

Summary of Comments

B-2026-007

2596 Leonard St



COMMITTEE OF ADJUSTMENT MEMORANDUM

APPLICATION NUMBER: B-2026-007

MEETING DATE: July 16, 2026

TO: Sarah Burton Hopkins, Secretary Treasurer Committee of Adjustment

FROM: Savana Hasan, Assistant Development Planner

SUBJECT: Consent to sever 2562 Leonard Street from 2569 Leonard Street to create one (1) new lot with frontage on Leonard Street.

PROPERTY INFORMATION:

Municipal Address	2562 and 2596 Leonard Street
Legal Description	INNISFIL CON 9 PT LOT 27 RP 51R8434 PART 1 and 2
Official Plan	Key Natural Heritage Features and Key Hydrologic Features and Shoreline Residential Area (Schedule B14)
Zoning By-law	Residential 1 (R1), Environmental Protection (EP) and Agricultural General (AG) Zone

RECOMMENDATION:

The Planning Department recommends approval of application B-2026-007, subject to the following conditions:

CONDITIONS:

1. That existing mature trees and boundary trees be protected and maintained to the satisfaction of the Town. If any trees are proposed to be removed to facilitate the proposed consent, a Tree Preservation/Planting Plan, proposing tree compensation and replacement rates for any trees to be removed, and location of new trees and tree protection measures during any proposed site alteration shall be provided to the satisfaction of the Town and LSRCA.
2. That the owner's solicitor shall provide written confirmation that the severed land at 2956 Leonard Street (Adams Road (respective Roll No. 010-042-20200-0000) has street access through "Block A" on the land survey provided in this application, in accordance with the Official Plan requirement that new lots shall abut an open and maintained public road.
3. That the applicants retain an Ontario Land Surveyor to prepare and submit a digital copy of a draft reference plan identifying the severed and retained lands, to be reviewed and approved by the Town. Once approved, the R-Plan is to be deposited on title at the Land Registry Office.

4. That updated plans showing setbacks to the existing home and accessory structures be provided to the satisfaction of the Planning Department.

REASON FOR APPLICATION:

The applicant is proposing to sever the residentially zoned lands municipally known as 2562 Leonard Street from the adjoining Environmental Protection (EP) lands municipally known as 2596 Leonard Street. The severed Environmental Protection lands are proposed to have an approximate frontage of 16m and a lot area of approximately 5.80 hectares. The retained residential lot is proposed to have an approximate lot frontage of 20.42m and a lot area of approximately 918m². The purpose of the application is to create a separate residential lot containing the existing dwelling and associated accessory residential uses.

SURROUNDING LANDS:

North	Vacant woodlands and wetlands including Provincially evaluated wetlands known as Leonard's Beach Swamp (IN2), and a portion of the rear yard of a single-detached dwelling (2626 Leonard St)
East	Single-detached dwellings on Leonard Street
South	Single-detached dwellings on Leonard Street and rear yards of single-detached dwellings on Rose Lane
West	Vacant woodlands and wetlands including Provincially evaluated wetlands known as Leonard's Beach Swamp (IN2) (2615 25 th Sideroad)

ANALYSIS:

Site Inspection Date	June 3, 2026
Consistent with the Provincial Planning Statement (PPS): ☒ Yes ☐ No	The subject lands are located outside of a settlement area and are considered Rural Lands by the Provincial Planning Statement (PPS), 2024. Section 2.6.1 c) of the PPS states that where site conditions are suitable for the provision of appropriate sewage and water services, residential lot creation shall be permitted. Section 2.6.2 of the PPS states that development that can be sustained by rural service levels should be promoted. The proposed retained lot at 2562 Leonard Street contains an existing single-detached dwelling and is fully serviced (water and sewage) by municipal services. Section 3.6.4 of the PPS states that where municipal sewage and water services or private communal sewage and water services are not available, individual, on-site water services may be used if the conditions are suitable and there are no negative impacts of long-term use. The proposed severed lot at 2596 Leonard Street is vacant, containing no structures or services. The PPS includes policies that apply to natural heritage features, specifying that development and site alteration is not permitted within natural heritage features unless it has been demonstrated that there will be no negative impacts on the natural features of their ecological functions, as per Section 4.1.4 and 4.1.8 of the PPS. The subject lands contain Provincially Significant Wetlands (PSW) (Leonard's Beach Swamp- IN2) and woodlands identified as significant on Appendix 10 of the Town Official Plan and are within 120m to Lake Simcoe, therefore, the policies of Section 4.1 of the PPS apply.

