend the Town of Innisfil Official Plan Amendment No. 17, the Big Bay Point Resort Secondary Plan (the “Secondary Plan”), and to amend Town of Innisfil Zoning By-law 029-05 have been filed in conjunction with this application. The proposed amendment to the Secondary Plan and corresponding zoning by-law amendment will permit an additional 1,000 resort residential units to be built within the approved development footprint in the Marina Community District. The proposed units will be serviced by municipal water and wastewater services and the existing public collector road (“Friday Drive”) and surrounding road network.

This Amendment will delete references to the maximum and minimum statistics, including the resort unit count, commercial GFA and amenity GFA within the Marina Community District.

Section 3.14.1 will continue to recognize the overall structure of the resort and its various integral components, but will leave the details regarding space and unit requirements to the Big Bay Point Resort Secondary Plan.

This Amendment is supported by detailed technical studies addressing planning, servicing, environmental, fiscal, resort amenities and commercial uses and transportation matters.

4.0 POLICY BASIS

This Amendment enables the resort to optimize the use of its site within its current development footprint and existing services in a manner that:

- Enhances its tourism and recreation potential;
- Creates a larger unit base to fund internal operations and programming for greater public benefit;
- Helps further distribute and defray capital and operating costs for municipal infrastructure;
- Generates new employment opportunities; and
- Generates significant one-time and ongoing annual fiscal benefits to the Town of Innisfil and the County of Simcoe.

Amendment No. 5 to the County Official Plan, which created section 3.14, and the Town of Innisfil Official Plan Amendment No. 17, creating the Big Bay Point Resort Secondary Plan were approved in 2007. While the approved Plan has served very well in enabling the delivery of the resort as it stands today, experience is showing that there is unrealized opportunity to attract more users to the site, Town and County.

4.1 Simcoe County

This Amendment furthers the County's Goals, as stated in its Official Plan:

- "To implement growth management to achieve lifestyle quality and efficient and cost-effective municipal servicing, *development* and land use";
- "To further community economic *development* which promotes economic sustainability in Simcoe County communities, providing employment and business opportunities".

It is also consistent with themes in the County's Growth Management Strategy, as articulated in Part 3 of its Official Plan:

- "Enabling and managing resource-based *development* including agriculture, forestry, aggregates, and tourism and recreation".
- *Development* of communities with diversified economic functions and opportunities, and a diverse range of housing options".

The Amendment further aligns with the Strategic Directions set forth in the County's 2014 Strategic Plan:

- Economic & Destination Development - Create and strengthen partnerships with key stakeholders to develop economic opportunities in response to the changing demographics of the County and to provide a rich cultural experience for both local residents and tourists visiting the area;
- Environmental Sustainability - To preserve, conserve, and safeguard our environment and natural resources, while recognizing opportunity, innovation, and the needs of our community;

The fourth Goal of the County's 2011 Economic Development Strategic Plan:

- Support growth in regional tourism, agri-tourism and cultural development, with the objective:
The County will be recognized provincially and nationally for its thriving tourism and cultural industries, with communities that offer a diverse range of rural, recreational and cultural experiences.

The proposed Amendment represents a unique opportunity to optimize the development potential of the resort within the existing development footprint and will contribute positively to the continued growth of the tourism industry in the County and provide connecting opportunities throughout the County.

4.2 Provincial Policy Statement, 2014 (PPS)

The proposed Amendment is consistent with the policies of the PPS. Friday Harbour is located on rural lands, which are outside the settlement area boundary and also outside prime agricultural areas, where the PPS permits resource-based recreational uses, including recreational dwellings (Policy 1.1.5.2). Policy 1.1.5.3 states that recreational, tourism, and other economic opportunities should be promoted and further, Policy 1.1.5.5 states that development shall be appropriate to the infrastructure which is planned or available, avoiding the need for unjustified and/or uneconomical expansion of this infrastructure. In addition, Policy 1.7.1 states that long-term economic prosperity should be supported by promoting opportunities for sustainable tourism development. The proposed additional resort units to be implemented through amendments to Town of Innisfil Official Plan Amendment No. 17, meet the intent of the PPS to encourage recreational, tourism and economic opportunities and will be appropriately serviced by existing infrastructure. Therefore, the proposed Amendment efficiently utilizes existing servicing and supports long-term economic prosperity.

The approval of additional units at Friday Harbour will promote a more efficient development and land use pattern and allow for a greater range and mix of uses, consistent with PPS policies 1.1.1 (a) and (b).

The Amendment, as implemented through amendment to the Town of Innisfil Official Plan Amendment No. 17, will further promote a cost-effective development pattern by accommodating additional units through intensification within the approved development area and optimizing the use of existing services, including servicing infrastructure consistent with PPS policies 1.1.1(c) and (e).

