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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D12-425 & D14-1620**

**FROM:** S. FORFAR, M.C.I.P., R.P.P., MANAGER OF GROWTH PLANNING

**NOTED:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

**RE:** ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION – 45  
McKAY ROAD WEST

**DATE:** MARCH 20, 2017

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The subject lands are located on the south side of McKay Road West, east of Veteran's Drive, adjacent to the northern boundary of the Town of Innisfil, southeast of the intersection of McKay Road West and Veteran's Drive. The subject lands are wholly within the 2010 Annexed Lands. The lands are designated Highway 400 Industrial/Business Park pursuant to the Salem Secondary Plan.

The proposal is to rezone to Highway Industrial with Site Specific exceptions [HI(SP-XXX)] pursuant to Zoning By-law 2009-141 to allow for the subdivision of 16 industrial employment blocks. The blocks vary in size but are approximately between 1.5 to 2.0 hectares (4 to 5 acres).

There are a number of special provisions proposed. They are:

1. Additional permitted uses; and,
2. Amendment to development standards.

Staff have not yet had an opportunity to fully review the application against municipal regulations, policies, and guidelines. Details will accompany the staff report.

A Neighbourhood Meeting was not held for these lands given the site's isolated location and that the majority of the surrounding lands are owned by the applicant.

For more information, please contact Bailey Chabot, Planner at extension no. 4434.