	There are no development or site alteration proposals associated with this application, and no new lot lines will be created, as the proposed severed lot at 2596 Leonard Street has existing access from Leonard Street with frontage on Leonard Street. Any future development proposal on the severed lot is subject to the applicable PPS policies and would be required to demonstrate, to the satisfaction of the Lake Simcoe Region Conservation Authority (LSRCA), that the site is suitable for private servicing and that no negative impacts to natural features of their ecological functions would result from the proposed development. Given the above comments, the application is considered to be consistent with the PPS, subject to the proposed conditions.
Consistent with the Lake Simcoe Protection Plan (LSPP): ☒ Yes ☐ No	The subject lands are located outside of a settlement area within regulated areas of the Lake Simcoe Conservation Authority (LSRCA). The Subject lands contain wetlands, woodlands, and a stream, and are within 70m from the Lake Simcoe Shoreline, therefore they are subject to Key Natural Heritage and Key Hydrologic Features policies (Section 6.20 to 6.29) of the Lake Simcoe Protection Plan (LSPP). Section 6.23 of the LSPP states that development or site alteration is not permitted within a key natural heritage or hydraulic feature. The LSRCA have reviewed the proposal and have no objections to the proposed severance. Staff are of the opinion that since no new lot lines are proposed, and the use of the subject lands remain unchanged, that the proposal is consistent with the LSPP, subject to the recommended conditions.
Conforms to the County of Simcoe Official Plan: ☒ Yes ☐ No	The subject lands are designated 'Rural' and 'Greenlands' on Schedule 5.1 of the Simcoe County Official Plan (SCOP). The proposed retained residential lot is within the Rural designation and the proposed severed lot is within the Greenlands designation. Section 3.3.2 of the SCOP indicates that subdivision of land by consent is permitted only for the land uses permitted in the designation, or that maintain the intent of the Plan's objectives and policies. Section 3.8.14 of the SCOP lists the permitted uses in the Greenlands designation, and Section 3.8.16 states that legally existing uses within the Greenlands designation can continue in accordance with the SCOP. The proposed severed lot has a lot area of approximately 5.80 hectares with 16m of frontage on Leonard Street and is currently vacant. There is no new residential development or site alteration or change in use on proposed on the severed lot which is currently vacant. Policy 3.7.8 of the SCOP permits limited residential development through consent within the Rural designation, provided lots are restricted in size (less than 1 hectare) and maintain the rural character and road function, avoiding strip development. Since Leonard Street is not considered to be part of the road grid system, the proposed severance would not result in strip development. The retained lot at 2562 Leonard has an existing dwelling and associated accessory structures and a lot area of 918m² with 20.2m of frontage

	on Leonard Street. The proposed severance maintains the existing lot pattern, consistent with other residential lots on Leonard Street. Any future development application will be reviewed in accordance with the natural heritage policies of the Province, County, and Town. In consideration of the above comments, Staff are of the opinion that the application conforms to the policies of the Simcoe County Official Plan, subject to the recommended conditions.
Conforms to the Town of Innisfil Official Plan: ☒ Yes ☐ No	The subject lands are designated “Shoreline Residential Area” and “Key Natural Heritage Features and Key Hydrologic Features” on Schedule B14 of the Town’s Official Plan (OP). The subject lands are also recognized in Appendix 10 of the Official Plan as containing significant woodlands. The Shoreline Residential Area designation recognizes existing residential development in the Lake Simcoe shoreline outside of settlements areas, such as the existing residential lot and single-detached dwelling at 2562 Leonard Street (the retained lands). Section 19.2.5 of the OP states that where municipal water services and municipal sewer services are available, the lot density of the Shoreline Residential Area shall be based on the existing zoning. Section 19.2.9 states that new infill lots may be permitted by severance to a maximum of three new lots with direct frontage in a traditional lot pattern to an open and maintained public road, where municipal services are provided, and where the creation of new residential lots does not result in strip development. As noted previously, the proposed retained lot contains existing development with an existing single-detached dwelling, connected to municipal services, and meets all zoning requirements. It abuts an open and maintained public road, and does not generate strip development (the dwelling is already existing), which is also reflected in the opinion of County of Simcoe comments received. Section 17.1 applies to the Key Natural Heritage Features and Key Hydrologic Features designation which include the features found on the proposed severed lot such as the woodlands, stream, and Provincially Significant Wetlands (Leonard’s Beach Swamp- IN2). New development, including lot creation, is not permitted within this designation unless it can be demonstrated that there are no negative impacts on key natural heritage or hydrologic features or their functions, connectivity between natural heritage features is maintained and enhanced and removal of natural heritage features is avoided. Staff are not requiring a Natural Heritage Evaluation to demonstrate that there will be no negative impacts to the natural heritage features resulting from the proposed severance, as there is no proposed removal of natural heritage features or change of use for the severed lot, and no ‘development’ is proposed in terms of physical site alteration. If any tree removal is proposed, Staff have included a condition that a tree preservation and planting plan shall be provided to the satisfaction of the Town and LSRCA in accordance with 15.1.6 and 15.1.7 of the OP.