The Amendment is also consistent with the PPS policies related to natural heritage features and their protection for the long term (Section 2.1). Friday Harbour contains a number of natural heritage features within the protected Environmental Protection Area. The proposed Amendment relates to lands within the Marina Community District which are already approved for development and which are outside of the Environmental Protection Area and the natural heritage features. As well the PPS contains policies intended to protect, improve or restore the quality and quantity of water (Section 2.2). The Natural Heritage Assessment report concludes that the increase in the number of resort residential units will not have a negative impact on fish habitat or water quality. The Phosphorus Report prepared in support of the Development Applications concludes that the additional resort residential units reduce the estimated phosphorus loading by 0.4 kg/year (compared to the 2009 estimates). On that basis, the Development Applications will have no negative impact on the existing natural heritage and hydrologic features and their functions.

Therefore, the proposed Amendment is consistent with the PPS.

4.3 The Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan)

The proposed Amendment conforms with the Growth Plan, which permits development of resource-based recreational uses outside of settlement areas on rural lands, as per Policy 2.2.9.3. Where permitted on rural lands, the Growth Plan directs that resource-based recreational uses should be limited to tourism-related and recreational uses that are compatible with the scale, character, and capacity of the resource and the surrounding rural landscape, which includes commercial uses to serve visitors and recreational dwellings for seasonal accommodation (Policy 2.2.9.3).

Section 6 of the Growth Plan provides more specific direction for the Simcoe Sub-area. It is intended to establish a “foundation for municipalities to align infrastructure investments with growth management, optimize the use of existing and planned infrastructure, co-ordinate water and wastewater services, and promote green infrastructure and innovative technologies” (Policy 6.1).

The Amendment implemented through amendments to Town of Innisfil Official Plan Amendment No. 17, proposes additional resort residential units within the development boundary of Friday Harbour, which has existing servicing infrastructure. Sanitary infrastructure can be modified to provide the required level of service and there is also adequate water capacity to serve the additional units.

Accordingly, the proposed additional resort residential units, will be compatible with the scale, character and capacity of Lake Simcoe and the available servicing, as demonstrated in the accompanying studies. Therefore, the proposed Amendment conforms with the Growth Plan.

PART B – THE AMENDMENT

1.0 INTRODUCTION

This document, entitled “Part B – The Amendment”, consisting of the following text, constitutes Amendment No. 3 to the Simcoe County Official Plan.

2.0 DETAILS OF THE AMENDMENT

The Official Plan is amended as follows:

Section 3.14 is amended as follows, with deletions shown in ~~strikeout~~ and additions in underlined text:

3.14 Special Development Area

Friday Harbour 3.14.1 *Development* within the Special Development Area within the Town of Innisfil known as Friday Harbour Resort will be in accordance with the structure plan shown on Schedule 5.1.a. The key components of the resort structure plan include a golf course district, environmental protection district, and marina community district.

Within the area identified as a golf course, the permitted uses shall be limited to an 18-hole golf course, related golf club facilities, and certain civic uses to be determined by the Town of Innisfil.

The Environmental Protection District Area (“EPA”), which encompasses approximately 87 hectares, includes *wetlands, significant woodlands,* and associated *natural heritage* features and functions. The *natural heritage features* and *functions* will be protected within and EPA and *development* and site alteration of *adjacent lands* will be undertaken such that there will be no negative impacts on the EPA, including the provision of buffers to allow for the appropriate transition between the EPA and abutting golf course district and marina community district.

No *development* or site alteration will be permitted within the EPA, with the exception of a collector road connecting Big Bay Point Road with the Thirteenth Line, infrastructure works contained solely within the right of way of the collector road and any works related to an approved Amphibian and Reptile Protection and Enhancement Plan. The collector road, which is shown conceptually on Schedule 5.1.a, will be designed and aligned to minimize any *negative impacts* on the natural heritage features and functions of the EPA. In addition, a network of trails, not for use by motorized vehicles, will be permitted subject to demonstrating that the trail system will have not *negative impacts* on identified features and functions of the EPA. Alterations to the limits of the EPA and encroachment on its boundaries shall be strictly prohibited except for such minor adjustments as may be warranted based on the preparation of an edge management plan.

Within the marina community district shown on the resort structure plan, resort development consisting of resort residential units and hotel units shall be permitted. a minimum of 400 hotel units and a maximum of 1,600 resort residential units will be permitted, provided the total number of resort units within the Big Bay Point Resort does not exceed 2,000. Residential units within Friday Harbour Resort shall only be available on a non-permanent occupancy basis. In conjunction with the resort development, conference facilities comprising a minimum of 5,000 square metres, retail commercial uses comprising a minimum of 8,000 square metres, a theatre, and indoor recreational facilities will be provided. A marina will be provided. to a maximum of 1,000 boat slips.

The resort *development* is to be serviced by full municipal services in a manner which will protect or enhance the water quality of Lake Simcoe and its tributaries. The servicing details are to be addressed through the implementation framework of the Town of Innisfil's Official Plan, Environmental Assessment(s), and the Environmental Compliance Approval process. In addition, monitoring and phasing of *development* will be dealt with through the implementing framework of the Town of Innisfil's Official Plan.

3.0 IMPLEMENTATION AND INTERPRETATION

This amendment does not alter and shall be implemented and interpreted in accordance with Section 4.11 and Schedule 5.8 of the Simcoe County Official Plan.