



**PLANNING & BUILDING SERVICES DEPARTMENT  
MEMORANDUM**

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**TO: MAYOR J. LEHMAN AND MEMBERS OF CITY COUNCIL**

**FROM: ANDREA BOURRIE, DIRECTOR OF PLANNING & BUILDING SERVICES**

**NOTED BY: RICHARD FORWARD, MBA, M.SC., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT  
MICHAEL PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: SECONDARY PLAN AREAS: NATURAL HERITAGE SYSTEM LAND**

**DATE: JULY 10, 2017**

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The purpose of this Memorandum is to address two questions with respect to lands zoned Environmental Protection (EP) as posed by Councillor Morales to staff during the Monday, June 26, 2017 Public Meeting.

The Questions were:

1. How much land is currently zoned Environmental Protection (EP) in the Salem and Hewitt's Secondary Plan areas under the existing Innisfil zoning by-law (054-04)?
2. How much land are we anticipating to be zoned Environmental Protection (EP) once the full build out of the Salem and Hewitt's Secondary Plan areas are complete?

The Salem and Hewitt's Secondary Plan areas are approximately 2,344 hectares in size. Approximately 360 hectares (15%) are currently zoned Environmental Protection (EP) and approximately 672 hectares (30%) are designated Natural Heritage System (NHS) by the Secondary Plans but currently zoned a number of zones, including the Environmental Protection (EP) zone, the Agricultural General (AG) zone and the Rural Residential (RR) zone. All of the zones reflect the Innisfil Zoning Bylaw that is currently in effect for these lands. The difference between EP and NHS is the EP zone controls permitted uses, thereby protecting the lands from damaging uses, while the NHS designation identifies key natural features on lands that can be rezoned EP as development occurs.

Through the anticipated Secondary Plan development approval process, lands currently designated Natural Heritage System but not currently zoned Environmental Protection (EP) will be rezoned to EP and transferred into public ownership to ensure long-term protection. Ultimately, approximately 30% of the land in the Secondary Plan areas, (or twice the current land area), will be zoned as Environmental Protection (EP) lands for the long-term benefit of the community.

Should there be any further questions, please contact Bailey Chabot, Planner at ext. 4434.