	Considering the above, Staff are of the opinion that the application conforms to the Town of Innisfil Official Plan.
Complies with the Town Zoning By-law: ☒ Yes ☐ No	The subject lands are zoned “Residential 1 (R1)”, “Agricultural General (AG)” and “Environmental Protection (EP)” in the Town’s Zoning By-law 080-13. The R1 zone permits single detached dwellings and requires a minimum 15m lot frontage and minimum 600m² lot area. The proposed retained lot is zoned R1 and complies with the minimum required lot frontage and lot area for the R1 zone. The existing dwelling and shed constructed in 1965, as well as the wrapped porch constructed in 2019 at 2562 Leonard Street meet the required setbacks and lot coverage for the R1 zone. A site plan was provided in 2019 showing all setbacks, however, Staff have included a condition that an updated site plan be provided to verify that information, including setbacks of all current accessory structures on the property are accurate. The proposed severed lot is mostly zoned EP. The severed lot appears to have access to Leonard Street and 16m of frontage (to be confirmed through the proposed conditions). There is no required minimum lot area or frontage for EP zones, and there are no existing structures on the subject lands in the EP zone, so it would meet the EP provisions. A small portion of the lot is also zoned AG (a small strip of the western portion of the subject lands), and the AG Zone requires a minimum lot area of 40 ha and minimum lot frontage of 150m. The intent of these regulations are to allow for large farm sizes to maximize farming potential and farming feasibility, and avoid farmland fragmentation. However, considering the vast majority of the lot is zoned EP, contains a Provincially Significant Wetland and none of the property has farming activity, Staff are not of the opinion a variance is practically necessary in this instance, due to the lack of farming activity, small scale of the AG Zone, and lack of access to the portion of the lands zoned AG, , in context of the principal use of the lot, which is environmental protection, reflecting the PSW and significant woodlands. Therefore a variance is not considered to be required to these provisions in this context. Considering the above, Staff are of the opinion that the proposal maintains the purpose and intent the Town’s Zoning By-law, subject to the recommended conditions.
Conforms to Section 2, 51(24) and 53(12) of the <i>Planning Act</i>: ☒ Yes ☐ No	Staff have reviewed the matters under Sections 2, 51(24) and 53(12) of the <i>Planning Act</i> , and are of the opinion the proposed consent conforms to these sections.

CONCLUSION:

The Planning Department recommends approval of application B-2026-007 subject to the proposed conditions.

PREPARED BY:

Savana Hasan
Assistant Development Planner

REVIEWED BY:

Steven Montgomery, MCIP, RPP
Supervisor of Development Planning



Building Department

MEMORANDUM TO FILE

DATE: July 9, 2026

FROM/CONTACT: Jocelyn Penfold

FILE/APPLICATION: B-2026-007

SUBJECT: 2596 Leonard St.

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. Please note that additional information (such as, but not limited to, septic review, limiting distance calculations or engineered documents, etc.) may be requested at building permit stage in order to review for compliance against the Ontario Building Code.
2. When applying for building permit for a new dwelling, please provide a lot grading plan designed by a Professional Engineer or an Ontario Land Surveyor to the satisfaction of the Building Department.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application).



Engineering

MEMORANDUM TO FILE

DATE: July 16, 2026

FROM/CONTACT: Adil Khan ex 3244 akhan@innisfil.ca

FILE/APPLICATION: B-007-2026

SUBJECT: 2956 Leonard Street

Comments to applicant/owner for information purposes (Comments help provide additional information regarding the development of the subject lands to the applicant. Comments are not conditions of approval):

1. When applying for a building permit, please submit engineering design drawings and all other supporting documents in accordance with Town Standards and to the satisfaction of the Town.

Condition of Approval (Conditions of Approval are specific enforceable conditions regarding the subject lands should the Committee of Adjustment approve the application. For example: The applicant/owner shall apply for a building permit for the construction of a new dwelling to the satisfaction of Community Development Standards Branch)

1. Should trees be removed tree compensation shall be provided in accordance with the Town Standards.



MEMORANDUM TO FILE

DATE: July 7th, 2026

FROM/CONTACT: Thomas Steube-Chapman, InnServices

FILE/APPLICATION: B-2026-007 2596 Leonard Street

SUBJECT: Severance Application for 2596 Leonard Street – InnServices Comments and Conditions

Comments to applicant/owner for information purposes:

None.

Condition of Approval:

None.

July 9, 2026

VIA EMAIL

Sarah Burton Hopkins
Secretary Treasurer
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON, L9S 1A1

RE: Consent Application - B-2026-007
Subject Lands: 2596 & 2562 Leonard Street, Town of Innisfil, County of Simcoe
County File: I-B-2602

Thank you for circulating the above-noted application to the County of Simcoe. County Planning staff understand that the applicant is proposing to sever the residentially zoned lands municipally known as 2562 Leonard Street from the adjoining Environmental Protection (EP) lands municipally known as 2596 Leonard Street. The severed residential lot is proposed to have an approximate lot frontage of 20.42m and a lot area of approximately 918m². The retained Environmental Protection lands are proposed to have an approximate frontage of 16m and a lot area of approximately 5.80 hectares. The purpose of the application is to create a separate residential lot containing the existing dwelling and associated residential uses.

The subject lands are designated Rural and Greenlands on Schedule 5.1 (Land Use Designations) of the Simcoe County Official Plan (SCOP). The proposed residential lot is located within the Rural designation. The subject lands are located within the Lake Simcoe Protection Area, and the retained lands are regulated by the Lake Simcoe Regional Conservation Authority and contain the Provincially evaluated wetland known as Leonard's Beach Swamp (IN2) and a permanent stream.

The Greenlands designation is the natural heritage system of the County and includes policies that are meant to protect natural heritage features and their ecological function as well as maintain connectivity and linkages between features.

Consistent with the SCOP, Section 4.1.8 of the Provincial Planning Policy (PPS), 2024 states *development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

The Rural designation's objective is to recognize, preserve and protect the rural character and promote long-term diversity and viability of rural economic activities.

Policy 3.7.8 of the SCOP permits limited residential development to be created by consent within the Rural designation, provided the lots are restricted in size with an approximate maximum size

of one hectare and that the number of lots on the *grid road system* is restricted in order to maintain the rural character and road function and avoid *strip development*.

Strip development is defined as lot creation in the Rural designation, which is arranged in linear configurations of more than three non-farm lots within 200 m of the proposed lot line as measured along the frontage of one side of the road.

Section 2.6.1 (c) of the PPS permits residential development on rural lands where site conditions are suitable for the provision of appropriate sewage and water services.

Section 2.6.5 of the PPS and Policy 3.3.14 of the SCOP require that all new land uses, including the creation of lots, shall comply with the appropriate *Minimum Distance Separation Formulae*, as prepared by the *Province*.

Based on a desktop review of the application, County staff are of the opinion that the proposed consent does not appear to constitute strip development, as Leonard Street is not considered to be part of the grid road system. Furthermore, the proposed severed parcel already contains an existing dwelling and associated residential uses, and no new residential development is proposed as part of this application. Notwithstanding the above, the suitability of existing servicing, compliance with the applicable MDS requirements, and any natural heritage considerations should be confirmed as having been addressed, to the satisfaction of the Town and the LSRCA.

The County has no objection to the proposal in principle, provided that it conforms to the local municipal planning policy framework and all applicable agency requirements. Local planning policies may further inform whether the proposed lot configuration is compatible with the desired rural character and appropriate within the local context.

Please circulate future updates or notices with respect to this proposal to the attention of the County of Simcoe Planning Department via planning.notices@simcoe.ca.

If you have any questions or require further information, please do not hesitate to contact the undersigned.

Sincerely,

The Corporation of the County of Simcoe



Elizabeth Davis
Planner II
P: 705-726-9300 ext. 1137
E: elizabeth.davis@simcoe.ca

cc. Dan Amadio, Planning Manager – County of Simcoe



Sent via e-mail: sburtonhopkins@innisfil.ca

July 9, 2026

Municipal File No.: B-2026-007
LSRCA File No.: VA-135431-070726

Sarah Burton Hopkins
Secretary-Treasurer, Committee of Adjustment
2101 Innisfil Beach Road
Town of Innisfil, L9S 1A1

Dear Sarah,

Re: Application for Severance
2562 & 2596 Leonard Street
Town of Innisfil
Owner: Concetta Caruso
Applicant: Lisa Reis

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the Applicant/Owner is proposing to sever the identified portion of the subject property for the purpose of separating the lands zoned as environmental Protection (EP) from lands zoned as Residential One (R1) which contains and existing residential use.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Circulation Memo (dated June 30, 2026)
- Plan of Survey with identified severance layout (dated February 8, 1979)

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Town of Innisfil. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

Recommendation

Based on our review of the submitted information in support of the application, the proposal is consistent and in conformity with the natural hazard policies of the applicable Provincial, Regional and Local plans. On this basis, we have no objection to the approval of this application for Severance. It is recommended that any approval of this application be subject to the following conditions:

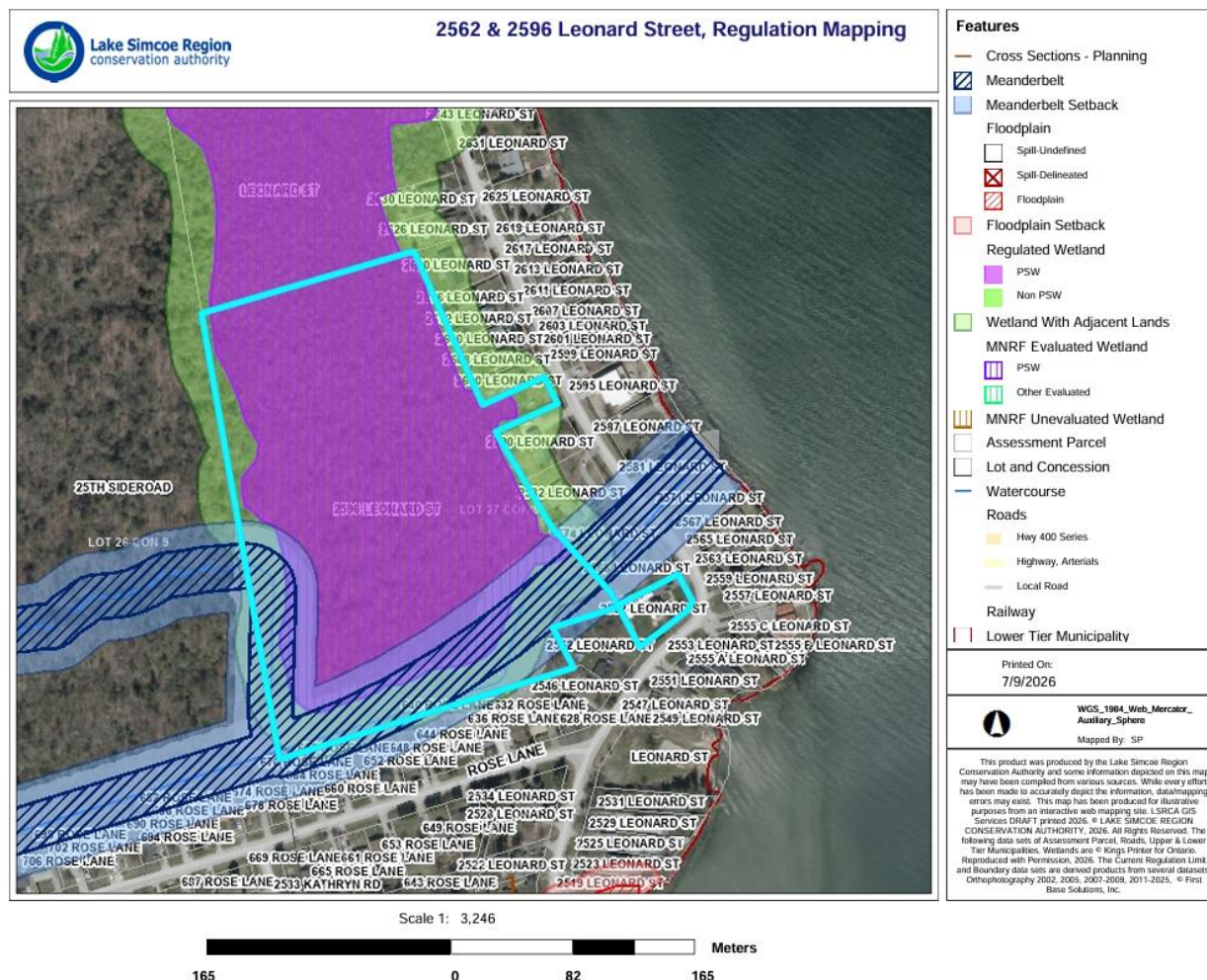
- That the Applicant/Owner shall pay the LSRCA Plan Review Fee in accordance with the approved LSRCA Fee Schedule. The applicable fee for Consent (Minor – planner review only) is \$630;

Site Characteristics

The subject lands are approximately 59,162 m² (5.9 Ha) in land area and is located west of Leonard Street and north of Rose Lane within the Town of Innisfil.

Existing mapping indicates the following:

- The subject lands are within the 'Residential One (R1) Zone and Environmental Protection (EP) Zone' as per the Town of Innisfil's online interactive zoning map.
- The subject lands are partially regulated by the LSRCA under Ontario Regulation 41/24 for erosion hazards associated with Banks Drain. Please see a detailed regulatory map below.
- The subject lands are partially regulated by the LSRCA under Ontario Regulation 41/24 for Provincially Significant Wetland (PSW). Please see a detailed regulatory map below.
- The subject lands appear to be located within the 125 Ha drainage catchment area which may indicate that there is regulatory floodplain associated with Banks Drain on the subject lands. Please see a detailed regulatory map below.
- The subject lands contain identified woodland areas.
- The subject lands are located within a completed watershed or sub-watershed study area – Innisfil Creeks Subwatershed Plan.



Please note: LSRCA staff have not attended any site meetings at this location related to the subject applications.

Delegated Responsibility and Statutory Comments

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS). There are identified natural hazards on the subject lands (suspected floodplain, identified erosion hazard area, and Provincially Significant Wetland). Based on the information submitted as part of this application, the proposal is generally consistent with 5.2 of the PPS.

Based on LSRCA's review of this application, the lands proposed to be severed may be located within the suspected floodplain. Despite this, it is anticipated that the retained lands are anticipated to have portions located outside of the suspected floodplain. The severed lands are an existing residential use and it is the understanding of the LSRCA that no additional development activity is being proposed currently. Therefore, conformity with Section 5.2.3 of the PPS has been demonstrated.

2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.
3. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural heritage identified in Section 6 of the Lake Simcoe Protection Plan (LSPP). The LSRCA's review has been modified due to Bill 23, More Homes Built Faster Act, having received Royal Assent from the Province, and the associated Regulations issued on December 28th, 2022. This impacts our review by way of Planning Act applications, as the LSRCA is no longer able to comment on behalf of municipalities for Natural Heritage review within Oak Ridges Moraine, Greenbelt and Municipal Settlement Areas established prior to 2009. We note that 2596 Leonard Street appears located outside of these areas, therefore LSRCA will be reviewing Natural Heritage as it relates to the LSPP.

As per Section 6.23 DP of the LSPP *"Development or site alteration is not permitted within a key natural heritage feature, a key hydrologic feature and within a related vegetation protection zone..."*. **Any proposal for future development on 2596 Leonard will be required to demonstrate conformity with Section 6.20-6.29 DP of the LSPP prior to any development or site alteration occurring on the property.**

Ontario Regulation 41/24 applies to a portion of the subject property. It appears that the proposed development will be within the regulated area, therefore a permit from the LSRCA will be required prior to any development or site alteration taking place.

LSRCA staff note that the Applicant/Owner has obtained written approval from the LSRCA regarding the construction of a proposed deck on 2562 Leonard Street submitted as part of a previous application in an email dated June 21, 2019 (LSRCA file no. IP.2019.058).

LSRCA staff note that the Applicant/Owner has obtained written approval from the LSRCA regarding the proposed access permit to 2596 Leonard Street submitted as part of a previous application in an email dated September 29, 2023 (LSRCA file no. IP.2023.082).

LSRCA staff note that there does not appear to be any history of planning approvals made by the LSRCA for the subject lands.

Advisory Comments

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Town of Innisfil in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.

Summary

Based on our review of the submitted information in support of this application, the proposal is consistent and in conformity with the natural hazard policies of the applicable Provincial, Regional and Local plans. On this basis, we have no objection to the approval of this application for severance.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 5.2 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 does apply to the subject site. A permit from the LSRCA will be required prior to any development taking place;

Please inform this office of any decision made by the Town of Innisfil with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Should you have any questions, please contact the undersigned (s.payne@lsrca.on.ca).

Sincerely,

A handwritten signature in black ink, appearing to read 'S Payne', with a long horizontal stroke extending to the right.

Steven Payne
Planner I
Lake Simcoe Region Conservation Authority (LSRCA)